



Shops At Hidden Lakes

NEW CONSTRUCTION: Medical / Office
2,071 SF For Lease

28811 S Tamiami Trail
Bonita Springs, FL

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Property Profile

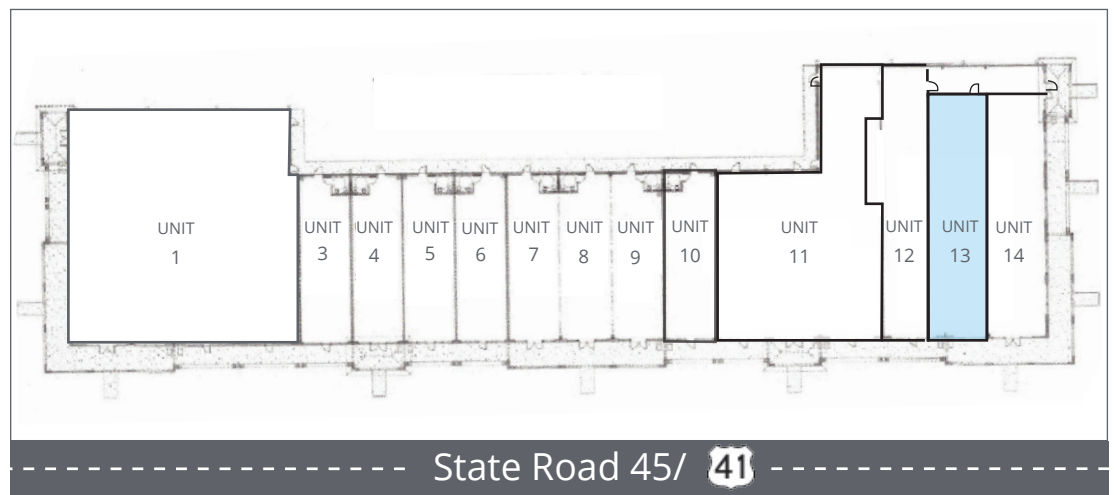
- 30,000 SF Shopping Center
- At the signalized intersection of US 41 and Woods Edge Pkwy., Bonita Springs
- Built in 2001
- **Plaza 93% leased**
- Exposure on US 41
- Monument sign and building signage
- Ample parking
- Traffic - 40,500 AADT on US 41

Tenant Roster

Unit #	Tenant	SF
1	Outdoor Kitchen	7,812
3	Florida Excursions	1,300
4	ABC Invest.	1,300
5	Gatsby's Pizza	1,300
6	The Releaf Clinics	1,300
7	White Rose Day Spa	1,300
8	J & C Leonard	1,300
9	Couture Nails	1,300
10	Balkan Market	1,300
11	American Mattress	4,868
12	Truelieve	2,240
13	Available	2,071
14	Bonita Beach Dental	2,684



Availability: Unit 13 - 2,071 SF



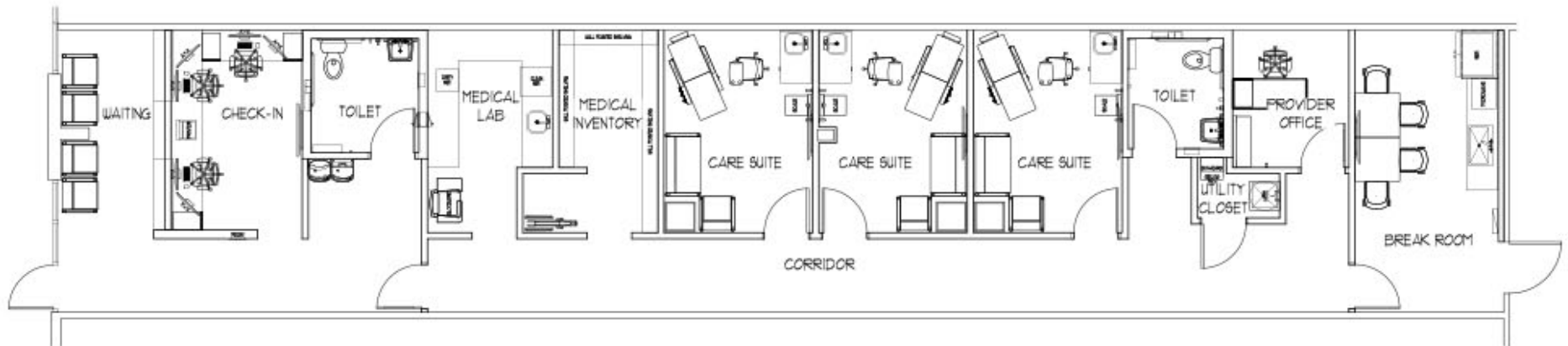
Availability

Move-In Ready Medical / Office:

- 2,071 SF
- Suite 13
- Renovated: 2022
- New paint (no FFE)
- Immaculate condition
- Reception
- 3 patient care rooms
- 1 office
- Medical lab



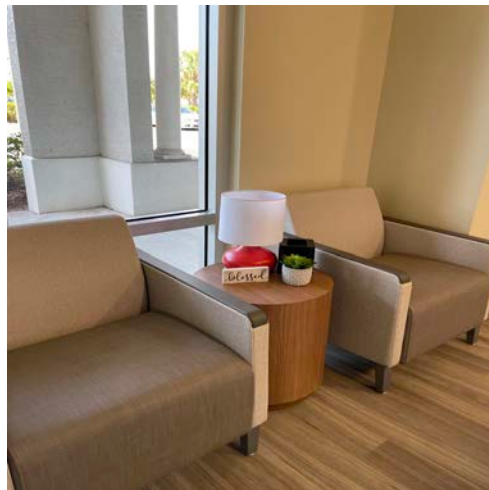
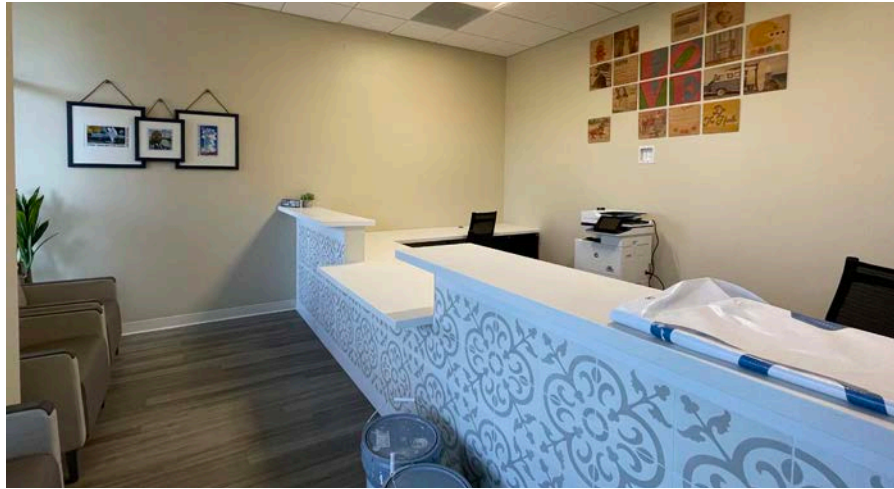
Floor Plan:



Leasing Rate: **\$30.00/SF** + CAM \$9.78/SF (water included)

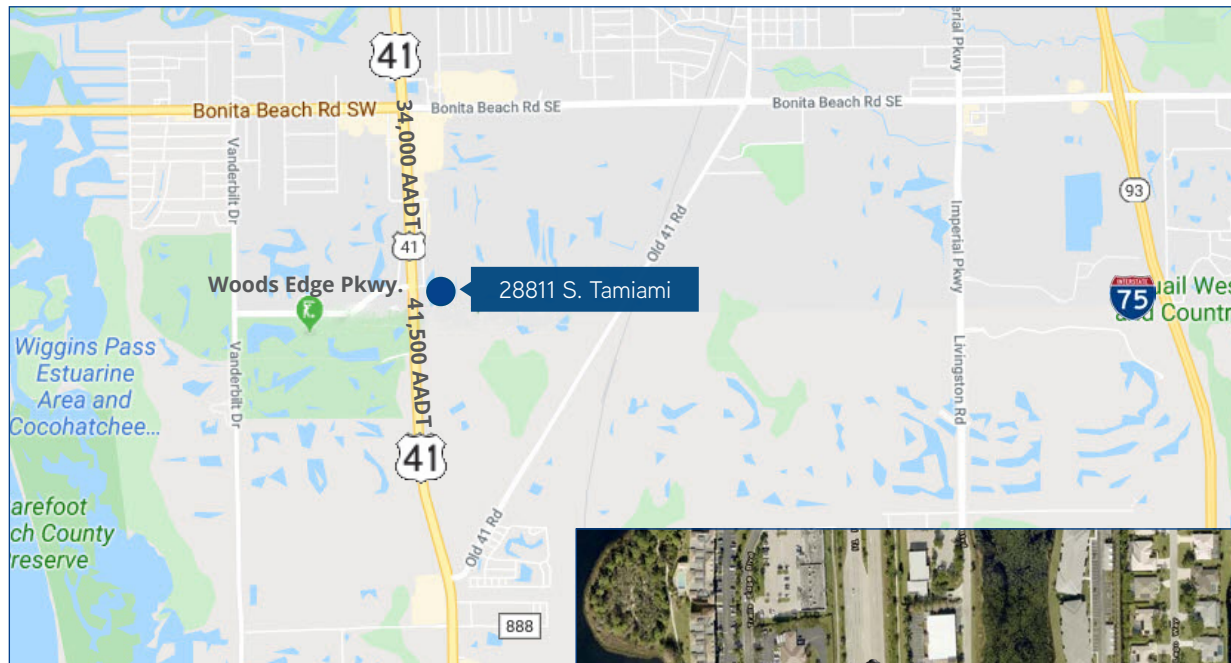
28811 S Tamiami Trail | Bonita Springs, FL

Photo Galery



Location

Located in the densely populated area of Bonita Springs, at the signalized intersection of US 41 (S. Tamiami Trail) and Woods Edge Pkwy.



Demographics

5-mile radius (2024)



Total
Population
94,966



Daytime
Population
107,584



Average
HH Income
\$145,284



Households
45,003



Median
Age
62.9



Population
Change (2024-2029)
2.6%

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