

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

## FOR LEASE

27971 OAKLAND DRIVE, BONITA SPRINGS, FL 34135



<b>LAND LEASE PRICE:</b>	\$8,500 Per Month NNN
<b>LAND SIZE:</b>	1.95± Acres
<b>SIGNALIZED ACCESS:</b>	Bonita Beach Road & Oakland Drive
<b>ZONING:</b>	Zoning Ordinance No. 23-04 Open Storage/25,000 SF Flex
<b>COMP PLAN:</b>	Interchange Commercial
<b>FLOOD ZONE:</b>	AE-EL13 - Not in a Flood Way
<b>UTILITIES:</b>	Water & Sewer: Bonita Springs Utilities
<b>RE TAXES:</b>	\$12,205 (2023)
<b>PARCEL ID:</b>	31-47-26-B4-00100.0050
<b>1.95± ACRES</b>	

This 1.95± Acre site allows for multitude of commercial uses, including vehicle staging, landscape crew storage, open storage, sundry light industrial uses, hospitality businesses such as hotels and restaurants and more. The site's location just off of the I-75 and Bonita Beach Road interchange provides easy access to major transportation routes. The owner's zoning application and concept plan that permits Open Storage was approved on 5/3/2023.

### CONTACT

**stan stouder, CCIM**  
**Founding Partner**  
239.481.3800 x205  
[stan.stouder@creconsultants.com](mailto:stan.stouder@creconsultants.com)

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

1100 Fifth Ave. S, Suite 404  
Naples, FL 34102

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01/29/24

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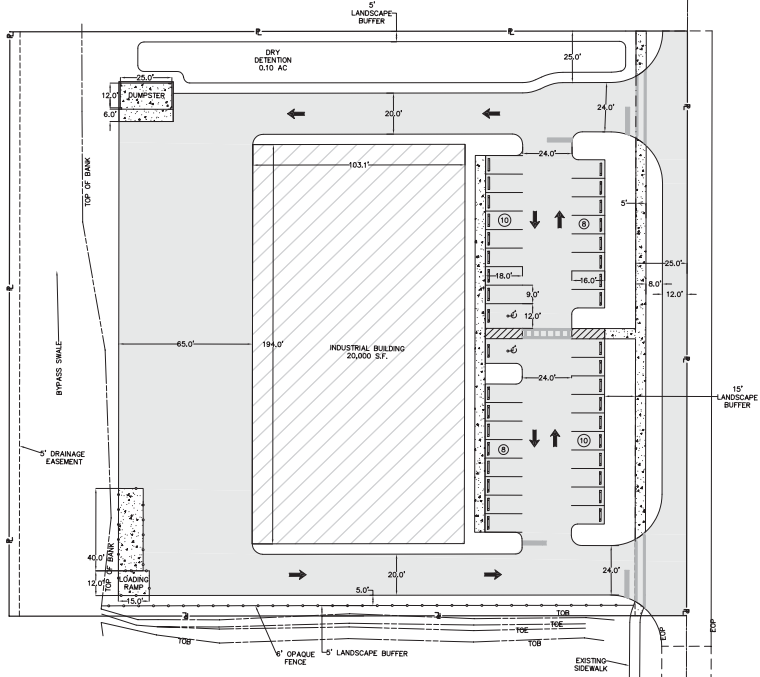
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## HIGHLIGHTS

- Exit 116 Bonita Beach Rd @ I-75
- Behind McDonalds, Shell Exxon and Days Inn
- 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 10,000 SF or larger
- Zoning permits hotels, restaurants, light industrial and open storage

## CONCEPTUAL SITE PLAN



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2023 DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
EST. POPULATION	5,412	40,489	96,371
EST. HOUSEHOLDS	2,248	16,972	44,274
EST. MEDIAN HOUSEHOLD INCOME	\$82,003	\$79,133	\$86,557
TRAFFIC COUNT (2022)	39,000 AADT (Bonita Beach Road)		

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