

# PRADO AT SPRING CREEK

25141 S. Tamiami Trail | Bonita Springs, FL

±28,000 SF ANCHOR SPACE AVAILABLE



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

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## HIGHLIGHTS

- 1,200 SF and 1,934 SF former hair salon spaces available.
- 6,510 SF free standing building 2nd generation restaurant space available.
- 28,000 anchor box space available.
- SEC of RT-41 (S Tamiami Trail) and Bernwood Prwy.
- High traffic count:
  - S Tamiami Trail: 49,500 VPD, Bernwood Prwy 6,600 VPD.
- Few minutes driving distance to I-75.
- Immediate availability.
- Great tenant mix.
- Average household income of \$118,051 within 3 miles.
- Ample parking.

### DEMOGRAPHICS

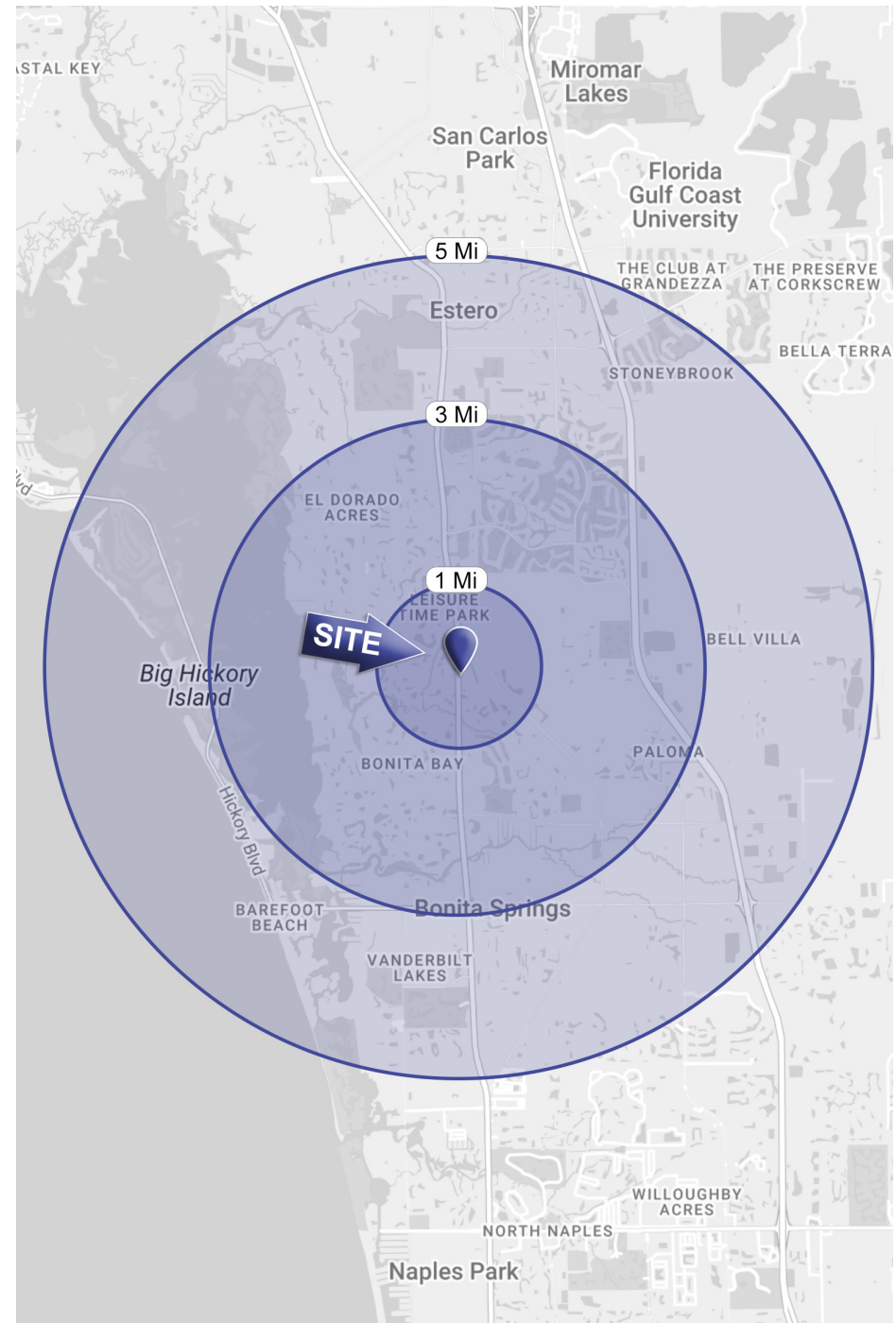
|                       | 1 Mile    | 3 Miles   | 5 Miles   |
|-----------------------|-----------|-----------|-----------|
| Population            | 3,286     | 38,328    | 78,282    |
| Households            | 1,935     | 18,463    | 37,716    |
| Employees             | 4,159     | 56,254    | 76,649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

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|                       | 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    | 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  |



1,200 SF  
AVAILABLE

1,934 SF  
AVAILABLE

28,000 SF  
AVAILABLE

1,200 SF  
AVAILABLE

6,510 SF  
AVAILABLE

 DOLLAR TREE

 WILFORD & LEE  
HOME ACCENTS

*Prado* THEATRES

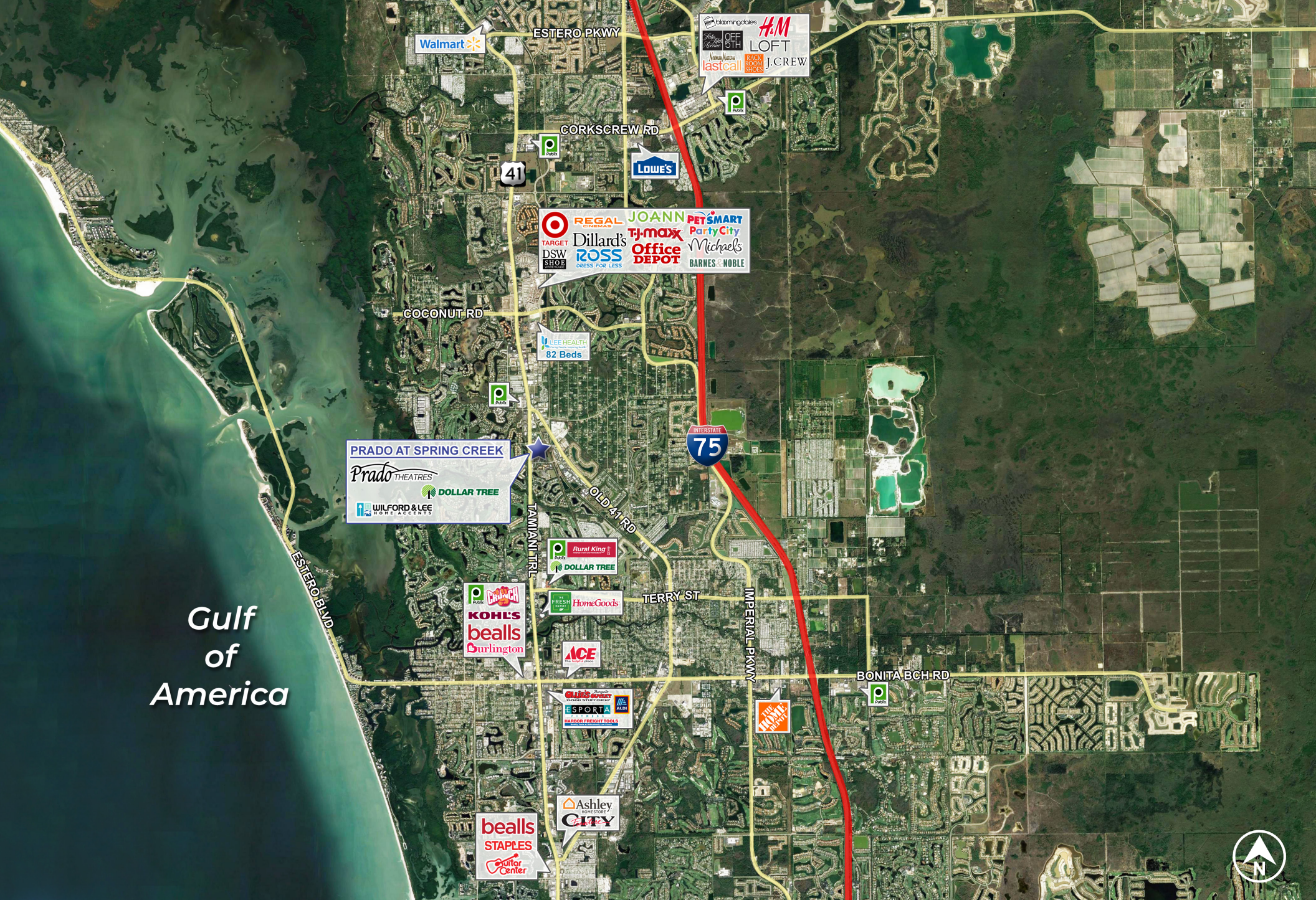
Third Federal  
SAVINGS & LOAN

 CHARRED  
A CUT ABOVE

 DISCOVERY  
DAY ACADEMY

S TAMiami TRAIL  
49,500 VPD

BERNWOOD PKWY  
6,600 VPD



Gulf  
of  
America

**PRADO AT SPRING CREEK**  
Prado THEATRES  
DOLLAR TREE  
WILFORD & LEE HOME ACCENTS

Walmart

ESTERO PKWY

blamingdoodles  
OFF 5TH  
lastcall  
H&M  
LOFT  
J.CREW

CORKSCREW RD

LOWE'S

41

REGAL  
TARGET  
DSW  
Dillard's  
ROSS  
TJ-maxx  
Office DEPOT  
PETSMART  
PartyCity  
Michaels  
BARNES & NOBLE

COCONUT RD

LEE HEALTH  
82 Beds

INTERSTATE  
75

OLD 41 RD

Rural King  
DOLLAR TREE

FRESH HomeGoods

TERRY ST

KOHL'S  
bealls  
Burlington

ACE

IMPERIAL PKWY

SPORTA  
HARBOR FREIGHT TOOLS

BONITA BCH RD

bealls  
STAPLES  
Guitar Center

Ashley  
CITY

