

RETAIL/OFFICE SPACE

US 41 FRONTAGE



FOR LEASE

24520 PRODUCTION CIRCLE, BONITA SPRINGS, FL 34135



UNIT	SIZE (SF)	LEASE RATE (PSF)	MONTHLY RENT	CAM (PSF)	MONTHLY CAM	MONTHLY SALES TAX	MONTHLY TOTAL
2	2,339	\$16.00 NNN	\$3,118.67	\$5.75	\$1,120.77	\$105.99	\$4,345.42

LEASE RATE: \$16.00 PSF NNN

CAM: \$5.75 PSF

LOCATION: NE corner of S Tamiami Trail (US 41) and Production Circle

ZONING: CG - Commercial General (City of Bonita Springs) [Click here for uses](#)

UTILITIES: Water, sewer and trash removal included in CAM

YEAR BUILT: 1998

PARKING: 4.4/1,000 SF (79 Spaces)

VOGUE PLAZA

Vogue Plaza is a meticulously maintained plaza fronting on bustling US 41 across from Pelican Landing in an affluent area of Bonita Springs. Unit 2's layout includes open work area, 3 enclosed offices, conference area, storage space and kitchen/break room.

CONTACT

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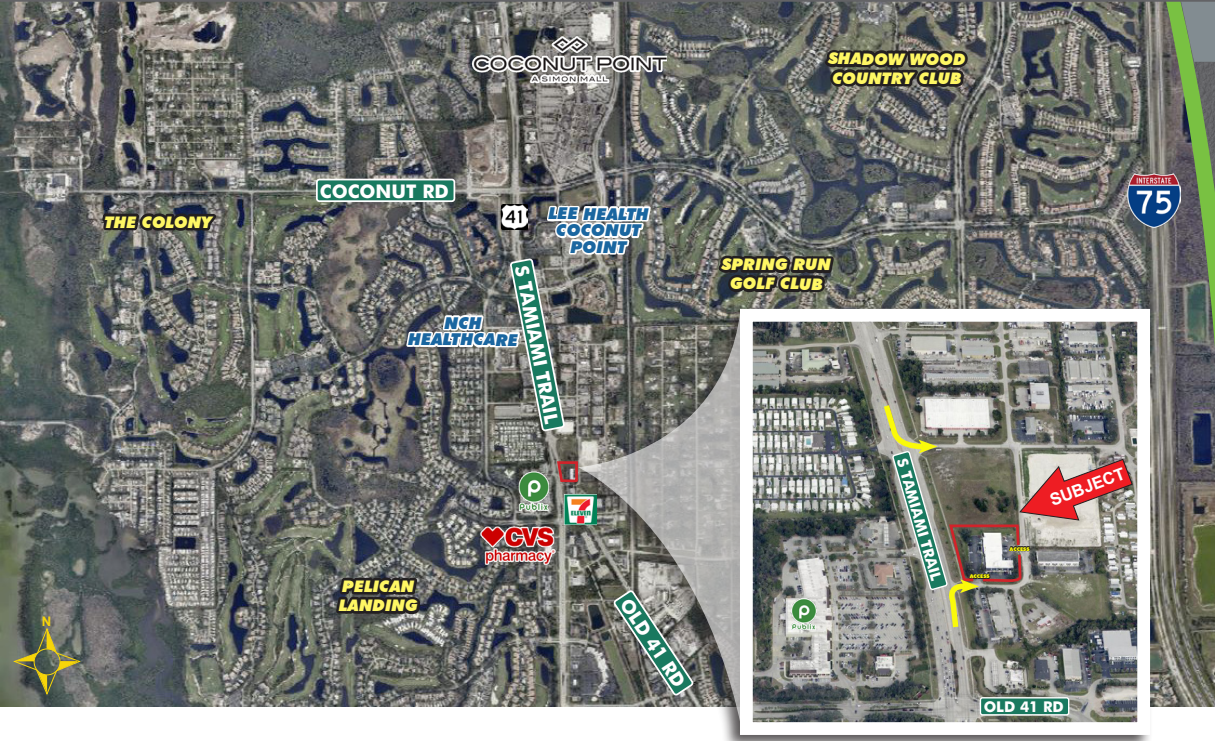
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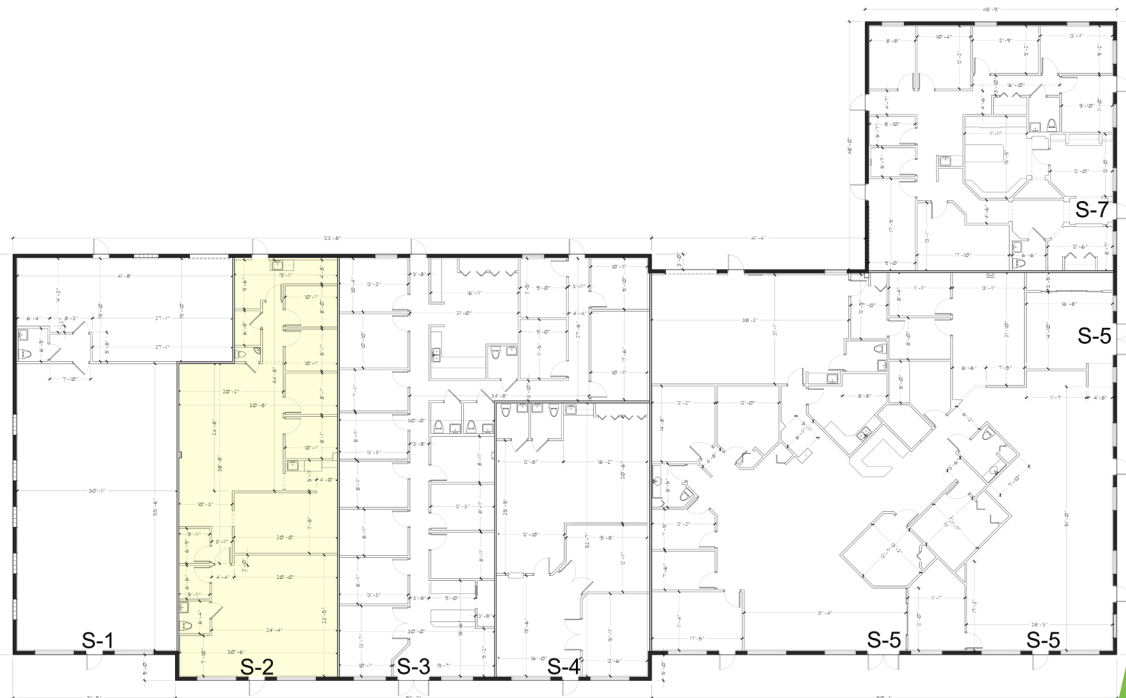
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HIGHLIGHTS

- Frontage on US 41
- 59,000 AADT on US 41
- US 41 southbound median cut access at Production Blvd
- Access via 2 curb cuts on Production Circle
- Pylon and building signage
- Ample parking in both front and rear of unit



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2024 DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
EST. POPULATION	3,774	32,434	78,559
EST. HOUSEHOLDS	2,077	16,099	37,344
EST. MEDIAN HOUSEHOLD INCOME	\$97,543	\$93,092	\$83,525
TRAFFIC COUNTS (2023)	58,000 AADT (US 41)		

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