

PRADO AT SPRING CREEK

25141 S. Tamiami Trail | Bonita Springs, FL



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

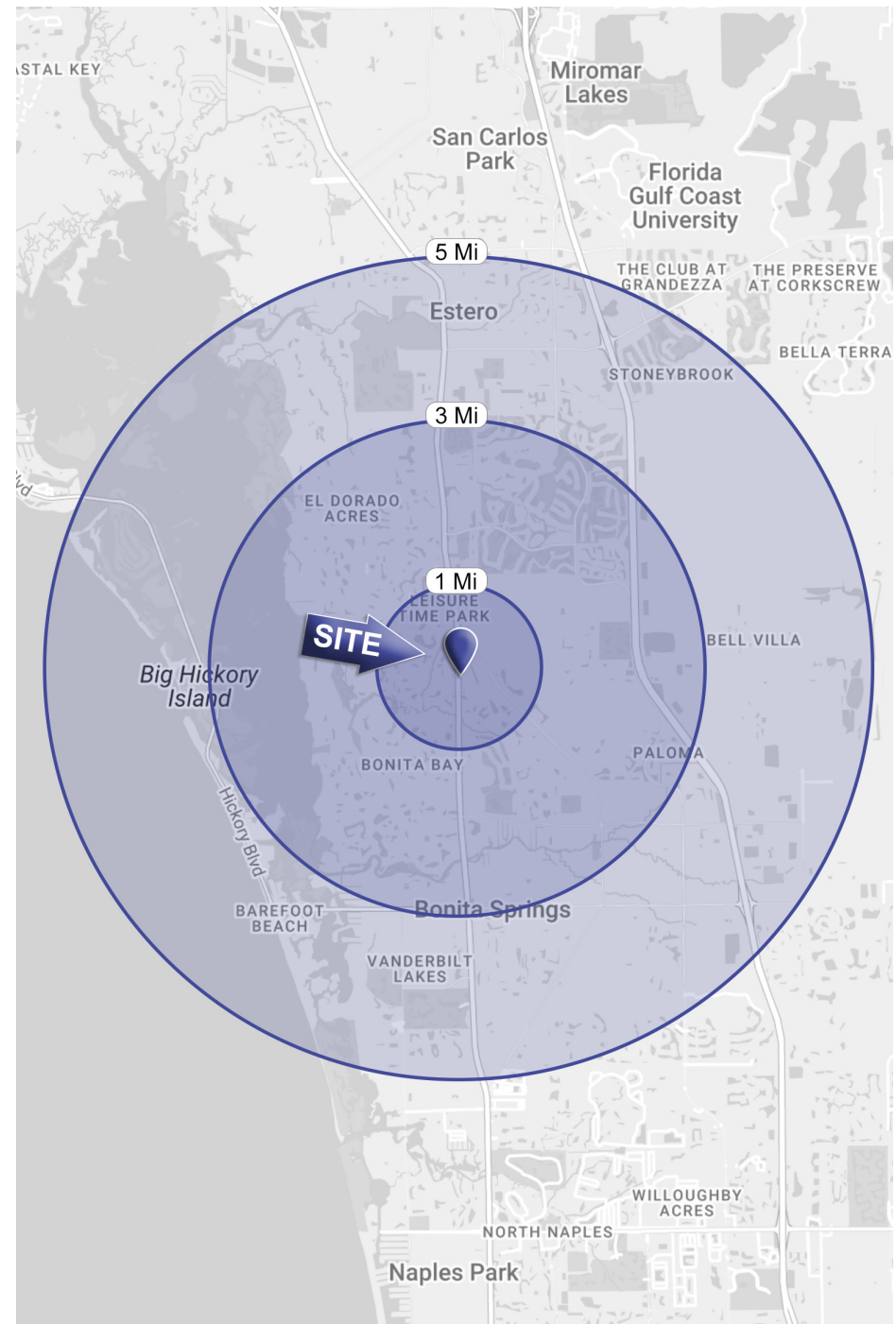
- ±1,200 - 1,934 SF spaces available.
- ±6,510 SF free standing building 2nd generation restaurant space available.
- ±2,596 2nd generation restaurant coming available.
- SEC of RT-41 (S Tamiami Trail) and Bernwood Prwy.
- High traffic count:
S Tamiami Trail: 49,500 VPD, Bernwood Prwy 6,600 VPD.
- Few minutes driving distance to I-75.
- Immediate availability.
- Great tenant mix.
- Average household income of \$118,051 within 3 miles.
- Ample parking.

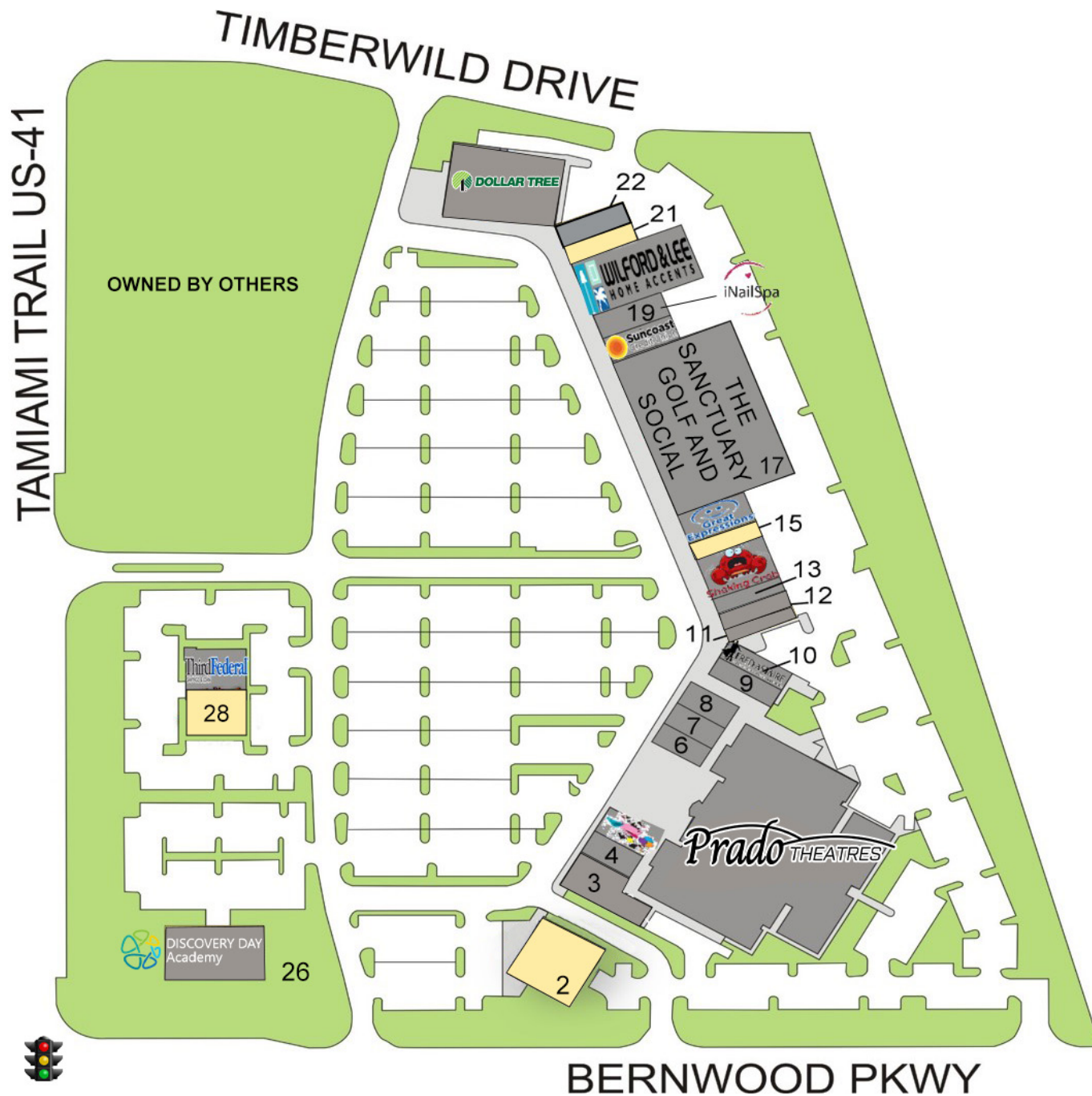
DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Population	3,286	38,328	78,282
Households	1,935	18,463	37,716
Employees	4,159	56,254	76,649
Avg. Household Income	\$124,876	\$128,117	\$123,671

	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





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	Salon	1,200
13	Janitz Enterprises	1,280
14	Shaking Crab	6,000
15	Available	1,200
16	Dentist	2,400
17	The Sanctuary Golf and Social	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	Coming Available 2nd Gen Restaurant	2,596



1,200 SF
AVAILABLE

1,934 SF
AVAILABLE

 **DOLLAR TREE**

 **WILFORD & LEE**
HOME ACCENTS

THE
SANCTUARY
GOLF AND
SOCIAL

OWNED BY
OTHERS

 **Third Federal**
SAVINGS & LOAN

2,596 SF
AVAILABLE

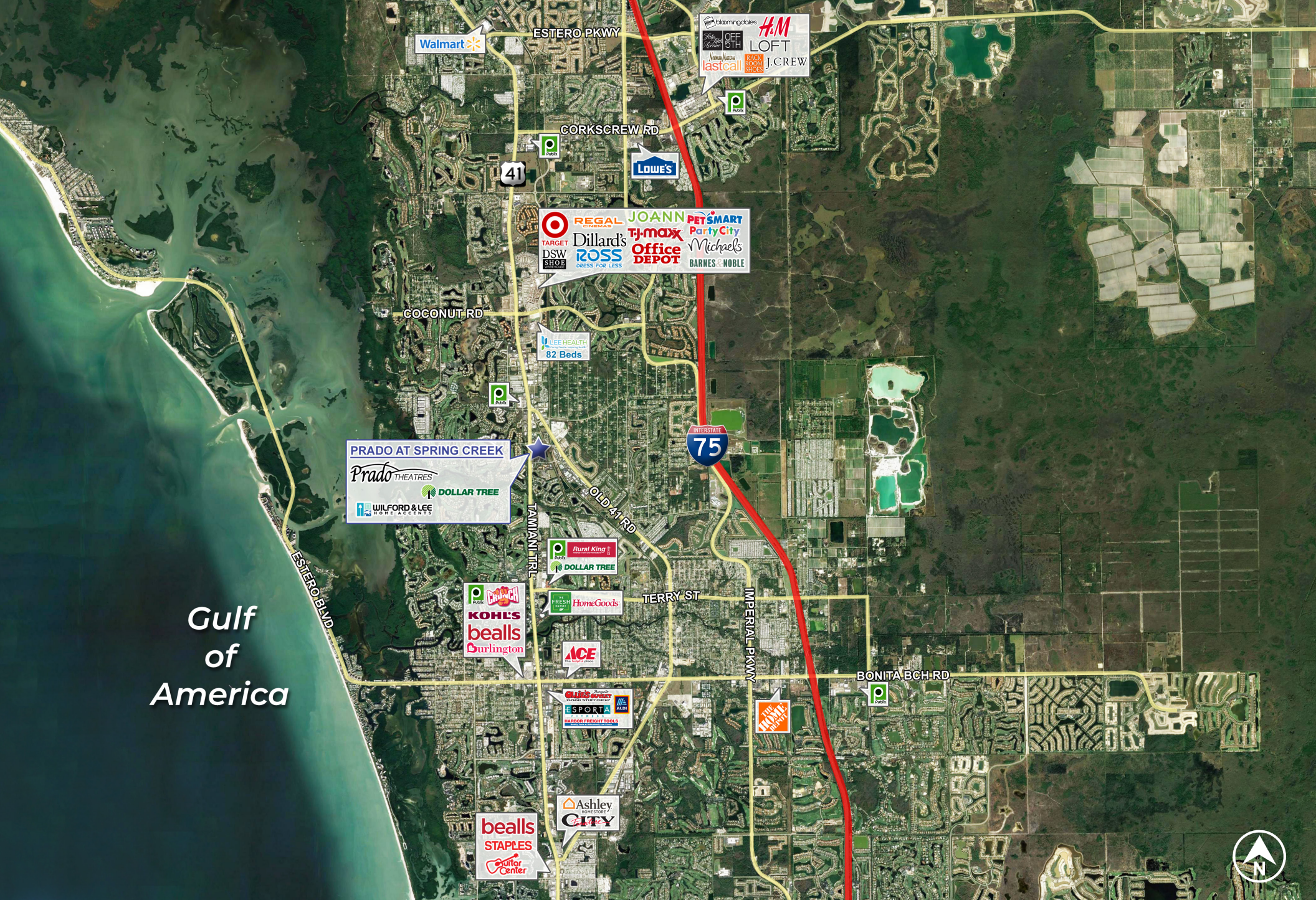
Prado THEATRES

6,510 SF
AVAILABLE

 **DISCOVERY**
DAY ACADEMY

S TAMIAAMI TRAIL
49,500 VPD

BERNWOOD PKWY 6,600 VPD



Gulf
of
America

PRADO AT SPRING CREEK

Prado THEATRES
DOLLAR TREE
WILFORD & LEE
HOME ACCENTS

KOHL'S
bealls
Burlington

bealls
STAPLES
Guitar Center

Ashley
HOMESTORE
CITY

SPORTS
HARBOR FREIGHT TOOLS

ACE

FRESH
HomeGoods

Rural King
DOLLAR TREE

LEE HEALTH
82 Beds

REGAL
Dillard's
ROSS
DSW
TJ-maxx
Office DEPOT
PET SMART
Party City
Michaels
BARNES & NOBLE

LOWE'S

INTERSTATE
75

IMPERIAL PKWY

OLD 41 RD

TERRY ST

BONITA BCH RD

COCONUT RD

CORKSCREW RD

ESTERO PKWY

Walmart

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

