PRADO AT SPRING CREEK

25141 S. Tamiami Trail | Bonita Springs, FL

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

AVAILABLE

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

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REALTY & MANAGEMENT INC.

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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

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

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TIMBERWILD DRIVE

TAMIAMI TRAIL US-41

OWNED BY OTHERS
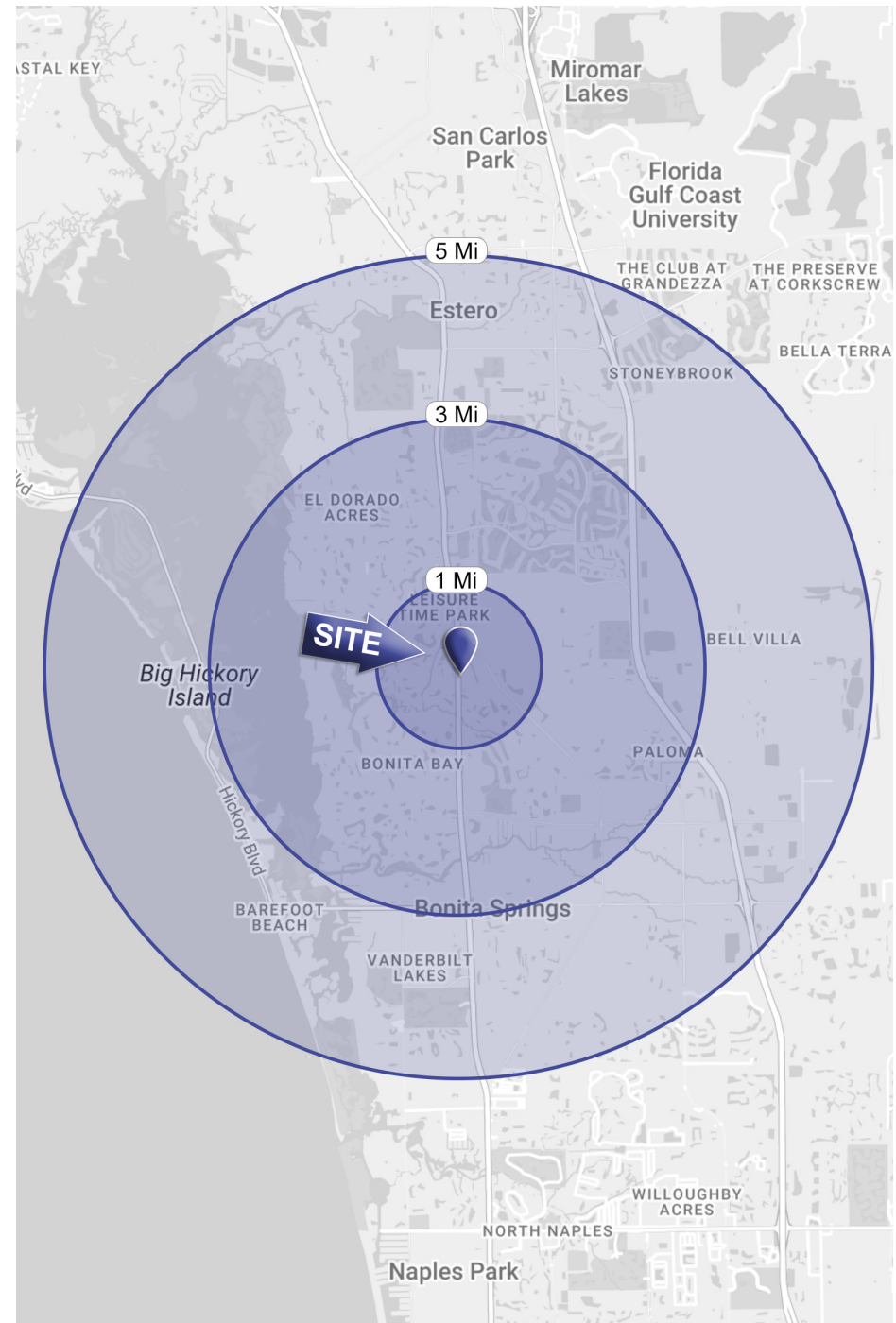
2ND GENERATION RESTAURANT SPACE

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	Tipsy 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 | SITE PLAN

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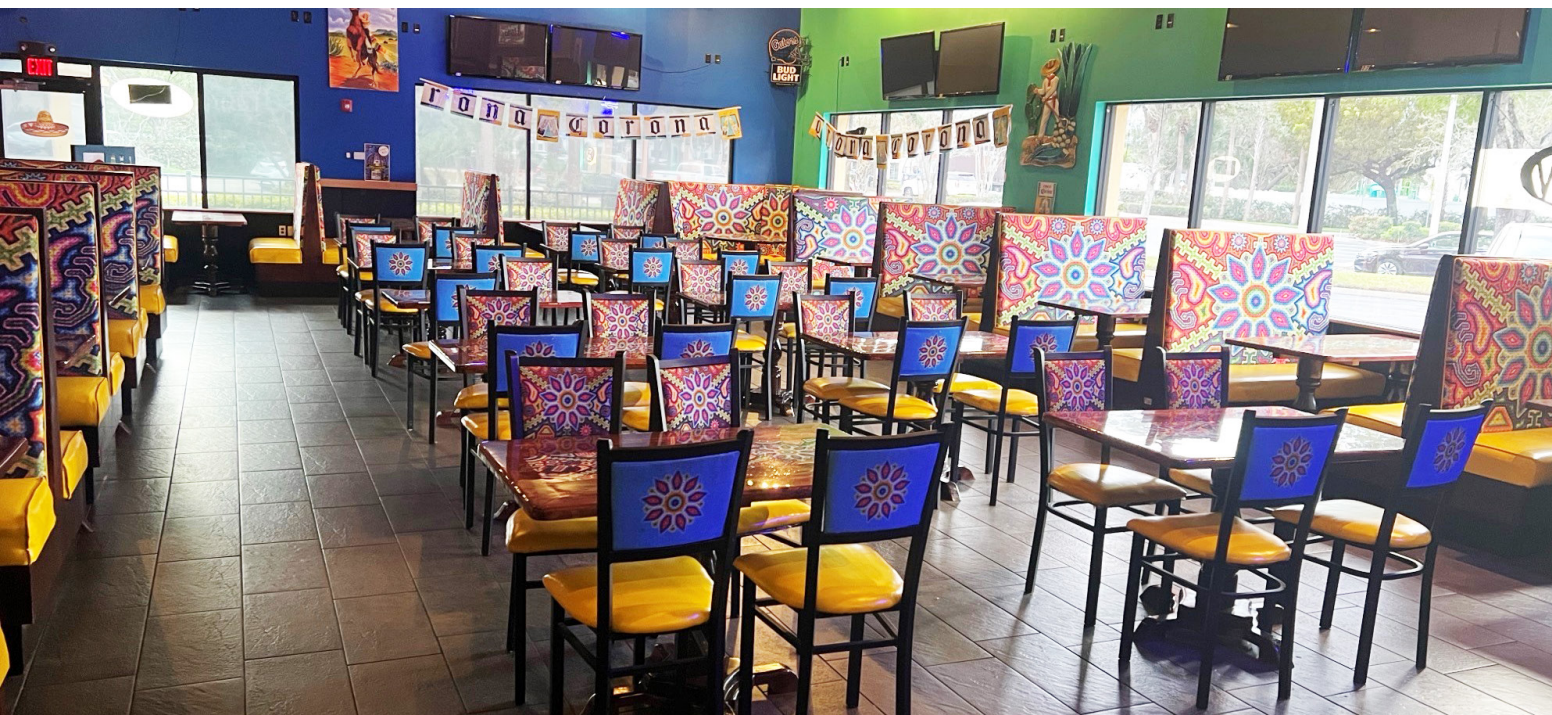
PRADO AT SPRING CREEK | INTERIIOR PHOTOS

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Gulf of America

ESTERO PKWY

Walmart

CORKSCREW RD

41

Lowe's

COCONUT RD

LEE HEALTH
82 Beds

Bloomingdale's
Saks Fifth Avenue OFF 5TH H&M
LOFT
Neiman Marcus last call BACK ROOM SHOES J.CREW

Publix

Publix

TARGET REGAL CINEMAS Dillard's JOANN TJ·maxx PETSMART Party City
DSW SHOE ROSS DRESS FOR LESS Office DEPOT Michaels
BARNES & NOBLE
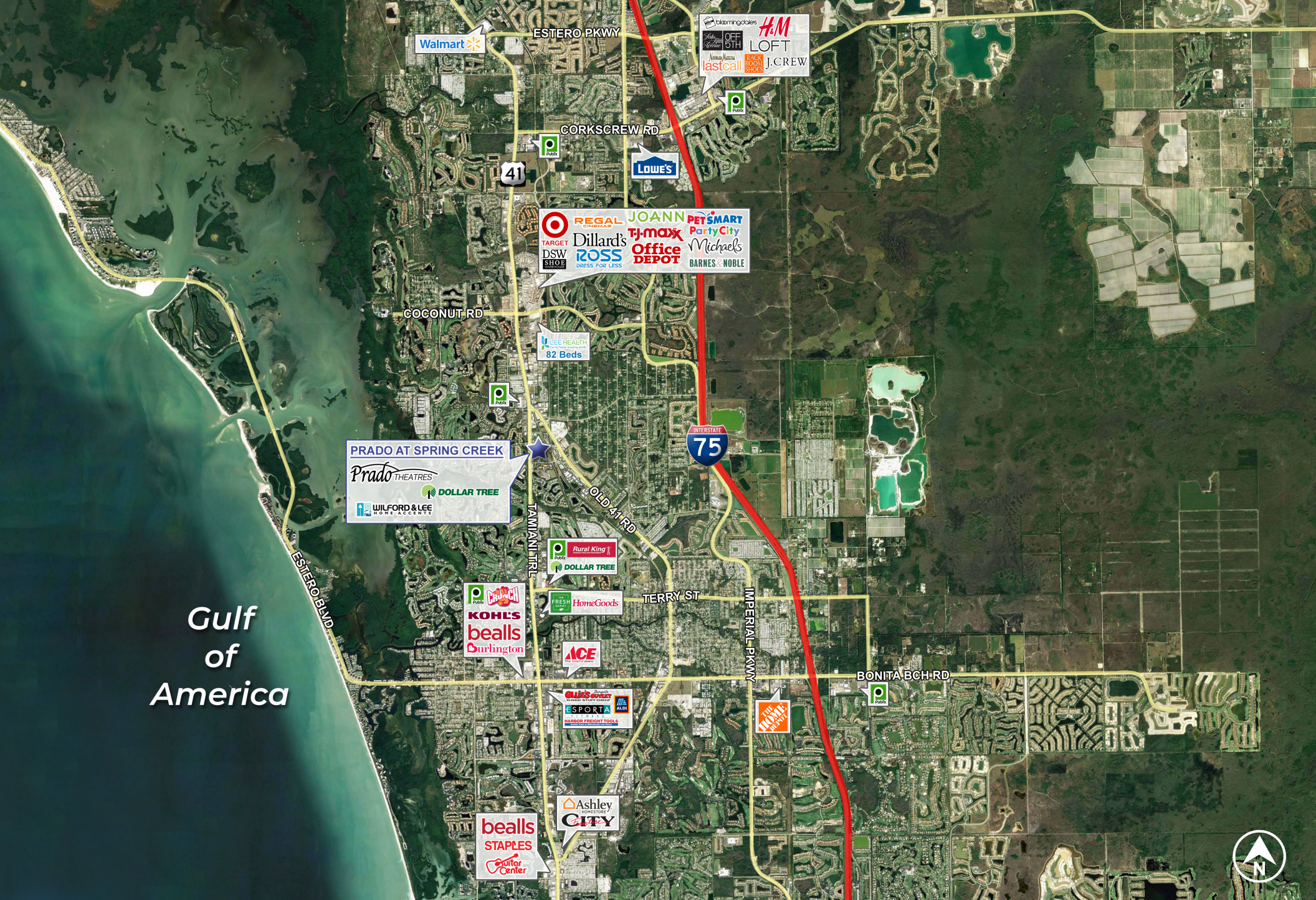
PRADO AT SPRING CREEK
Prado THEATRES DOLLAR TREE
WILFORD & LEE HOME ACCENTS

Publix

OLD 41 RD

TAMIAMI TRL

Publix Rural King
DOLLAR TREE

Publix CRUNCH THE FRESH MARKET HomeGoods TERRY ST

KOHL'S
bealls
burlington

ACE The helpful place

OLLIE'S OUTLET GOOD STUFF CHEAP ALDI
ESPORTA
HARBOR FREIGHT TOOLS

IMPERIAL PKWY

BONITA BCH RD

Publix

THE HOME DEPOT

Ashley HOMESTORE
CITY

bealls
STAPLES
Guitar Center

INTERSTATE 75

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PRADO AT SPRING CREEK | MARKET AERIAL

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