

IMPERIAL BONITA PLAZA

11601 BONITA BEACH ROAD
BONITA SPRINGS, FL 34135



40,000± SF



RETAIL FOR LEASE

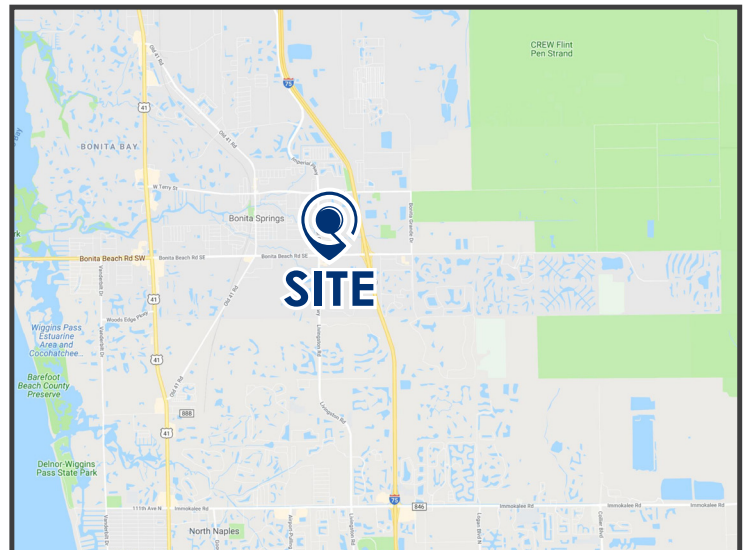


CALL FOR RATES

PROPERTY INFORMATION

Size & Lease Rate:	1,400 SF (\$14.00 PSF NNN)
Size & Lease Rate:	40,000 SF (\$10.00 PSF "As Is")
Total GLA / RBA:	69,286 SF
Year Built:	2002
Bonita Beach Road AADT:	38,000 CPD
Imperial Parkway AADT:	20,400 CPD
Parking:	7/1,000 SF

- Join Planet Fitness! Opening Soon!
- Highly desirable area Bonita Springs.
- Full access and ample frontage along Bonita Beach Road.
- Near I-75 and Bonita Beach Road, adjacent to Home Depot, along with other national retailers.
- Expanding commercial and residential growth area.
- Pylon signage on both Imperial Parkway and Bonita Beach Road.
- New full access curb cut to be constructed to Imperial Parkway.



DEMOGRAPHICS

	<u>1-MILE</u>	<u>3-MILES</u>	<u>5-MILES</u>
Total Population	6,193	43,556	99,357
Five-Year Increase	1.5%	1.7%	1.7%
Avg Household Income	\$71,358	\$82,097	\$101,388
Total Households	2,306	18,463	46,949
Daytime Employees	5,593	16,526	45,153

(Applied Geographic Solutions 2019)

LQWEST.COM/IMPERIAL-BONITA

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