

## PROPERTY HIGHLIGHTS

Small shop retail space available for lease directly on Bonita Beach Road just west of I-75

Project will be anchored by either an Assisted Living Facility and/or Self Storage

Full access

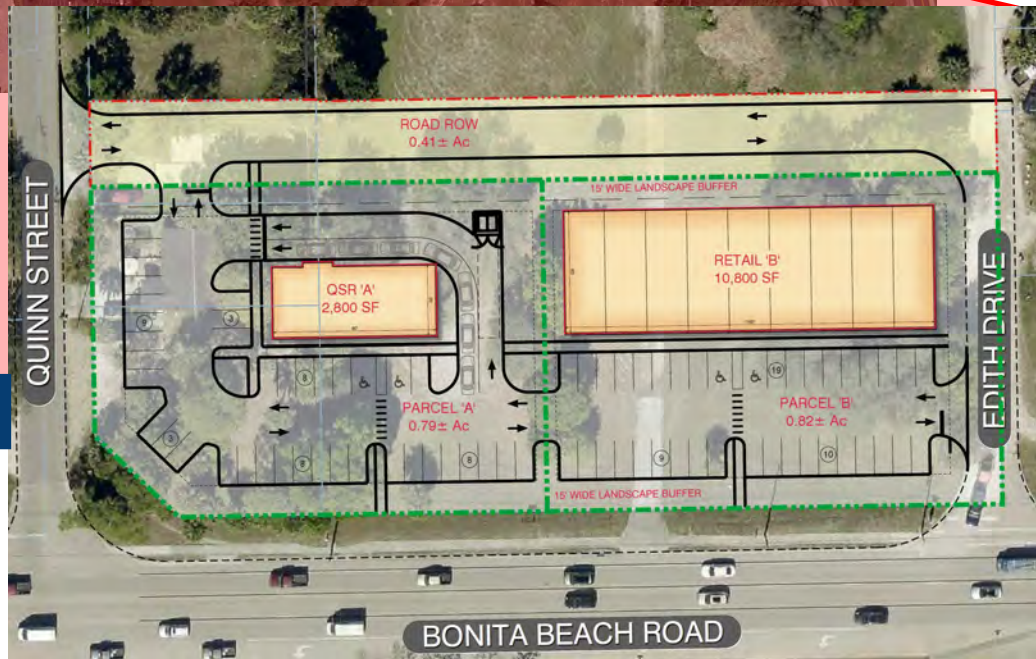
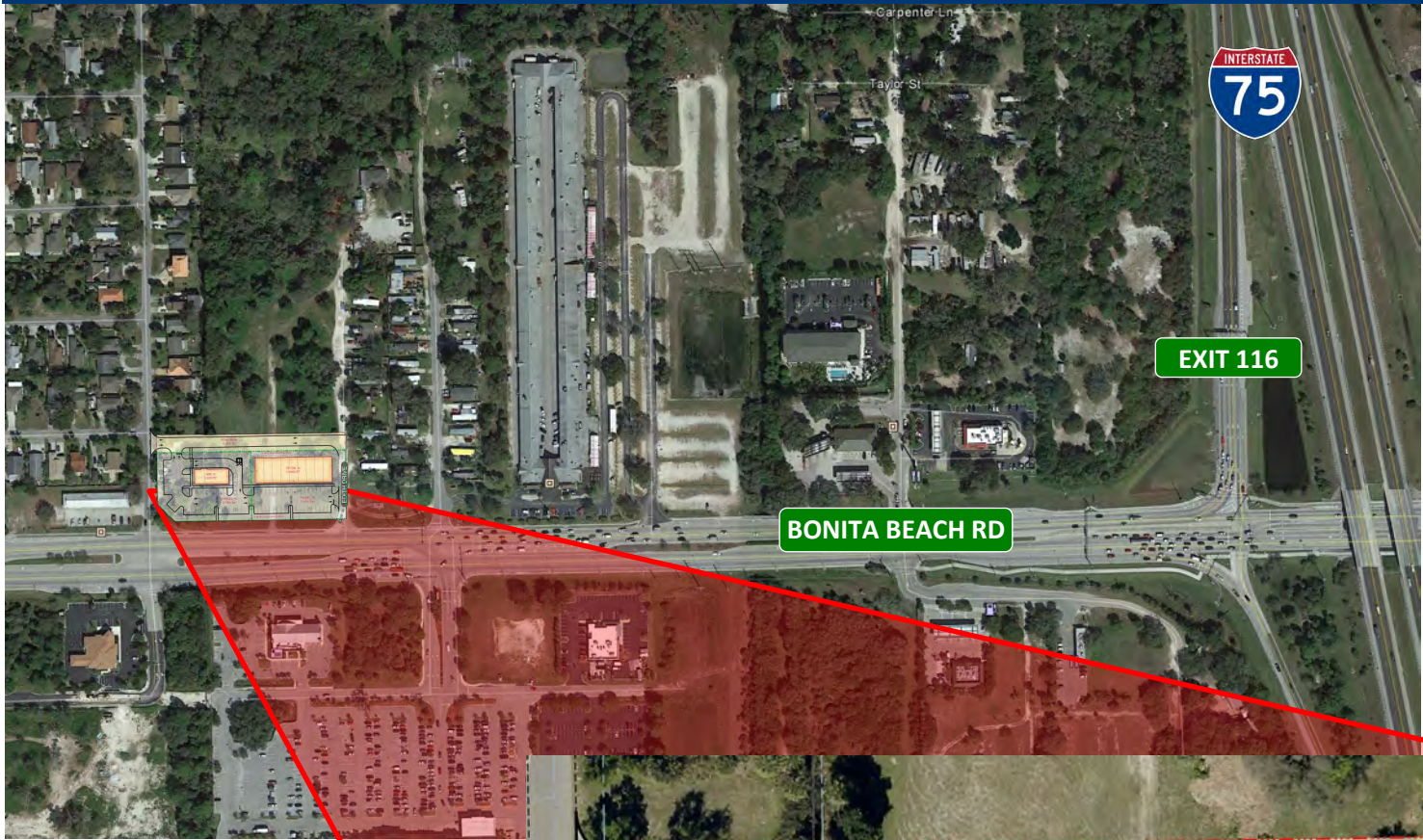
43,000 VPD

Drive-through is available

Across the street from Home Depot, Culver's, Bank of America and SunTrust

Caddy corner from Bonita Exchange LLC which includes a 264-unit apartment complex and 20,000 SF of retail





ANOTHER  
**TRICOR**  
PROPERTY

**SURROUNDING RETAIL**



**bealls**  
OUTLET



**LA FITNESS**



**CVS**

**OLD TIME**  
Pottery

**Winn-Dixie**



**BONITA SPRINGS**

	1 Mile	3 Mile	5 Mile
2018 Estimated Population	4,976	37,833	97,389
2023 Projected Population	5,502	41,944	107,698
2018 Estimated Households	1,958	15,825	45,209
2023 Projected Households	2,020	16,520	47,549
2018 Estimated Average Household Income	\$80,174	\$80,367	\$101,495