FOR SALE

Commercial Real Estate Consultants, LLC

www.creconsultants.com



PRICE: \$968,000 @ \$20.00 PSF

- **SIZE:** 1.11± Acres (218' x 175')
- LOCATION: SW Corner of I-75, exit 116 and Bonita Beach Road
- **ZONING:** Bonita Exchange MPD (Lee County), allows up to 4,200± SF of commercial building
- **RE TAXES:** \$7,998.46 (2019)
- PARCEL ID: 06-48-26-B1-28000.0030

INTERCHANGE OUTPARCEL #3

This 1.11± acre prime outparcel with Bonita Beach Road and I-75 on ramp exposure, is located at the SW corner of I-75 and Bonita Beach Road, just west of the existing Waffle House. The subject is located in the "Interchange Commercial Future Land Use Category" as designated by the City of Bonita Springs Comprehensive Plan, it can accommodate up to 4,200± SF commercial building. Outparcel 3 is part of the 26.4± acre, "Bonita Exchange MPD," with a variety of allowable commercial uses, including 264 dwelling units under construction on Tract 'F' at rear and 14,500 SF of commercial with a maximum height of 35' at the three outparcels in front. The subject property currently has access on the north end via Quails Nest Lane and on the south end is connected by Saradrienne Lane to the Home Depot Center.

CONTACT

FRED KERMANI, CCIM, AIA Partner 239.659.4960 fred.kermani@creconsultants.com

BILL YOUNG Vice President 239.659.1447 x229 bill.young@creconsultants.com

12140 Carissa Commerce Ct, Suite 102 Fort Myers, FL 33966

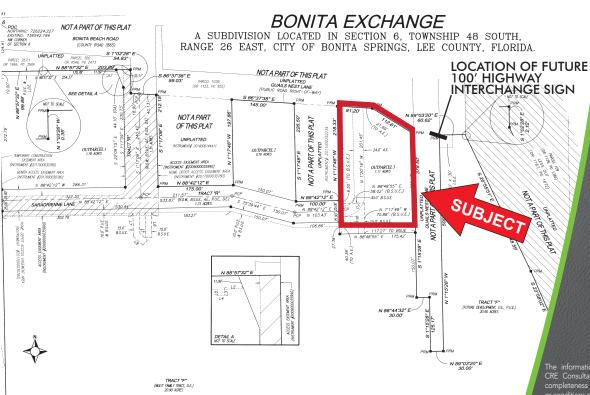
> 1100 Fifth Ave. S, Suite 100 Naples, FL 34102

The information contained herein was obtained from sources believed reliable. CRE Consultants makes no guarantees, waranties or representations as to the completeness or accuracy thereof, and is subject to errors, omissions, change of price or conditions prior to sale or lease, or withdrawal without notice. 11/08/19

FOR SALE



SURVEY | BONITA EXCHANGE MPD





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HIGHLIGHTS

- I-75 and Bonita Beach Road exposure
- Starbucks & Five Guys recently opened
- Zoned "Bonita Exchange MPD" allows up to 4,200± SF commercial building
- 264 Dwelling Units adjacent to be delivered December 2019
- Subject property is connected to the Home Depot center to the west
- Moratorium exempt
- 100' highway interchange sign allowable

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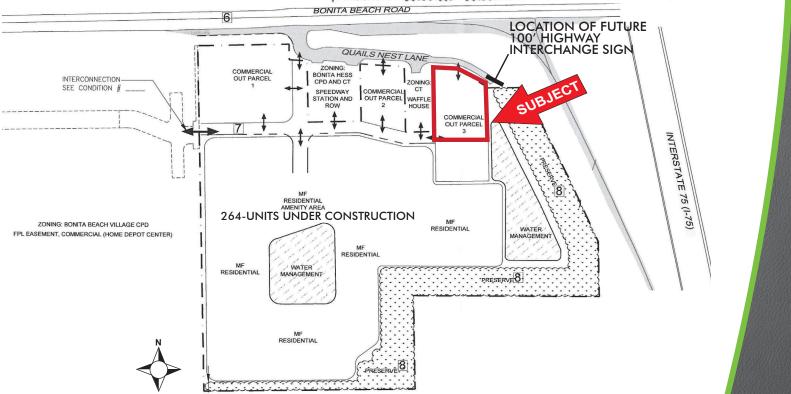
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FOR SALE 28120 QUAILS NEST LANE, BONITA SPRINGS, FL 34135 MASTER PLAN | BONITA EXCHANGE MPD

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S	1 MILE	3 MILES	5 MILES
Ĭ	EST. POPULATION		
GRAP	4,030	35,183	93,875
	EST. HOUSEHOLDS		
ŏ	1.641	14,587	43,097
OW	AVG. HOUSEHOLD INCOME		
D	\$97,508	\$97,246	\$110,590
19	TRAFFIC COUNTS (2018)		
201	39,111 AADT (Bonita Beach Rd) 106,000 AADT (I-75 south of Bonita Beach Rd)		





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28120 QUAILS NEST LANE, BONITA SPRINGS, FL 34135



THE CREST AT BONITA SPRINGS UNDER CONSTRUCTION





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