

BUILDING & EXCESS LAND

RETAIL CORNER LOCATION

FOR SALE

11515-11535 BONITA BEACH ROAD SE, BONITA SPRINGS, FL 34135



OPPORTUNITY TO REPURPOSE OR DEVELOP

PRICE: \$5,500,000 Building
\$ 899,000 Vacant Land
\$6,399,000 Total

BUILDING SIZE: 19,952± SF Vacant

LAND SIZE: 2.71± Acres

LOCATION: Located at the SE corner of Bonita Beach Road SE and Imperial Pkwy

ZONING: CPD - Commercial Planned Development (City of Bonita Springs)

YEAR BUILT: 2006

PARKING: 155 Spaces (7.77/1,000 SF)

RE TAXES: \$70,020.60 (2022)

PARCEL ID: 01-48-25-B2-00400.0010 & 01-48-25-B2-00400.0040

IDEAL LOCATION

Discover the ultimate investment opportunity with this remarkable property for sale in Southwest Florida. Boasting the largest private event venue in the region, this free span building boasts a breathtaking open-concept floorplan, an impressive 650-seat theater and dining facility, a state-of-the-art culinary kitchen, and a spacious ballroom dance floor. With elegant interior décor and a box office with exterior access, this property has everything you need to make your business venture a huge success. The versatile CPD zoning allows for a variety of uses, including retail, office, medical, and more, making it an ideal investment for buyers seeking a re-use of the facility's expansive square footage. Perfectly situated at the signalized intersection of Bonita Beach Road and Imperial Parkway, this prime location provides easy access from both Lee and Collier counties via I-75 and US 41. With cross easement/shared parking available, this is the perfect opportunity to take advantage of a unique property with unlimited potential.

CONTACT

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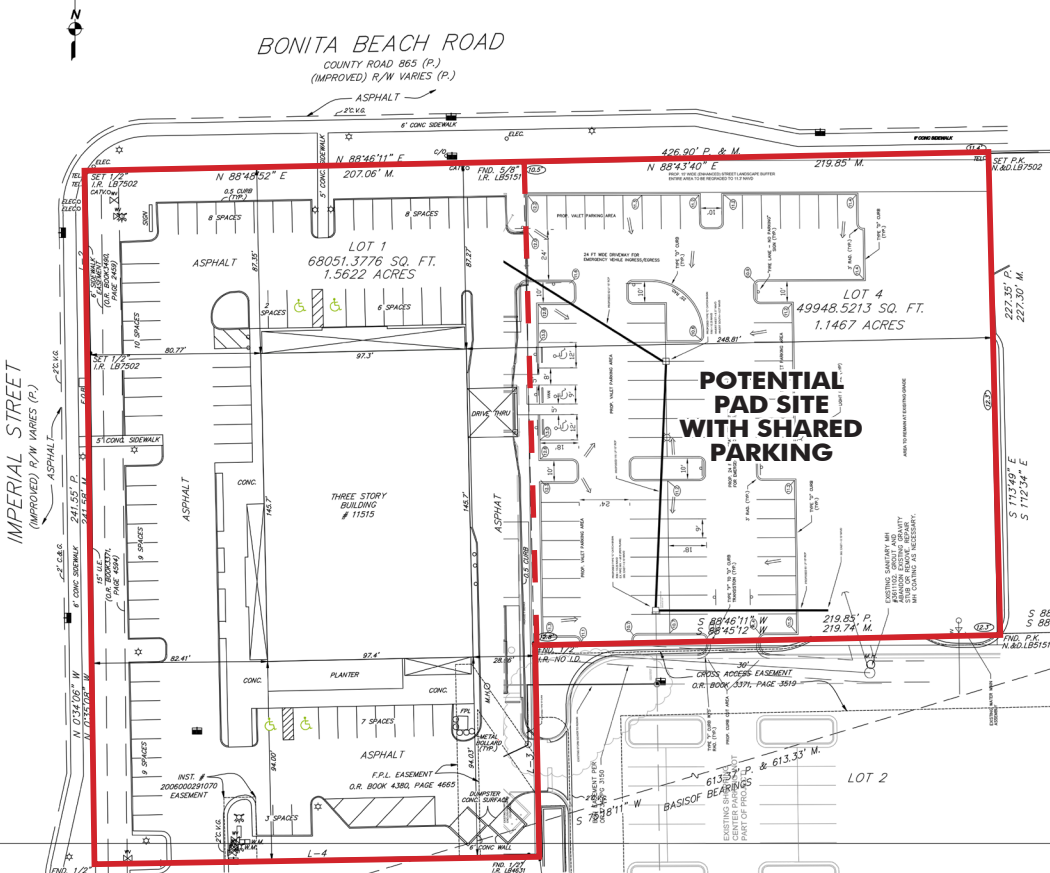


HIGHLIGHTS

- Prime Bonita Beach Road & Imperial Pkwy frontage
- High visibility signalized intersection
- Convenient access from I-75, located only 3/4 mile away, making it easily accessible to customers from neighboring areas

ALLOWED USES

- Office
- Auto Parts Store
- Auto Service Station
- Auto Repair & Service
- Banks & Financial
- Broadcast Studio (Radio/TV)
- Building Material Sales
- Convenience Store
- Cultural Facilities
- Drive-thru
- Drugstore/Pharmacy
- Essential Services
- Food Stores
- Hardware Store
- Health Care Facilities
- Hotel/Motel
- Furniture Store
- Medical Office
- Pet Services/Shop
- Recreation, Commercial
- Restaurant/Fast Food
- Social Services
- Specialty Retail Shops



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2022 DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
EST. POPULATION	6,959	41,514	96,492
EST. HOUSEHOLDS	2,757	17,769	44,269
EST. MEDIAN HOUSEHOLD INCOME	\$63,992	\$76,988	\$90,122

TRAFFIC COUNTS (2021)
39,000 AADT (Bonita Beach Road SE)
21,500 AADT (Imperial Parkway)

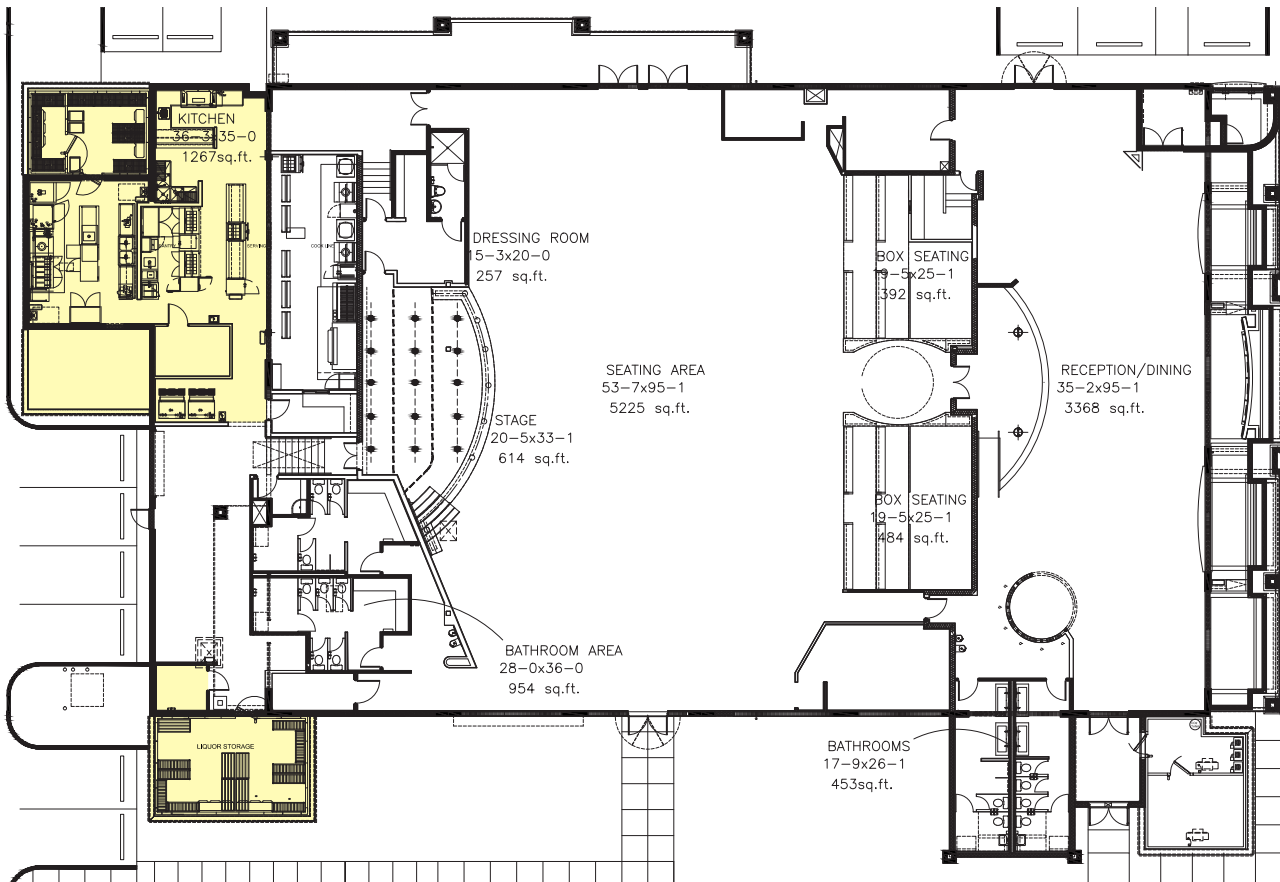
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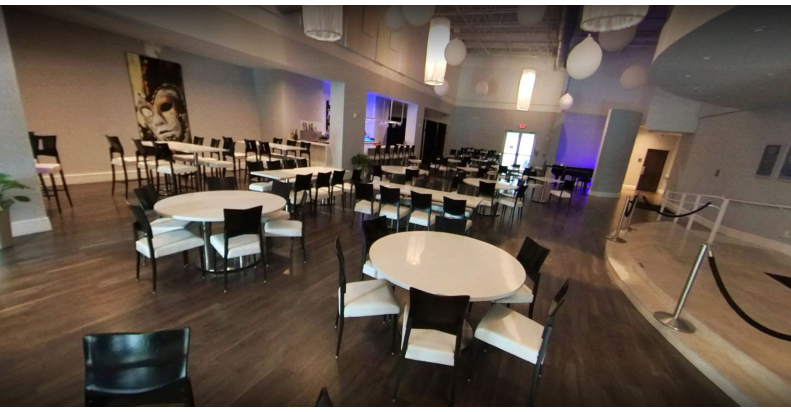
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