

24349 Production Cir

Bonita Springs, FL 34135

**Industrial
Opportunity For Sale**

Offering Memorandum

Seller Financing Available | 3-5 Year Term



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EXCLUSIVELY LISTED BY



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INVESTMENT HIGHLIGHTS

Property Highlights

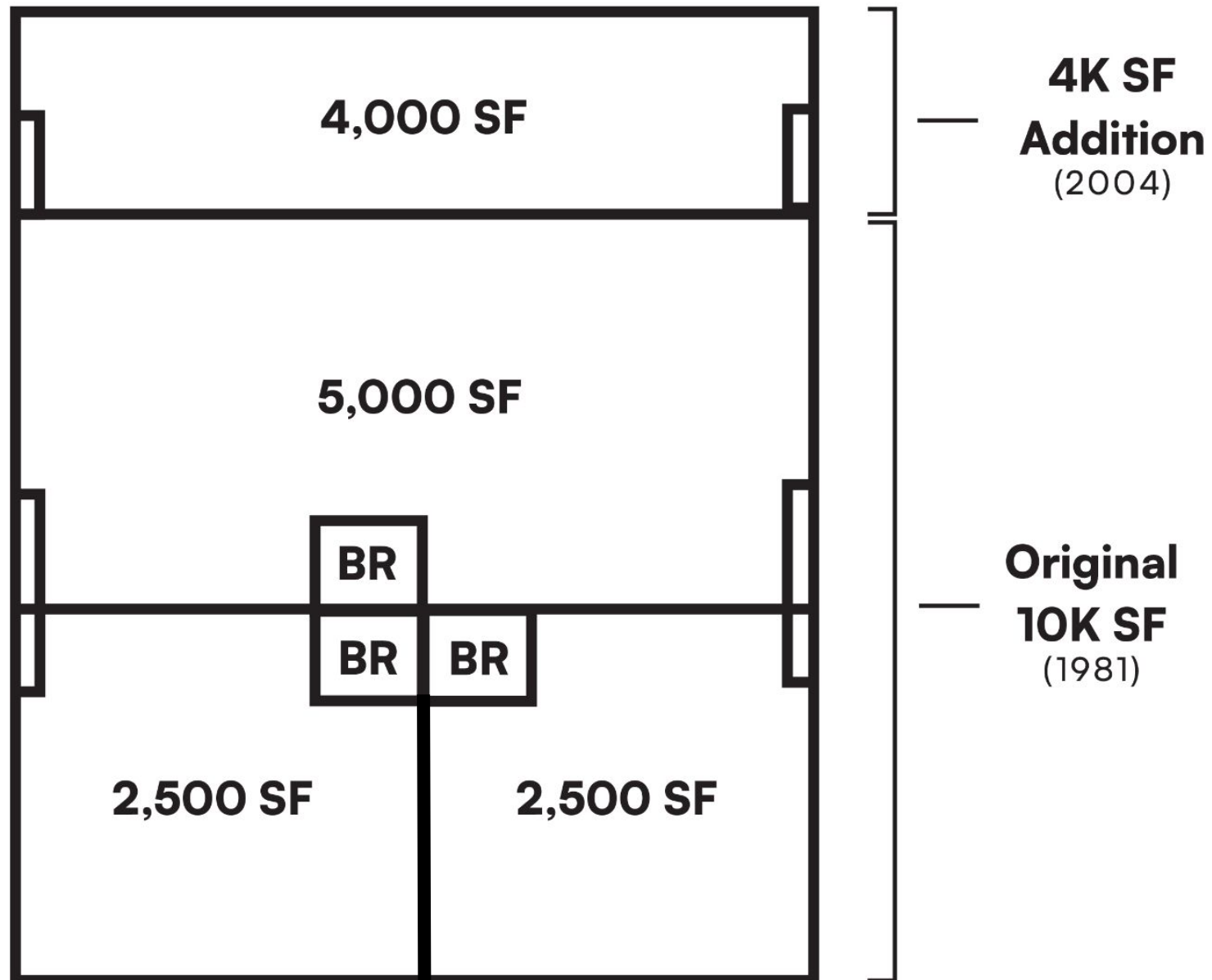
- **Prime Location:** Situated in the Production Circle Industrial Park, this property offers immediate access to US-41, ensuring seamless North/South connectivity along Florida's West Coast. Additionally, Interstate 75 (I-75) is just ± 5.5 miles away, enhancing regional accessibility.
- **Superior Construction:** Spanning $\pm 14,000$ SF, the building features durable concrete block construction with a stucco exterior, ensuring long-lasting quality and low maintenance.
- **Versatile Industrial Opportunity:** Ideal for owner-operators or investors, this property will be delivered 100% vacant, providing the flexibility to fully occupy the space or lease it for income-generating potential.
- **Optimal Site Utilization:** Situated on just over one acre with an efficient 30% building-to-land coverage ratio, the property provides ample room for truck circulation, parking, and outdoor storage. The site is fully fenced, secured, and predominantly paved, making it well-suited for a wide range of industrial and contractor uses.



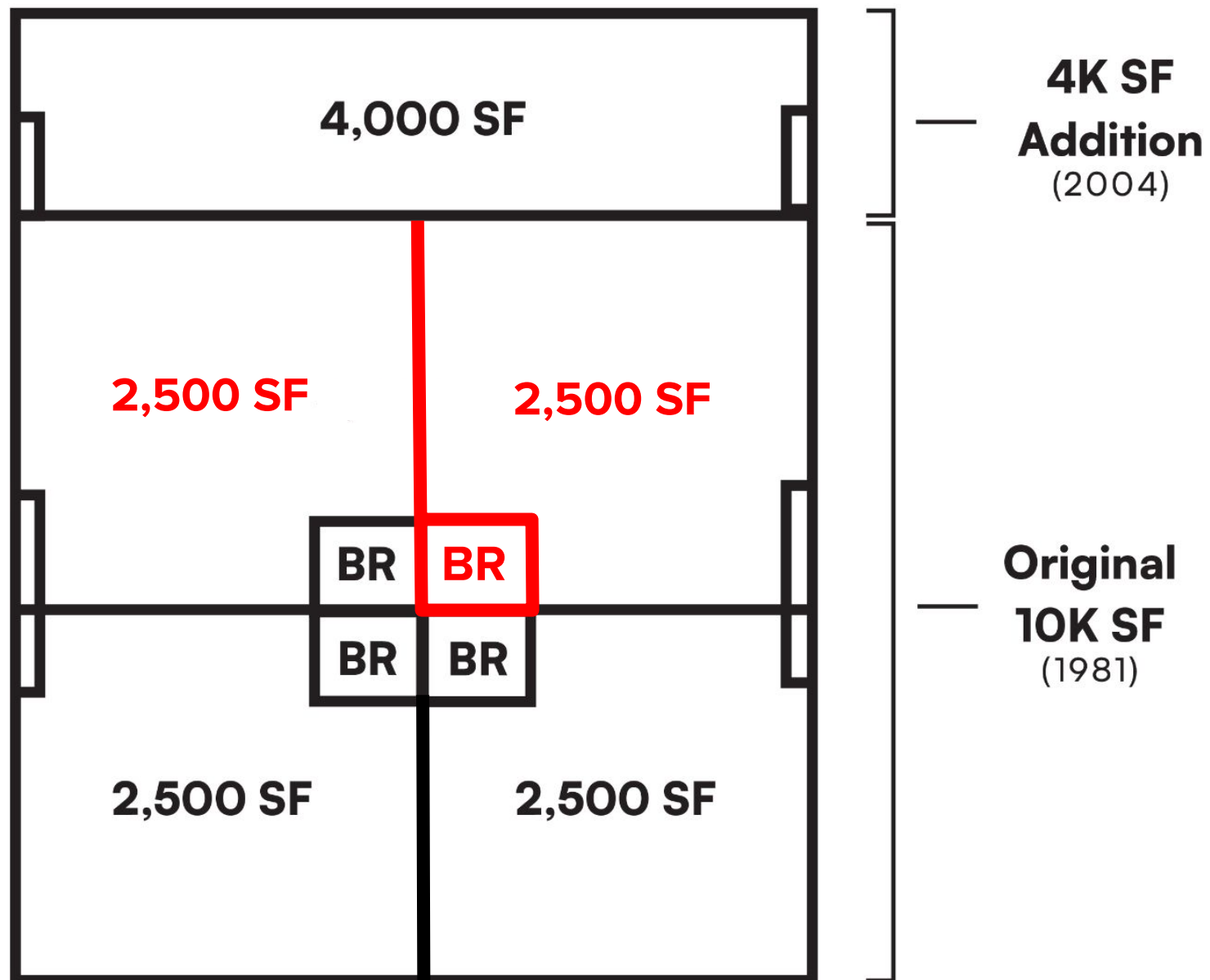
UNIT BREAKDOWN



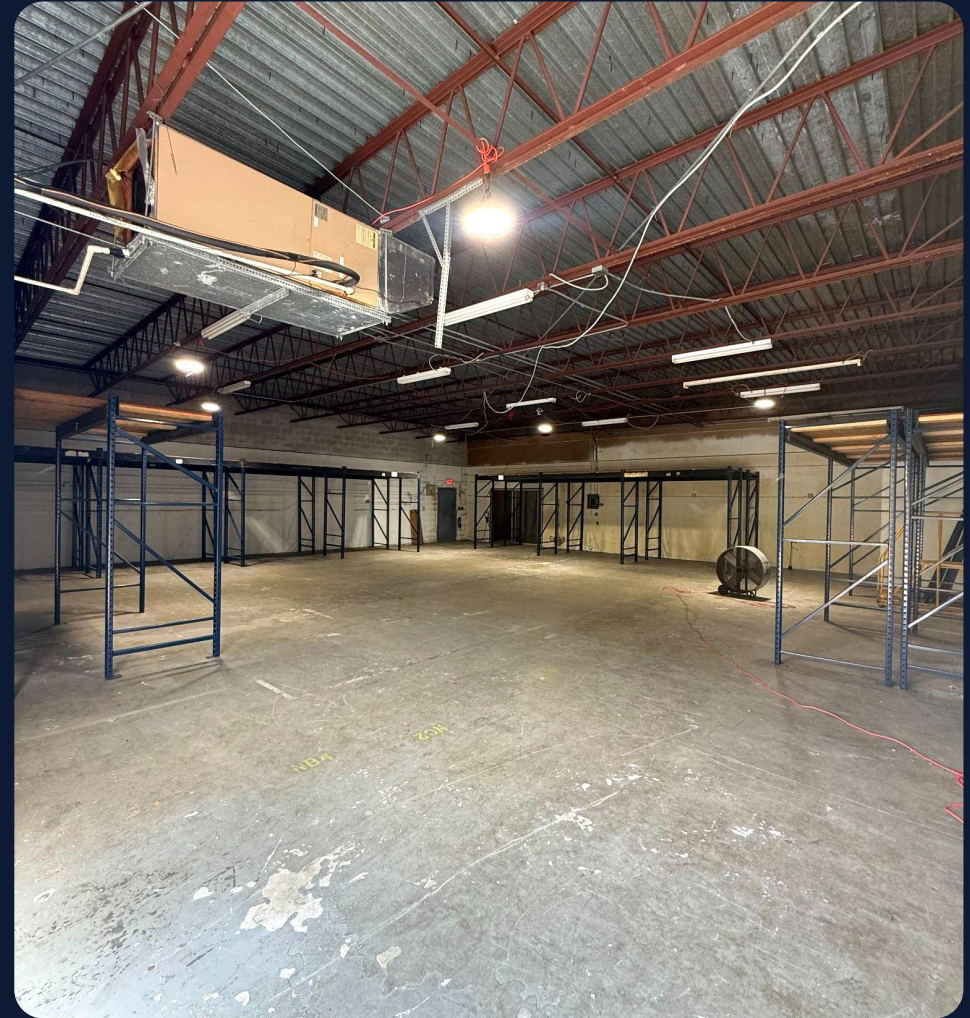
CURRENT CONFIGURATION



POTENTIAL CONFIGURATION



INTERIOR PHOTOS





Coconut Point Mall

TARGET
Bath & Body Works
SEPHORA
VICTORIA'S SECRET

ULTA
BEAUTY
BARNES & NOBLE
Apple Store

 **Rotary Club of Bonita Springs**
Neighborhood

 **Palm Colony**
Condos

 **Diamond Oaks Village**
±160 Units

ExtraSpace
Storage

HONEY BEE
RV STORAGE

U-HAUL
CRASH CHAMPIONS
COLLISION REPAIR TEAM

Subject Property

 **Pelican Landing**
Condos

7 ELEVEN  **Publix**

FREE STORAGE

 **Sawgrass Point**
Condos

Batteries + Bulbs 

CIRCLE K

 **Preferred MATERIALS, INC.**
A CRM COMPANY

 **The Nest Golf Club**
Golf Course

 **Lennar Homes**
Neighborhood

Prado at Spring Creek
DOLLAR TREE
Walgreens

 **San Mirage at Bonita Springs**
±200 Units

±43,000 VPD

41

41

24349 Production Cir
Bonita Springs, FL 34135

±14,000 SF
GLA

1981/2004
Year Built

12'-14'
Clear Height

1.08 AC
Lot Size

Seller Financing
Available



FINANCIAL SUMMARY

\$2,100,000

List Price

\$150.00

Price Per SF

\$44.63

Price Per SF Land

±1.08 AC

Lot Size

24349 Production Circle, Bonita Springs, FL 34135

RBA ±14,000 SF

Lot Size ±1.08 AC

Zoning IL - Light Industrial

Year Built/Renovated 1981/2004

Construction Concrete Block with Stucco

Clear Height ±12'-14'

Overhead Doors 9'10" Wide x 8' Tall

Utilities Septic & Well

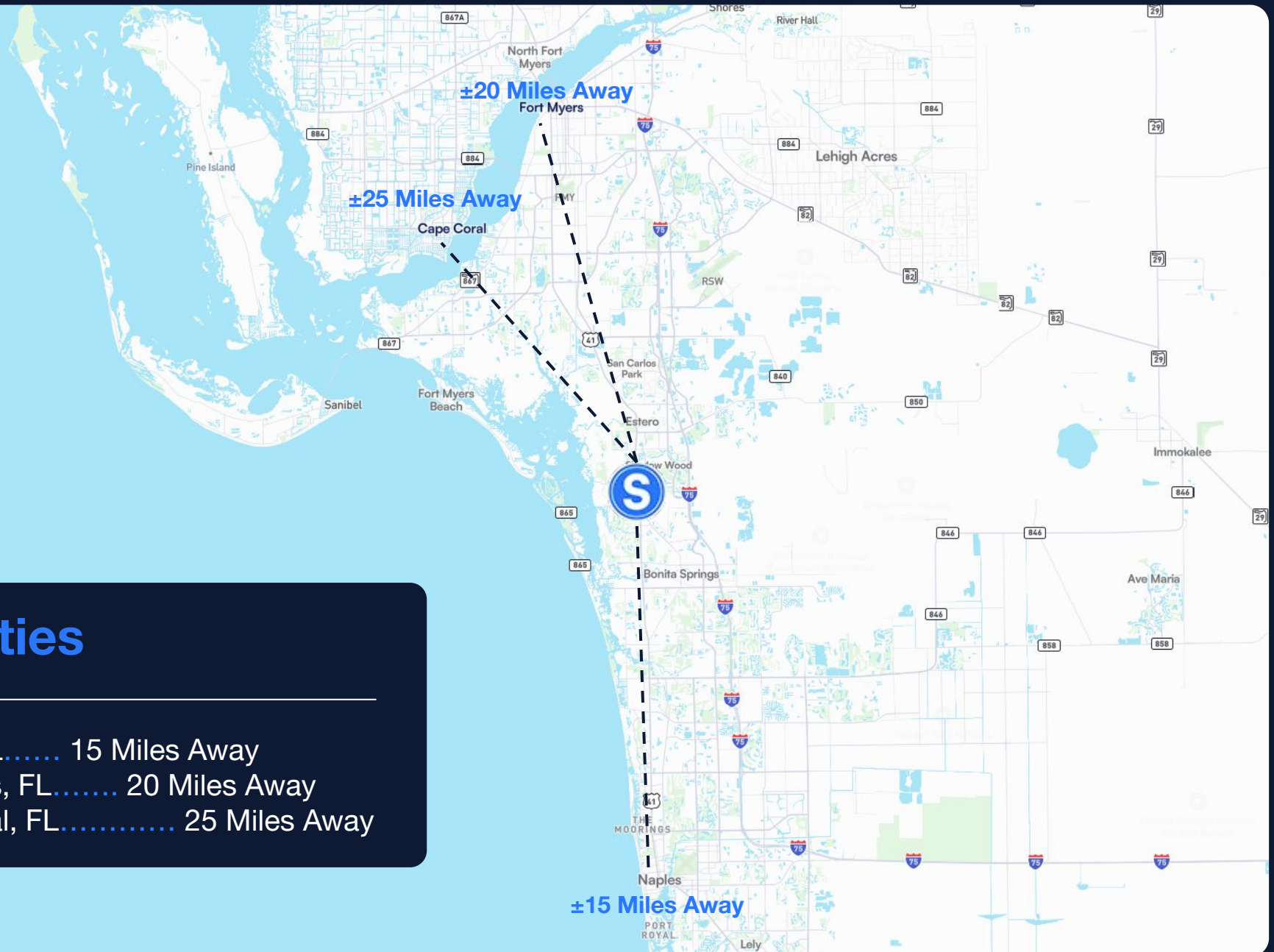


MARKET OVERVIEW

24349 Production Cir
Bonita Springs, FL 34135

Major Cities

- Naples, FL..... 15 Miles Away
- Fort Myers, FL..... 20 Miles Away
- Cape Coral, FL..... 25 Miles Away



Bonita Springs, FL



Local Market Overview

Bonita Springs continues to emerge as one of Southwest Florida's most strategically positioned industrial and logistics markets, benefiting from sustained population growth, expanding household wealth, and strong in-migration trends throughout Lee and Collier Counties. Positioned between Naples and Fort Myers along the Gulf Coast, the market offers direct access to U.S. Highway 41 and Interstate 75, providing efficient regional connectivity for manufacturing, warehouse, construction, marine, and service-oriented businesses.

The broader Fort Myers-Naples corridor has experienced accelerated economic diversification driven by healthcare, tourism, logistics, professional services, and construction activity. Limited industrial land availability in coastal submarkets has tightened vacancy rates and increased investor demand for functional warehouse assets with outdoor storage and flexible operational layouts. Bonita Springs benefits from its proximity to Southwest Florida International Airport, Port Tampa Bay distribution routes, and major population centers throughout South Florida. Continued residential expansion and infrastructure investment across Lee County are expected to support long-term industrial absorption and rental rate growth within the local market.

Population	1-Mile	3-Mile	5-Mile
Five-Year Projection	3,700	34,022	84,535
Current Year Estimate	3,953	35,663	87,787
2020 Census	3,121	30,592	78,994
Households	1-Mile	3-Mile	5-Mile
Five-Year Projection	2,121	17,567	41,458
Current Year Estimate	2,250	18,428	43,285
2020 Census	1,693	14,864	37,376
Income	1-Mile	3-Mile	5-Mile
Average Household Income	\$188,078	\$191,230	\$164,977

Fort Myers, FL MSA

99,918+

Total Population

45,000+

Employed Population

15.6%

Growth Rate

\$88,905

Average HH Income

Local Market Overview

Fort Myers is the commercial and economic center of Southwest Florida, offering a diverse economy supported by healthcare, tourism, retail, professional services, education, and construction. The area's favorable climate, coastal lifestyle, and business-friendly environment continue to attract new residents, employers, and private investment, contributing to steady long-term economic growth. The local real estate market is driven by a mix of primary homeowners, retirees, seasonal residents, and investors. Demand remains supported by ongoing migration to the region, while recent increases in housing inventory have created a more balanced market, providing buyers with greater selection and sellers with continued opportunities in desirable neighborhoods.

Fort Myers benefits from excellent regional connectivity through Southwest Florida International Airport, major transportation corridors, and proximity to Gulf Coast beaches, making it an attractive destination for both residents and businesses. The city's vibrant downtown River District, expanding healthcare network, recreational amenities, and ongoing commercial development continue to enhance its appeal as a place to live, work, and invest.

Population	1-Mile	3-Mile	5-Mile
Current Year Estimate	8,328	64,073	145,285
Households	1-Mile	3-Mile	5-Mile
Current Year Estimate	4,375	31,838	70,459
Income	1-Mile	3-Mile	5-Mile
Average Household Income	\$88,905	\$108,217	\$120,622

Attractions & Tourism

Fort Myers is a popular destination on Florida's Gulf Coast, offering a wide variety of attractions for visitors of all ages. One of its most popular landmarks is the Edison and Ford Winter Estates, where guests can explore the historic homes, beautiful botanical gardens, and museum dedicated to Thomas Edison and Henry Ford. Nature lovers can visit the Six Mile Cypress Slough Preserve, which features scenic boardwalks through wetlands filled with native wildlife, including birds, turtles, and alligators. Just a short drive away, Fort Myers Beach provides miles of soft white sand, warm Gulf waters, and opportunities for swimming, boating, fishing, and watching spectacular sunsets. Visitors can also explore nearby Sanibel and Captiva Islands, which are famous for their world-class shelling, pristine beaches, and peaceful island atmosphere.

Tourism plays a vital role in Fort Myers' economy and identity, attracting millions of visitors each year to experience the area's natural beauty, warm climate, and coastal lifestyle. The city is a popular destination for beach vacations, eco-tourism, boating, fishing, and outdoor recreation, making it an ideal getaway throughout the year. Visitors come from across the United States and around the world to enjoy Fort Myers Beach, the nearby Sanibel and Captiva Islands, and the region's many parks, nature preserves, and waterways. Tourism also supports a thriving hospitality industry, with numerous hotels, resorts, restaurants, shops, and entertainment venues that create jobs and contribute to the local economy.



Fort Myers Beach

3.32 Million Visitors Per Year



Historic Downtown

4.93 Million Visitors Per Year



Sanibel & Captiva Islands

1 Million Visitors Per Year



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This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **24349 Production Cir, Bonita Springs, FL, 34135** ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™. has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

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Owner and Matthews™. expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™. or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

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