

PRADO AT SPRING CREEK

25141 S. Tamiami Trail | Bonita Springs, FL

±6,510 SF 2ND GENERATION
RESTAURANT MOVE IN READY



JOIN PRADO STADIUM 12 MOVIE THEATER AND DOLLAR TREE AND OTHER RETAILERS

RYAN HAYOUN
786.306.4633
Ryan@isramrealty.com



LEANDRO V. PEREIRA
561.504.3310
Lp@isramrealty.com

HIGHLIGHTS

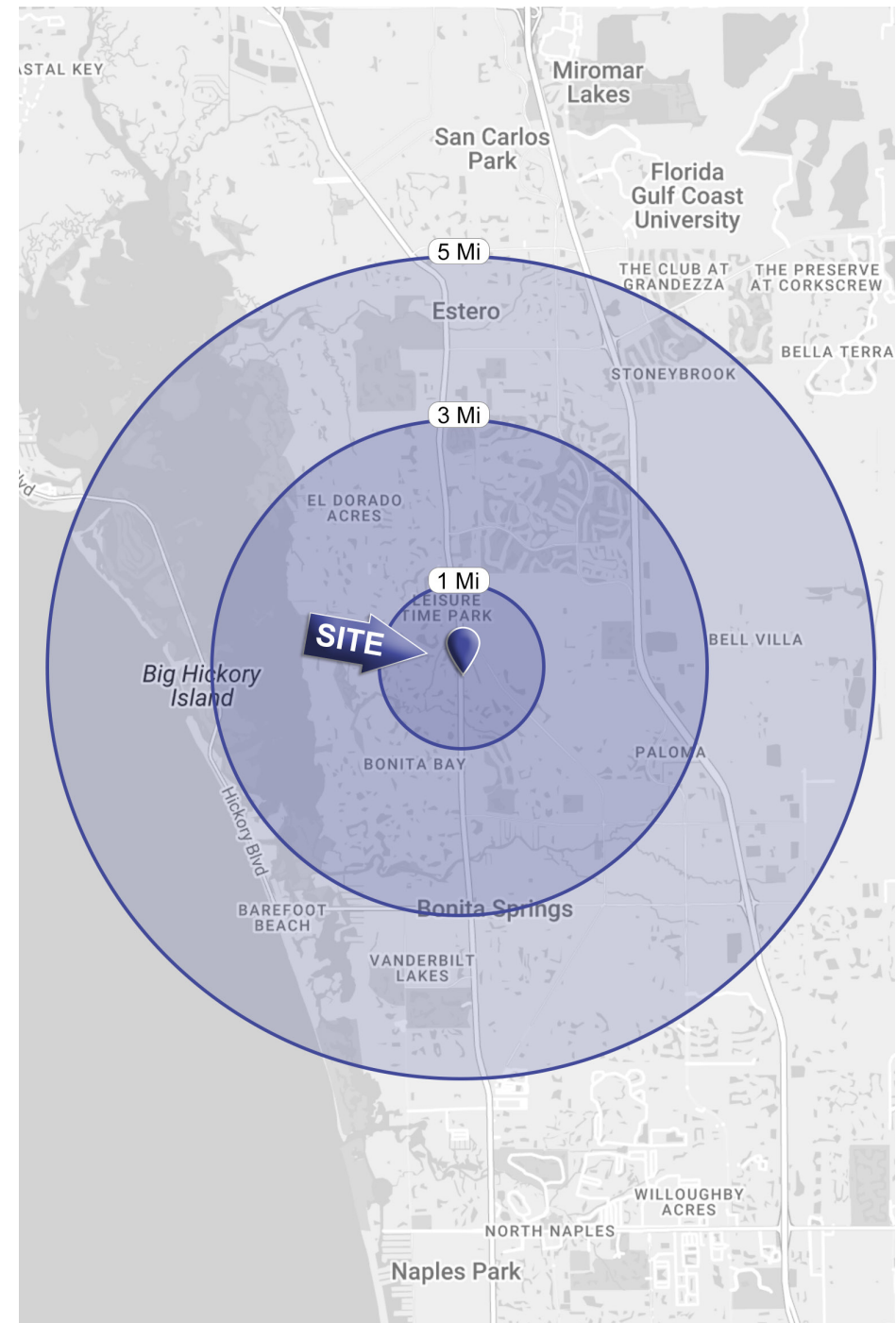
- ±6,510 SF free standing building- fully built-out - 2nd generation restaurant.
- Indoor & iutdoor dining.
- Bar setup to create a lively atmosphere.
- 3 walk in coolers, 1 walk in freezer, 1 hood, and 5 electric panels.
- Prime Location.
- Few minutes driving distance to I-75.
- Immediate availability.
- Great tenant mix.
- Average household income of \$118,051 within 3 miles.
- Ample parking.

DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Population	3,286	38,328	78,282
Households	1,935	18,463	37,716
Employees	4,159	56,254	76,649
Avg. Household Income	\$124,876	\$128,117	\$123,671

	5 Minute	10 Minute	15 Minute
Population	6,436	51,434	117,966
Households	3,630	24,521	55,352
Employees	28,500	70,085	101,980
Avg. Household Income	\$139,144	\$118,051	\$117,778

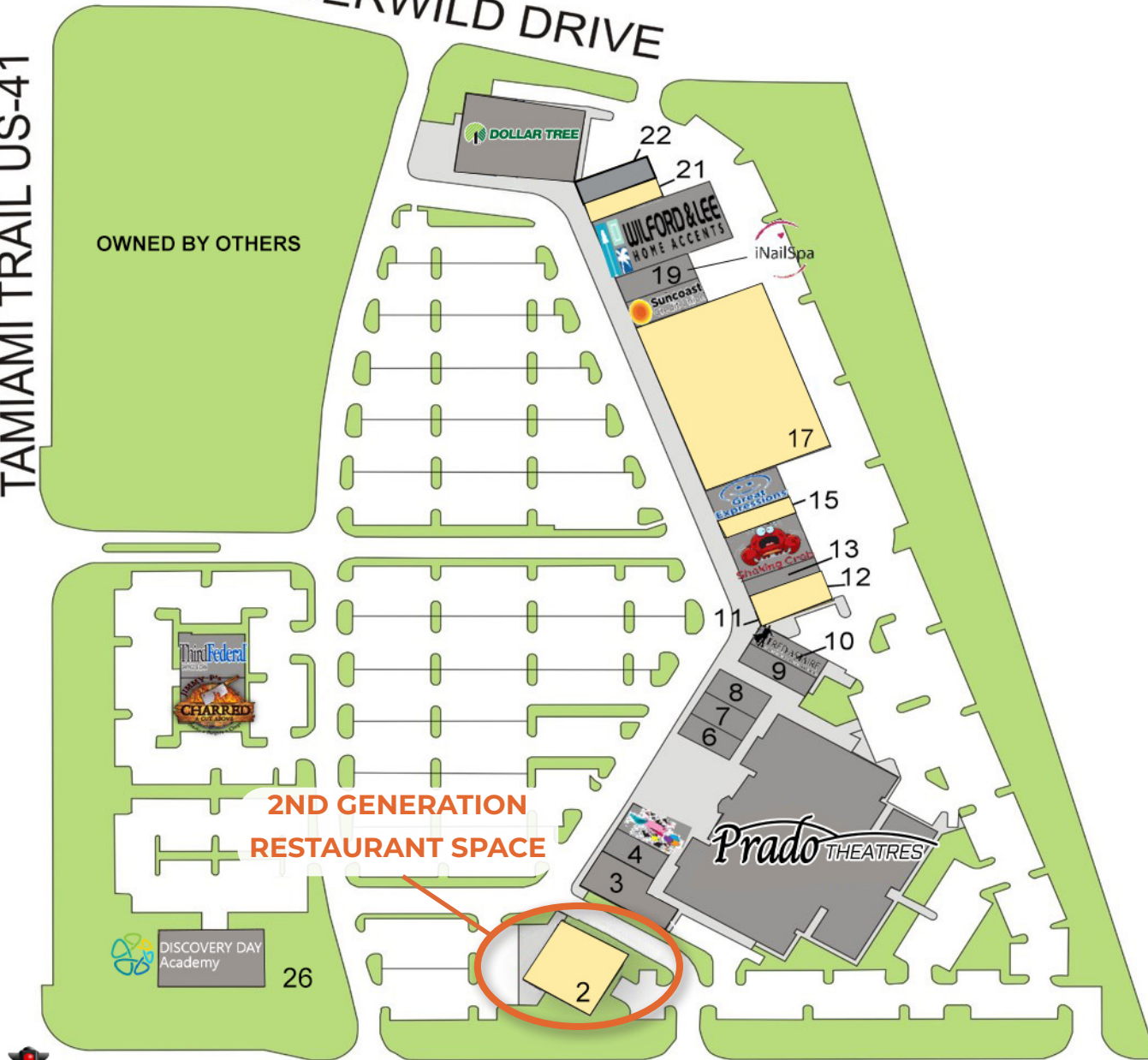
TRAFFIC COUNTS

Tamiami Trl	49,500 VPD
Bernwood Pkwy	6,600 VPD



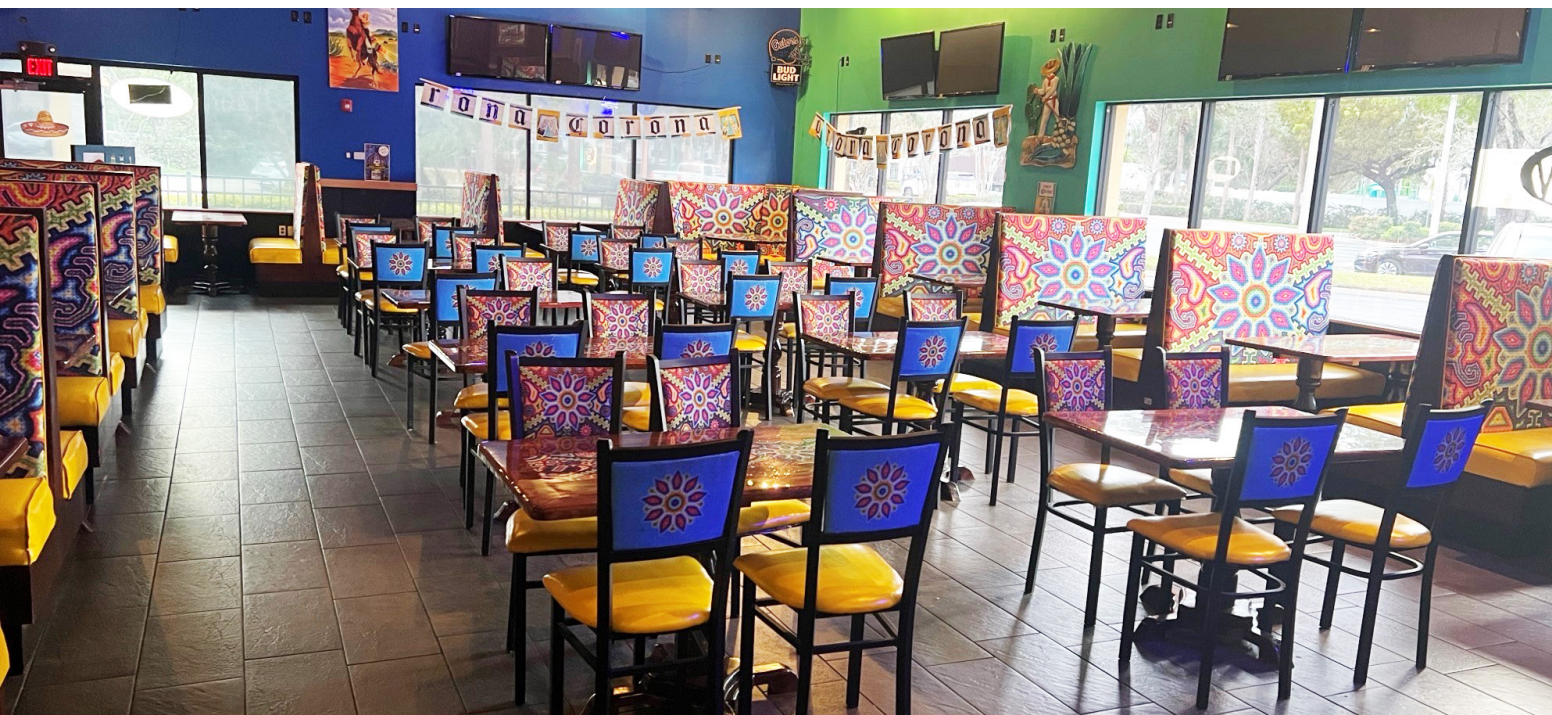
TAMIAMI TRAIL US-41

TIMBERWILD DRIVE

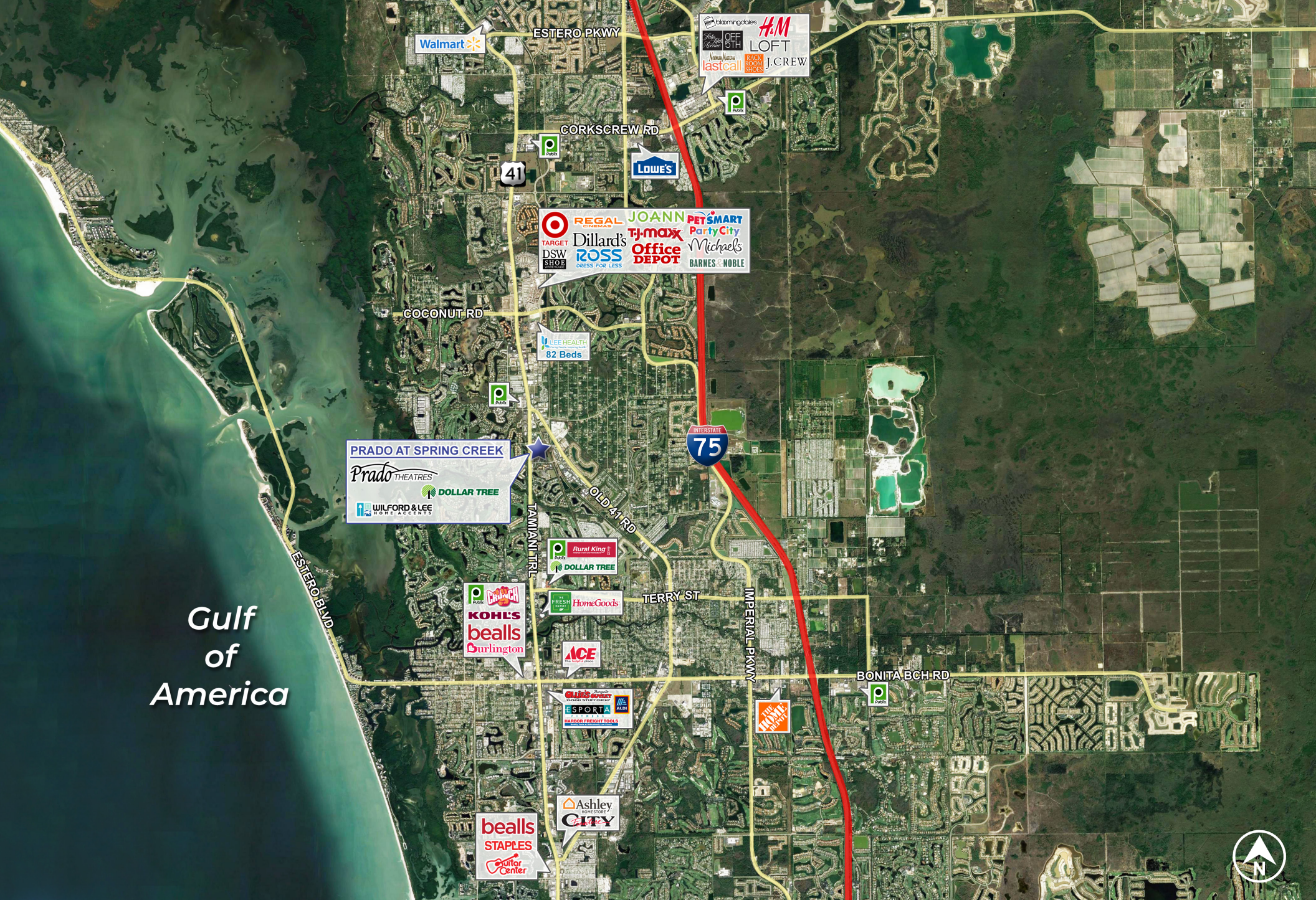


BERNWOOD PKWY

Bay	Tenant	SF
01	Prado Stadium 12 Theater	44,288
02	Available 2nd Gen Restaurant	6,510
03	Naples Coastal Kitchen	4,170
04	Essential Skin Care	1,200
05	Topsy Creamery	1,250
06	Gulf Coast Coin & Jewelry	1,850
07	El Basque Restaurant	1,200
08	TanyaFit	1,250
09	Bonita Vision Center	1,905
10	Fred Astaire Dance Studio	1,905
11	Barber	1,200
12	Available (Former Salon)	1,200
13	Janitz Enterprises	1,280
14	Shaking Crab	6,000
15	Available	1,200
16	Dentist	2,400
17	Available	28,000
18	Suncoast Credit Union	3,200
19	iNails & Spa	1,657
20	Wilford & Lee	8,970
21	Available (Former Salon)	1,934
22	Indian Restaurant	2,026
23-25	Dollar Tree	10,650
26	Discovery Day Academy	10,000
27	Third Federal Savings & Loan	4,232
28	Jimmy P's Charred	2,596



PRADO AT SPRING CREEK | INTERIOR PHOTOS



Gulf
of
America