



## Bonita Crossroads

# 239-498-5363

**For More Information Contact:  
Salli Jones**

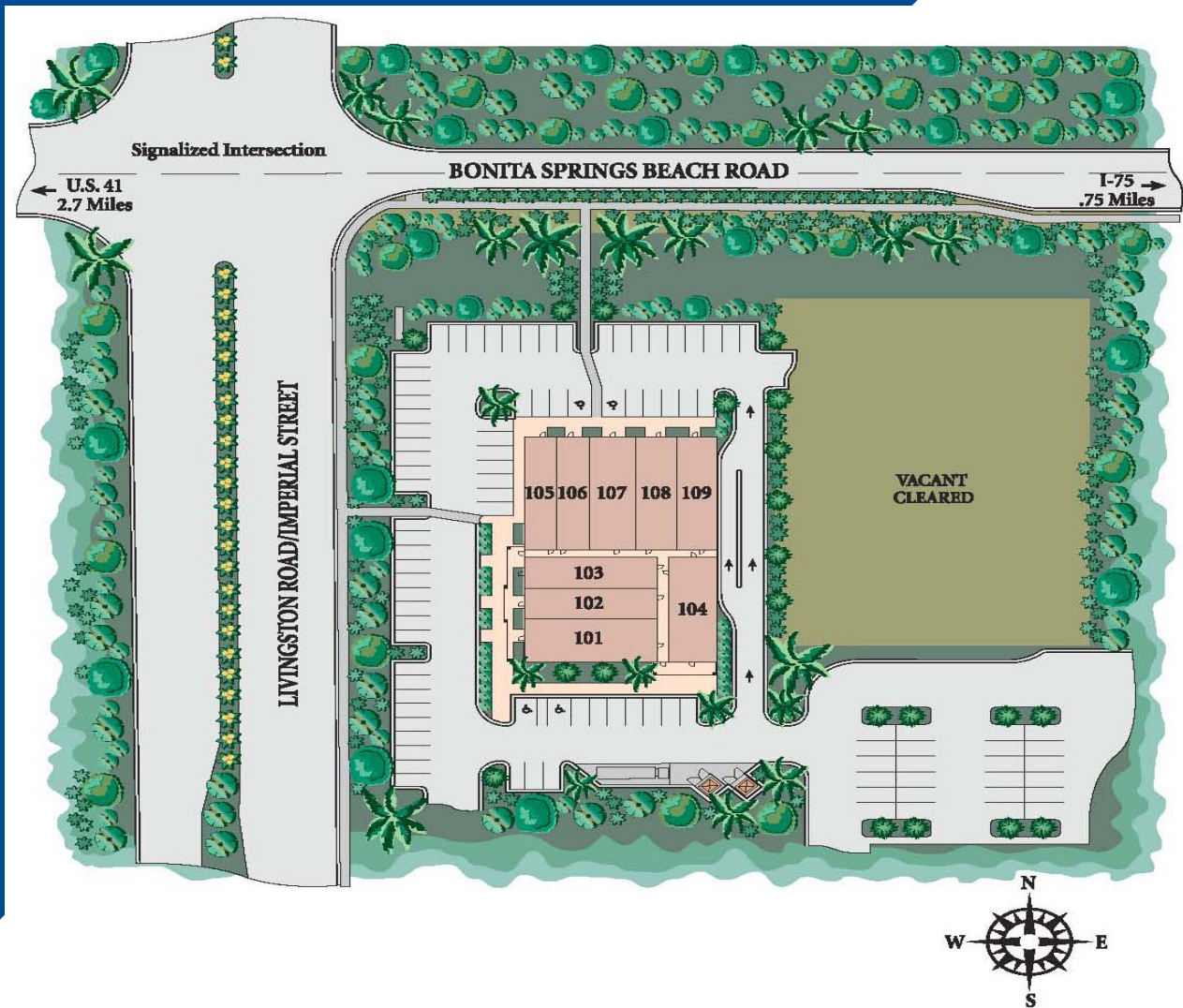
**L**ocated on the southeast corner of Bonita Beach Road and Livingston Road. completed major North—South arterial corridor connecting Collier and Lee Counties.

This 14,300 square foot free standing retail building is situated just west of I-75 on Bonita Beach Road in the Albertson's anchored Imperial Bonita Plaza with strong combined traffic counts of over 29,100 cars per day. This prime corner location provides excellent visibility from Bonita Beach Road and Livingston Road, the newly Located just North of Mediterra and Tuscan Reserve, East of Spanish Wells and West of Quail West and Palmira, Bonita Crossroads is an outstanding addition to Bonita Spring's existing retail base.



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This project brochure represents the proposed development of Bonita Crossroads. The developer reserves the right to make modifications, revisions and changes which it deems desirable in its sole and absolute discretion. This concept plan is not necessarily to scale and should not be construed as an engineered survey of Pelican Bay Bonita Beach Livingston, L.L.C. and should not be relied upon as representation, express or implied, of the



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Demographics:	3 Mile Radius	5 Mile Radius	7 Mile Radius
2005 Est. Population	4,508	29,790	71,948
2005 Est. Households	1,696	12,609	32,255
2005 Est. Average Household Income	\$55,012	\$71,288	\$93,866
2005 Est. Median Household Income	\$42,378	\$50,682	\$61,649
2004 Average Annual Daily Traffic: 29,100			



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UNIT #	Square Feet	Monthly Rent	Monthly CAM	6% Sales Tax	MONTHLY TOTAL
101	1,890	\$4,252.50	\$1,023.75	\$316.58	\$5,592.83
102	1,316	\$2,961.00	\$712.83	\$220.43	\$3,894.26
103	1,316	\$2,961.00	\$712.83	\$220.43	\$3,894.26
104	1,699	\$3,822.75	\$920.29	\$284.58	\$5,027.62
105, 106, 107, 108	5,736	<b>LEASED to FLOORS TODAY</b>			
109 + Drive-thru (\$3.00 SF)	1,849	\$4,622.50	\$1,001.54	\$337.44	\$5,961.48

**For Leasing Information Contact:  
Salli Jones at 239.498.5363**



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