

OPEN STORAGE | 25,000 SF INDUSTRIAL I-75 & BONITA BEACH RD | EXIT 116

FOR SALE OR LEASE

27971 OAKLAND DRIVE, BONITA SPRINGS, FL 34135



SALE PRICE:	\$675,000 @ \$7.95 PSF
LAND LEASE PRICE:	\$4,500 Total (Rent \$4,000; RE Taxes \$335; Ins \$65; Maintenance \$100)
LAND SIZE:	1.95± Acres
SIGNALIZED ACCESS:	Bonita Beach Road & Oakland Drive
ZONING:	PD 16-29060-BOS Open Storage/25,000 SF Flex
COMP PLAN:	Interchange Commercial
FLOOD ZONE:	AE-EL13 - Not in a Flood Way
UTILITIES:	Water & Sewer: Bonita Springs Utilities
RE TAXES:	\$3,695 (2016)
PARCEL ID:	31-47-26-B4-00100.0050

1.95± ACRES

This site, right at I-75, is ideal for vehicle staging and storage like landscape crews, open storage, sundry light industrial uses, hotels, and restaurants. Possibility to assemble adjoining lands.

CONTACT

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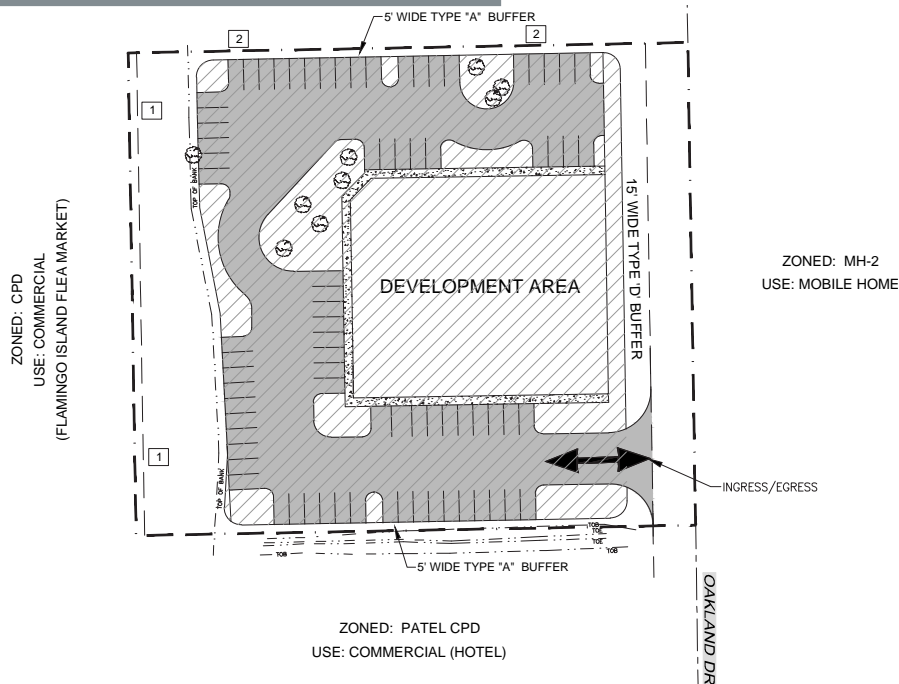
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HIGHLIGHTS

- Exit 116 Bonita Beach Rd @ I-75
- Behind McDonalds, Shell Speedway and Best Western
- Cleared, filled and fenced
- Quick access to Naples and Fort Myers from this site
- Owner will consider a Build-to-suit for a national credit tenant of 15,000 SF or larger
- Possibility of assembling parcels in proximity also exists
- Zoning permits hotels, restaurants, light industrial and open storage. Call for more details.

CONCEPTUAL SITE PLAN



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2015 DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
EST. POPULATION	4,158	32,286	83,462
EST. HOUSEHOLDS	1,649	13,400	38,304
EST. AVERAGE HOUSEHOLD INCOME	\$68,108	\$83,034	\$94,171
TRAFFIC COUNT - 2015 (Bonita Beach Road)	26,200 AADT		

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