

# For Lease



Pelican Village  
24830 S Tamiami Trail  
Bonita Springs, FL

Only 1,000 SF Unit Available

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# Property Highlights

Shopping Center located at the signalized intersection of Pelican Landing Parkway and US-41, adjacent to CVS Pharmacy.

- 32,670 SF Shopping center
- **97% leased**
- Diverse tenant mix
- Built in 2001
- Pylon & building signage
- Ample parking
- US 41 frontage
- Next to CVS Pharmacy



## Area Demographics (2024)



### Total Population

1-Mile: 4,273  
3-Mile: 34,642  
5-Mile: 79,934



### Daytime Population

1-Mile: 6,872  
3-Mile: 45,067  
5-Mile: 92,836



### Median Age

1 Mile: 71.0  
3-Mile: 68.2  
5-Mile: 64.7



### Average HH Income

1 Mile: \$142,341  
3-Mile: \$155,183  
5-Mile: \$136,708



### Households

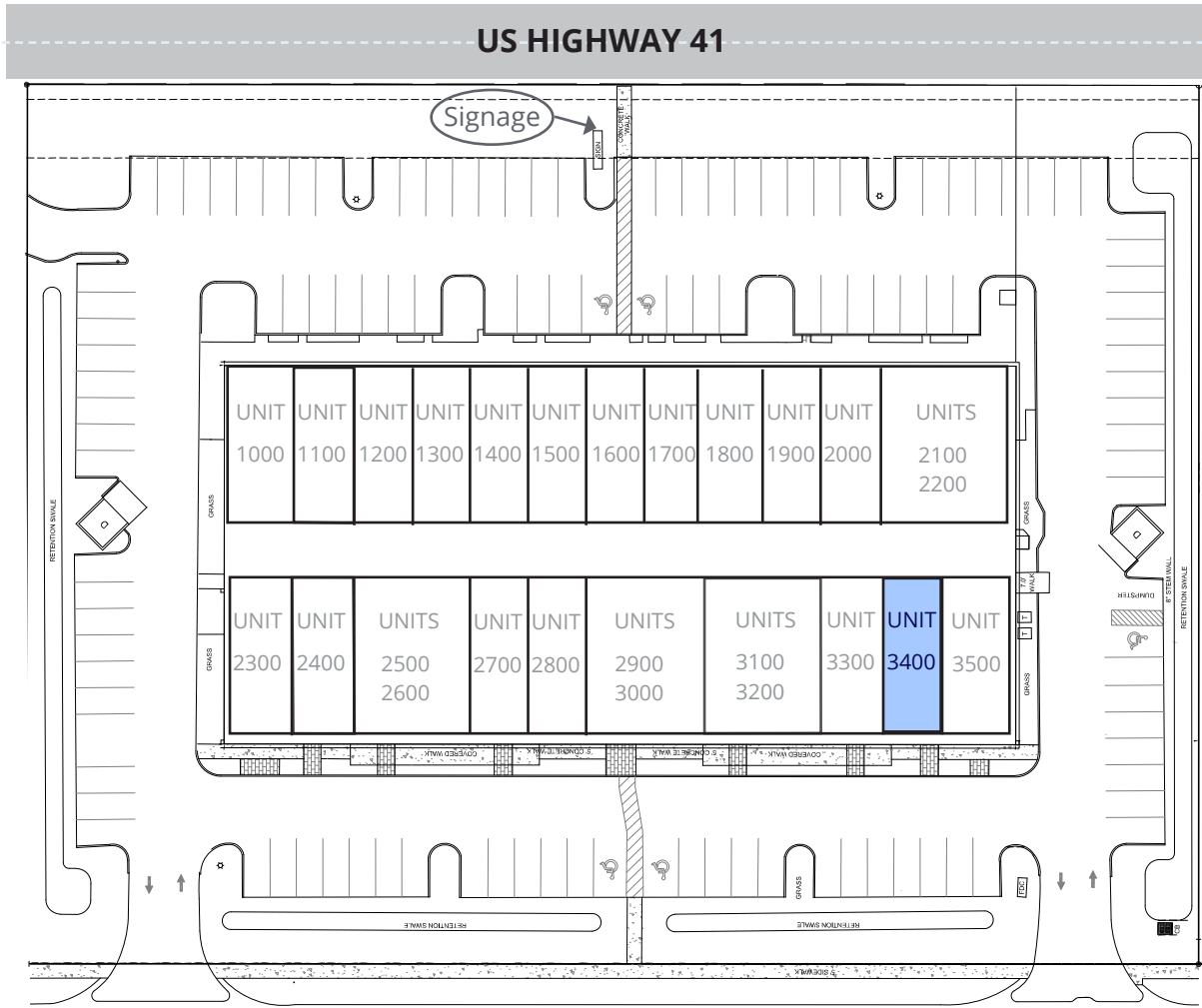
1-Mile: 2,401  
3-Mile: 17,332  
5-Mile: 38,768



### Traffic - AADT

US 41: 48,500

# Availability



## Tenant Roster

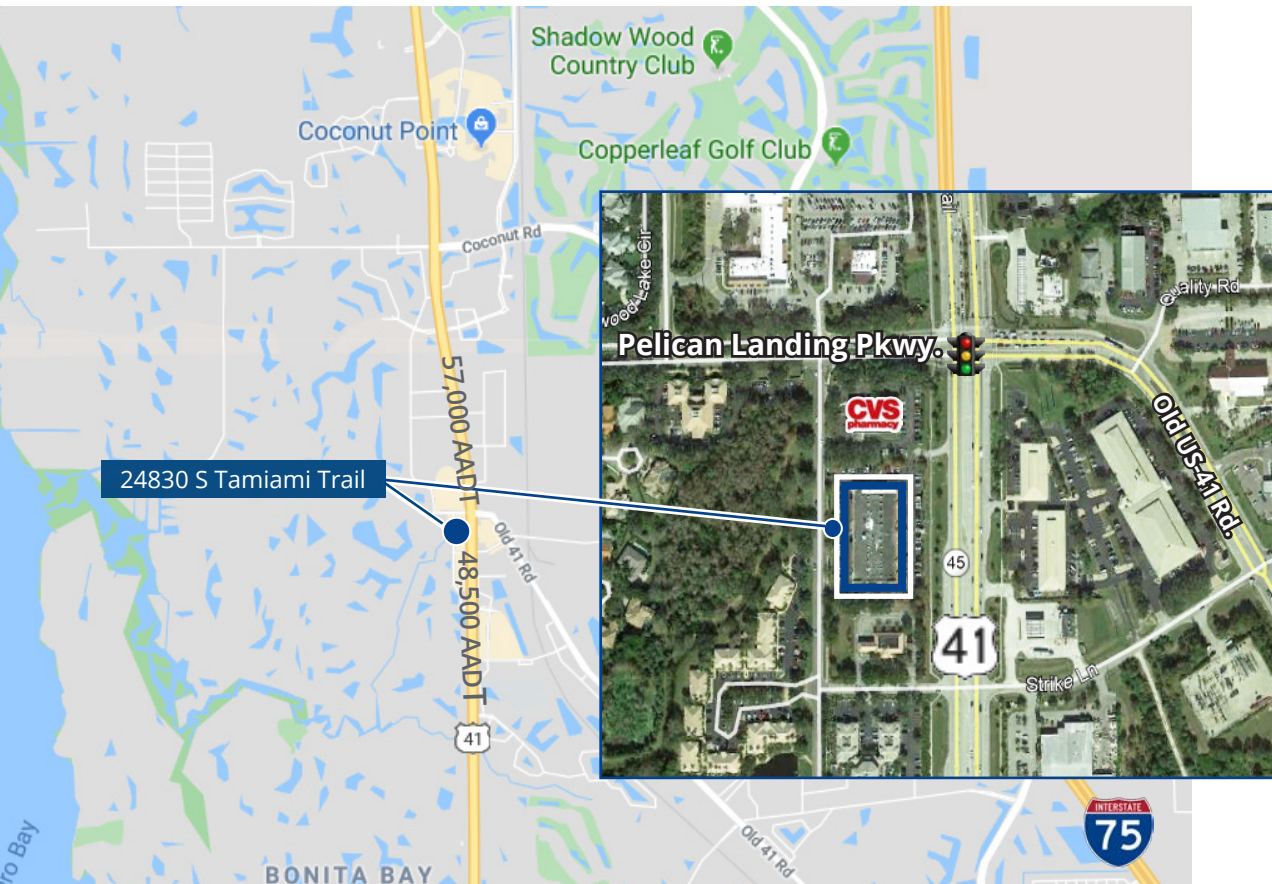
| Unit # | Tenant                               | SF    |
|--------|--------------------------------------|-------|
| 1000   | Emergency Dental Care                | 1,750 |
| 1100   | Goldflower                           | 1,400 |
| 1200   | AMHC Hearing                         | 1,400 |
| 1300   | Instant Imprints                     | 1,400 |
| 1400   | Pelican Nail Salon                   | 1,400 |
| 1500   | Platinum Coast Technology            | 1,400 |
| 1600   | Jersey MikeTech                      | 1,400 |
| 1700   | Blind & Drapery Gallery              | 1,400 |
| 1800   | Pelican Village Pharmacy             | 1,400 |
| 1900   | Cutting Garage                       | 1,400 |
| 2000   | Batteries Plus                       | 1,400 |
| 2100   | Straight from New York Bagels        | 3,150 |
| 2300   | Pool City                            | 1,250 |
| 2400   | Barbiana Beauty                      | 1,000 |
| 2500   | A Flower Boutique                    | 2,000 |
| 2700   | Pelican Clothing Alterations         | 1,000 |
| 2800   | Tropical Insurance of Bonita Springs | 1,000 |
| 3000   | Telemundo of Florida                 | 2,200 |
| 3100   | Custom Floors Design                 | 2,000 |
| 3300   | The Cabinet Collection               | 1,000 |
| 3400   | Available                            | 1,000 |
| 3500   | H&R Block                            | 1,250 |

Leasing Rate:

**\$27.00/SF** + \$ 8.46 PSF Approx. CAM  
(includes water)

# Location & Access

Prominent location at the signalized intersection of Pelican Landing Parkway and US-41, adjacent to CVS Pharmacy.



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*Colliers Top 25 West & Central FL Broker (2024)*

