

FOR SALE OR LEASE
26501 Old 41 Road, Bonita Springs, FL 34135

High Traffic Parcels Next to Dollar General



Demographic Profile			
	3 Mile	5 Mile	7 Mile
Population	9,786	38,775	71,427
Households	3,407	17,125	33,474
Avg. HH Income	\$61,234	\$84,405	\$94,038
Median Age	36.0	52.8	58.9

SITE ACRES: 3.92 Acres
 ZONING: Commercial, Mixed Use MPUD
 FRONTAGE: 750 +/- ft. of Old 41 Road Frontage
 UTILITIES: Water, Sewer, Electric, Phone
 DAILY TRAFFIC: Old 41 Rd. - 16,900 AADT

PRICE: \$995,000

Parcel A - 1.32 Acres	\$375,000
Parcel B - 1.75 Acres	\$375,000
Parcel C - .85 Acres	\$395,000



R.K.M. Development Corp.

147 2nd Avenue South, Suite 400, St. Petersburg, FL 33701

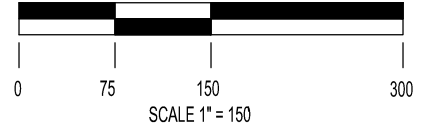
Phone: 727-895-2150 Fax: 727-821-5461 Email: BB@rkmdev.com

www.rkmdev.com

PRELIMINARY SITE PLAN

Bonita Springs, Florida - Old 41 Rd

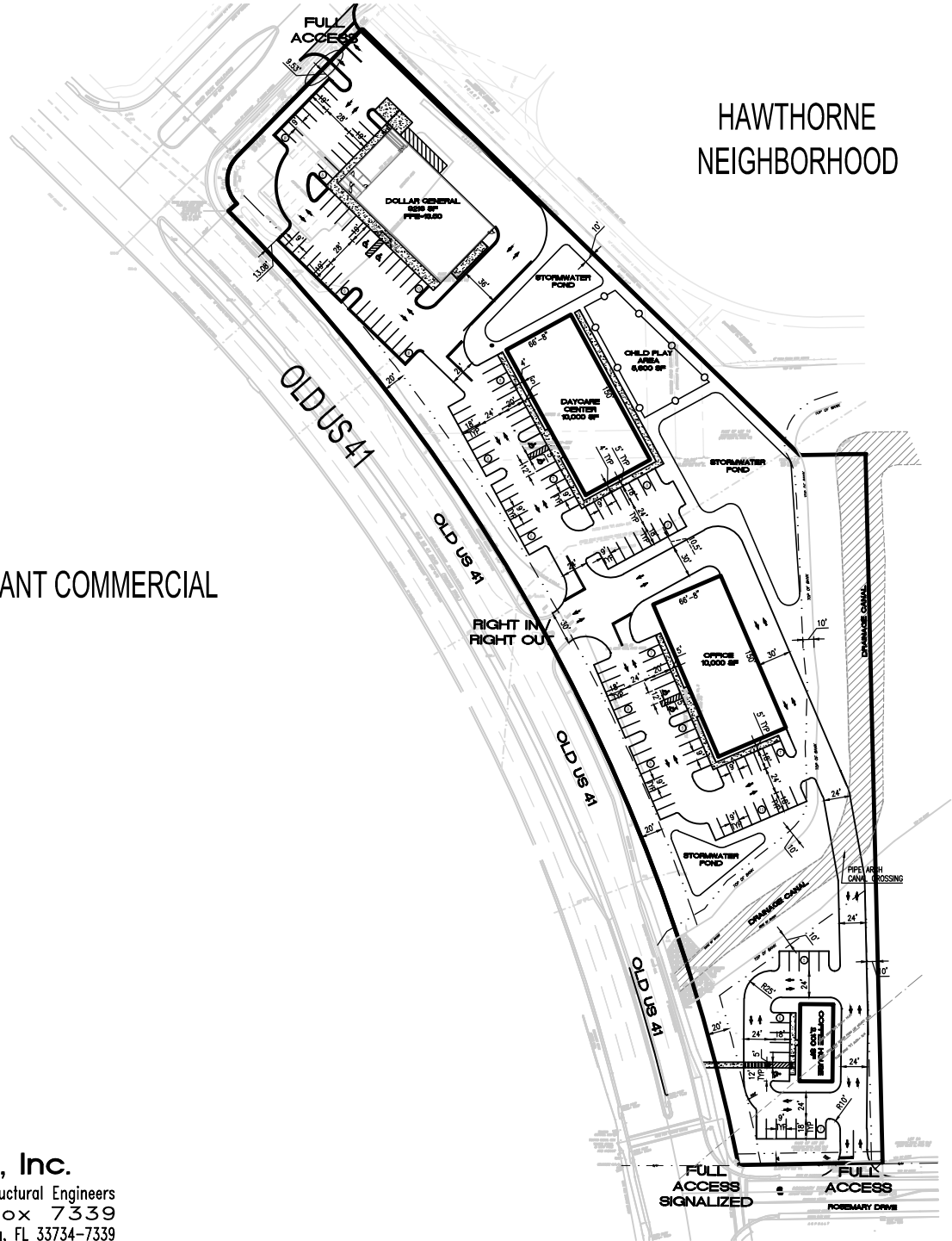
PROTOTYPE:	-	DESIGNER	DEVELOPER	DATE:
BLDG / SALES SF:	-	COMPANY: LBYD, INC.	RKM DEVELOPMENT, INC	5/3/2012
ACREAGE:	-	MATT WALKER, PE	NAME: DON WALLACE	
PARKING SPACES REQUIRED:	-	PHONE #: (813)362-8585	PHONE #: (727) 895-2150	
PARKING SPACES PROVIDED:	-	DRAWN BY: MKA		



SITE SUMMARY	
SETBACKS - F/S/R:	20/10/10
PROP ZONED:	MPD
ADJ PROP ZONED:	MPD
DRIVEWAY PERMIT REQUIRED:	TBD
FIRE HYDRANT REQUIRED:	TBD

VACANT COMMERCIAL

HAWTHORNE NEIGHBORHOOD



LBYD, Inc.
 Civil and Structural Engineers
 P.O. Box 7339
 St. Petersburg, FL 33734-7339
 Main (813) 362-8585
 Fax (205) 488-0226

LBYD PROJECT NO.
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NOTES & ASSUMPTIONS:

- DIMENSIONS NOT BASED ON A SURVEY.
- STORM WATER DETENTION IS REQ'D PER SFWMD. A STUDY MUST BE PERFORMED TO DETERMINE THE ACTUAL VOLUME REQ'D FOR DETENTION. AREA SHOWN MAY NOT BE ADEQUATE FOR STORAGE.
- PROJECT LOCATED IN CITY OF BONITA SPRINGS.
- LANDSCAPING AND IRRIGATION IS REQUIRED PER LEE COUNTY.
- ASSUMED WATER, SEWER, ELECTRIC, AND TELEPHONE UTILITIES ARE

- AVAILABLE TO THIS SITE.
- ZONING PER LEE COUNTY.
- SETBACKS PER LEE COUNTY.
- PARKING REQ'D PER LEE COUNTY.
- ROW WIDTHS ASSUMED.
- ASSUMES NO VARIANCES ARE REQUIRED.
- THIS SITE IS ZONED IN ACCORDANCE WITH THE MASTER CONCEPT PLAN ENTITLED "TESONE MIXED USE PLANNED DEVELOPMENT".

NEC Old 41 Rd. & Rosemary Dr. – Executive Summary

Property Description:

The proposed site is located at the Northeast corner of the signalized intersection of Old 41 Road and Rosemary Street. Visibility from 2 public roadways is excellent and access includes a RI/RO on Old 41 Road and a proposed Full movement access point on Rosemary Drive. Cross access to River Rock Boulevard through Dollar General is proposed. Monument signage on parcels is proposed.

Trade Area:

A trade area demographic report was performed on a 1,3 and 5-mile radius from the proposed location. Based on this trade area, current population counts are 8,671 (1-mile), 38,889 (3-mile), 67,042 (5-mile), with an average household income of \$93,677 and median age of 59.1 in the 5-mile trade area. Dollar General was built on the corner of Old 41 Road and River Rock Boulevard in 2013.

Site Traffic Counts:

Old 41 Road has a traffic count of 16,900 ADT

Area Retailers:

Old 41 is a commercial corridor with many national and local businesses

NEC Old 41 Rd. & Rosemary St., Bonita Springs – Overhead



NEC Old 41 Rd. & Rosemary St., Bonita Springs – Looking North



NEC Old 41 Rd. & Rosemary St., Bonita Springs – Looking West



NEC Old 41 Rd. & Rosemary St., Bonita Springs – Looking Southeast



NEC Old 41 Rd. & Rosemary St., Bonita Springs – Looking Northeast



NEC Old 41 Rd. & Rosemary St., Bonita Springs – Trade Market Overview



US Post Office

DOLLAR GENERAL

City of Bonita Springs
Recreation Park

Bonita Springs
Middle School
718 students

Everglades Wonder Gardens
Zoo Park

Universal Supermarket

Dollar Store & More

Terry Street- 35 mph 11,900AADT

7-ELEVEN

Bensens Grocery

Bonita Springs
Elem School
449 students

Old US 41 - 45 mph 21,300 AADT

Old 41 and River Rock Blvd

I-75

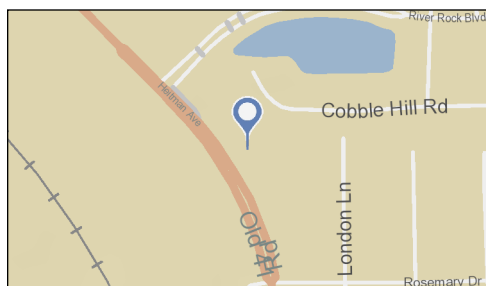
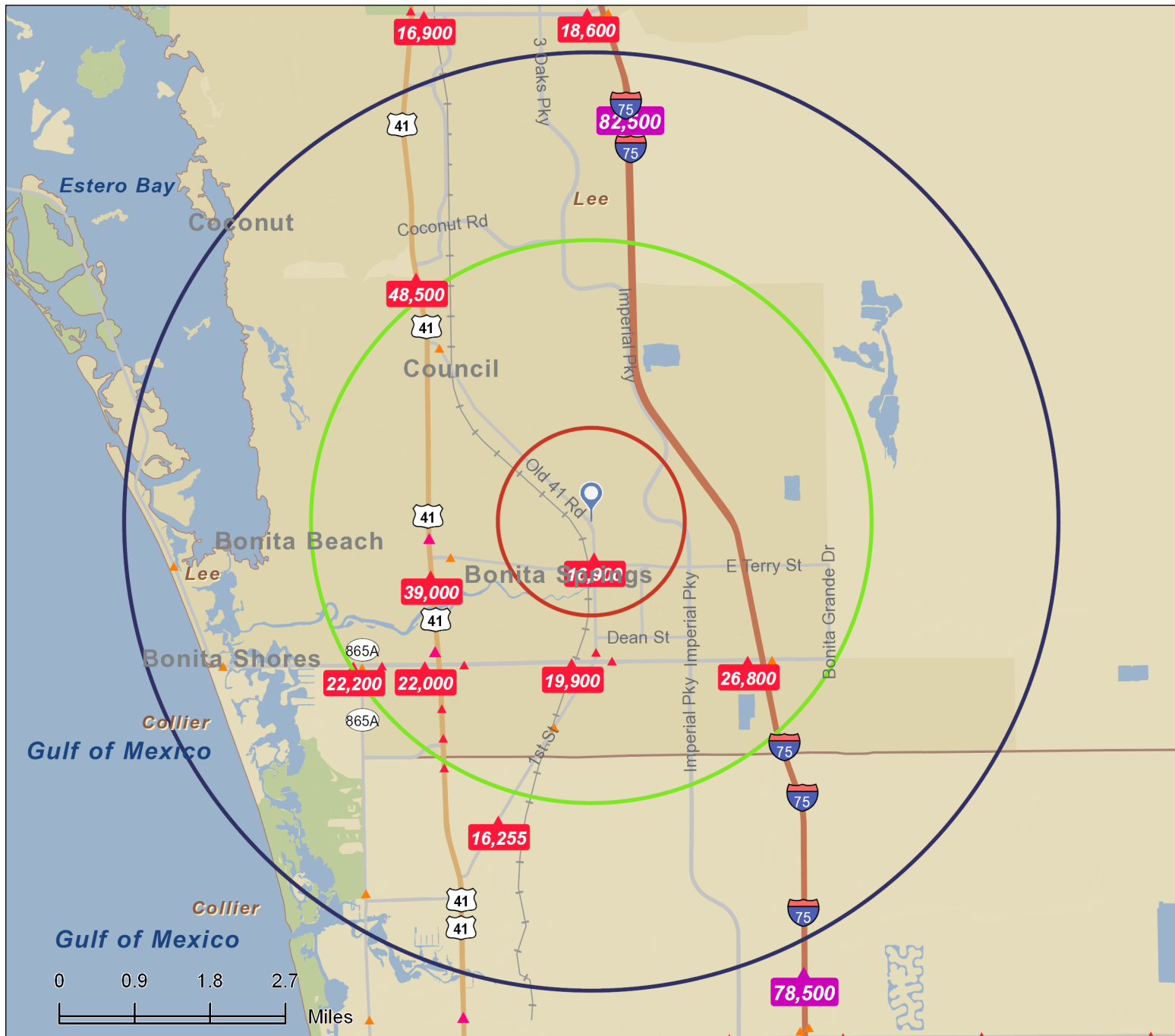
1 Mile

Three Oaks Pkwy 45 mph

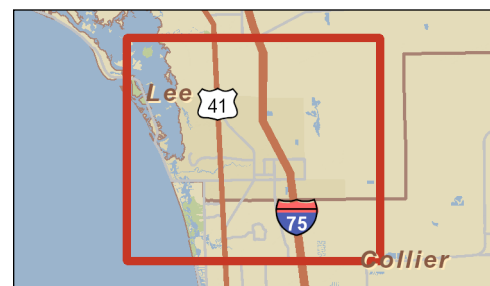
Traffic Count Map

bonita springs
 Ring: 1, 3, 5 Miles

Prepared by Sara Ward
 Latitude: 26.352768
 Longitude: -81.779602



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
 - ▲ 6,001 - 15,000
 - ▲ 15,001 - 30,000
 - ▲ 30,001 - 50,000
 - ▲ 50,001 - 100,000
 - ▲ More than 100,000 per day



bonita springs
Ring: 1 mile radius

Prepared by Sara Ward
Latitude: 26.352768
Longitude: -81.779602

Summary	Census 2010	2013	2018
Population	8,946	9,429	10,401
Households	3,168	3,320	3,647
Families	2,059	2,146	2,340
Average Household Size	2.81	2.83	2.84
Owner Occupied Housing Units	2,086	2,073	2,364
Renter Occupied Housing Units	1,082	1,247	1,284
Median Age	35.9	36.3	37.4
Trends: 2013 - 2018 Annual Rate	Area	State	National
Population	1.98%	0.99%	0.71%
Households	1.90%	0.98%	0.74%
Families	1.75%	0.87%	0.63%
Owner HHs	2.66%	1.32%	0.94%
Median Household Income	1.96%	3.47%	3.03%

Households by Income	2013		2018	
	Number	Percent	Number	Percent
<\$15,000	374	11.3%	374	10.3%
\$15,000 - \$24,999	273	8.2%	209	5.7%
\$25,000 - \$34,999	548	16.5%	518	14.2%
\$35,000 - \$49,999	896	27.0%	941	25.8%
\$50,000 - \$74,999	540	16.3%	572	15.7%
\$75,000 - \$99,999	265	8.0%	408	11.2%
\$100,000 - \$149,999	233	7.0%	377	10.3%
\$150,000 - \$199,999	95	2.9%	146	4.0%
\$200,000+	97	2.9%	102	2.8%
Median Household Income	\$41,117		\$45,302	
Average Household Income	\$60,268		\$68,675	
Per Capita Income	\$22,136		\$25,119	

Population by Age	Census 2010		2013		2018	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	690	7.7%	716	7.6%	792	7.6%
5 - 9	610	6.8%	684	7.3%	759	7.3%
10 - 14	474	5.3%	572	6.1%	742	7.1%
15 - 19	493	5.5%	477	5.1%	589	5.7%
20 - 24	632	7.1%	554	5.9%	471	4.5%
25 - 34	1,475	16.5%	1,549	16.4%	1,438	13.8%
35 - 44	1,094	12.2%	1,220	12.9%	1,511	14.5%
45 - 54	963	10.8%	1,031	10.9%	1,151	11.1%
55 - 64	957	10.7%	996	10.6%	1,074	10.3%
65 - 74	848	9.5%	894	9.5%	1,049	10.1%
75 - 84	546	6.1%	554	5.9%	608	5.8%
85+	163	1.8%	182	1.9%	218	2.1%

Race and Ethnicity	Census 2010		2013		2018	
	Number	Percent	Number	Percent	Number	Percent
White Alone	6,948	77.7%	7,117	75.5%	7,528	72.4%
Black Alone	101	1.1%	110	1.2%	133	1.3%
American Indian Alone	84	0.9%	91	1.0%	103	1.0%
Asian Alone	88	1.0%	96	1.0%	113	1.1%
Pacific Islander Alone	39	0.4%	50	0.5%	65	0.6%
Some Other Race Alone	1,480	16.5%	1,733	18.4%	2,180	21.0%
Two or More Races	206	2.3%	232	2.5%	279	2.7%
Hispanic Origin (Any Race)	4,317	48.3%	4,974	52.8%	6,231	59.9%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2013 and 2018.

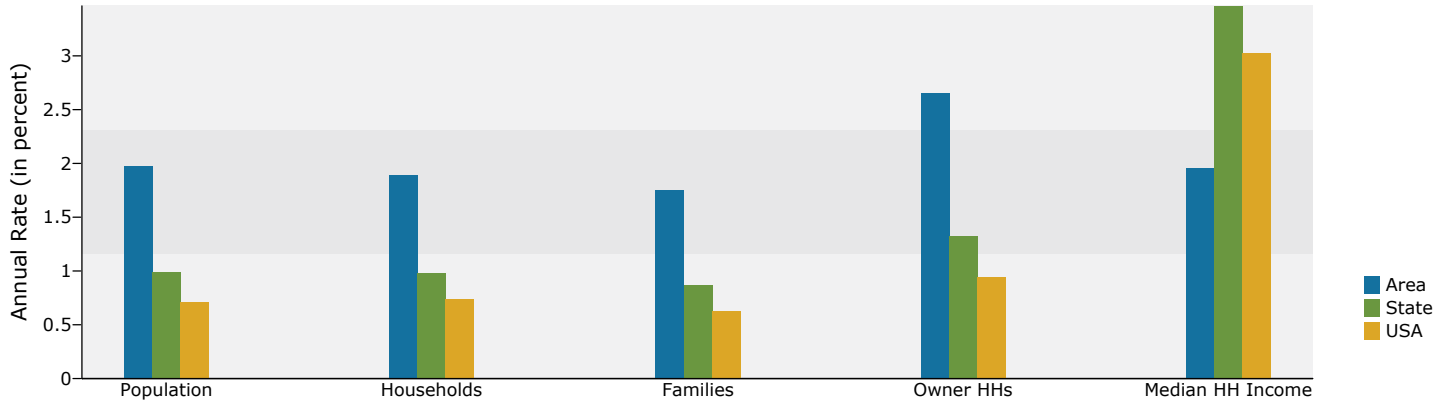


Demographic and Income Profile

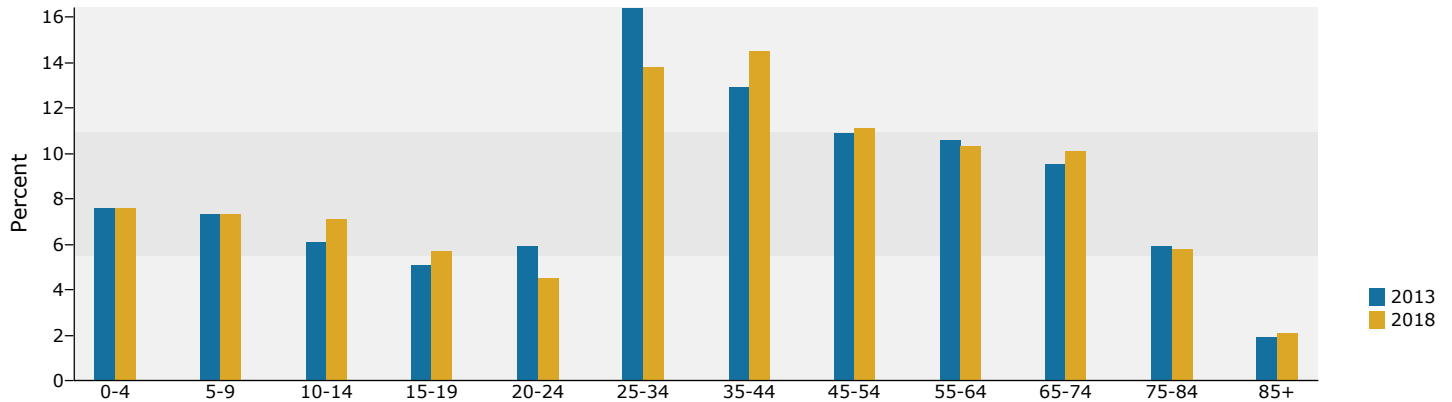
bonita springs
Ring: 1 mile radius

Prepared by Sara Ward
Latitude: 26.352768
Longitude: -81.779602

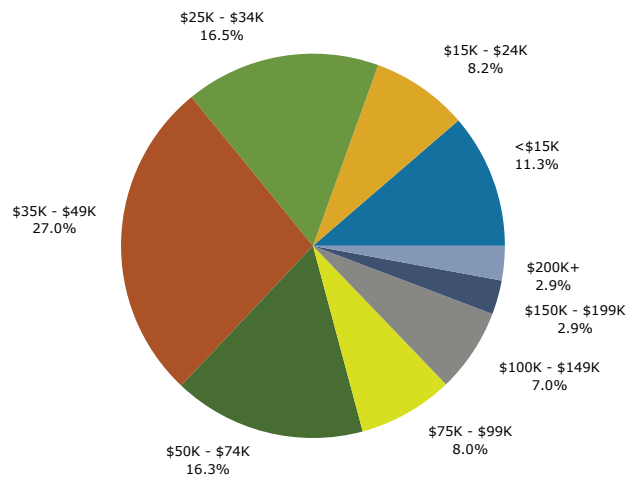
Trends 2013-2018



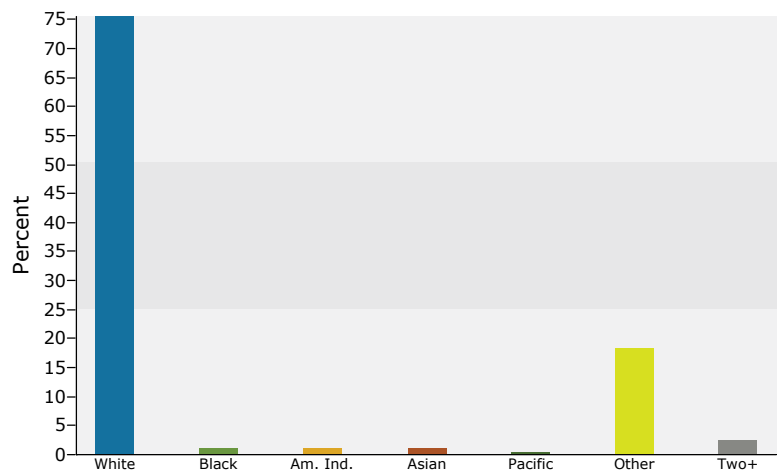
Population by Age



2013 Household Income



2013 Population by Race



2013 Percent Hispanic Origin: 52.8%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2013 and 2018.

Summary	Census 2010	2013	2018
Population	37,616	38,836	41,843
Households	16,669	17,179	18,483
Families	10,970	11,235	11,997
Average Household Size	2.25	2.25	2.25
Owner Occupied Housing Units	12,610	12,559	13,764
Renter Occupied Housing Units	4,059	4,620	4,719
Median Age	52.0	52.9	54.4
Trends: 2013 - 2018 Annual Rate	Area	State	National
Population	1.50%	0.99%	0.71%
Households	1.47%	0.98%	0.74%
Families	1.32%	0.87%	0.63%
Owner HHs	1.85%	1.32%	0.94%
Median Household Income	3.53%	3.47%	3.03%

Households by Income	2013		2018	
	Number	Percent	Number	Percent
<\$15,000	1,983	11.5%	1,862	10.1%
\$15,000 - \$24,999	1,411	8.2%	1,004	5.4%
\$25,000 - \$34,999	2,339	13.6%	2,075	11.2%
\$35,000 - \$49,999	3,006	17.5%	3,015	16.3%
\$50,000 - \$74,999	2,959	17.2%	3,074	16.6%
\$75,000 - \$99,999	1,470	8.6%	2,100	11.4%
\$100,000 - \$149,999	1,721	10.0%	2,626	14.2%
\$150,000 - \$199,999	737	4.3%	1,071	5.8%
\$200,000+	1,553	9.0%	1,655	9.0%
Median Household Income	\$48,983		\$58,258	
Average Household Income	\$84,670		\$98,789	
Per Capita Income	\$37,347		\$43,499	

Population by Age	Census 2010		2013		2018	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	1,835	4.9%	1,824	4.7%	1,939	4.6%
5 - 9	1,695	4.5%	1,820	4.7%	1,933	4.6%
10 - 14	1,395	3.7%	1,583	4.1%	1,918	4.6%
15 - 19	1,442	3.8%	1,367	3.5%	1,587	3.8%
20 - 24	1,791	4.8%	1,567	4.0%	1,332	3.2%
25 - 34	4,180	11.1%	4,266	11.0%	3,921	9.4%
35 - 44	3,587	9.5%	3,783	9.7%	4,384	10.5%
45 - 54	4,162	11.1%	4,124	10.6%	4,171	10.0%
55 - 64	5,725	15.2%	5,885	15.2%	6,270	15.0%
65 - 74	7,103	18.9%	7,623	19.6%	8,696	20.8%
75 - 84	3,747	10.0%	3,912	10.1%	4,416	10.6%
85+	953	2.5%	1,083	2.8%	1,278	3.1%

Race and Ethnicity	Census 2010		2013		2018	
	Number	Percent	Number	Percent	Number	Percent
White Alone	32,785	87.2%	33,296	85.7%	34,905	83.4%
Black Alone	348	0.9%	382	1.0%	463	1.1%
American Indian Alone	219	0.6%	233	0.6%	269	0.6%
Asian Alone	411	1.1%	463	1.2%	580	1.4%
Pacific Islander Alone	58	0.2%	73	0.2%	98	0.2%
Some Other Race Alone	3,195	8.5%	3,712	9.6%	4,700	11.2%
Two or More Races	599	1.6%	678	1.7%	828	2.0%
Hispanic Origin (Any Race)	9,916	26.4%	11,331	29.2%	14,275	34.1%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2013 and 2018.

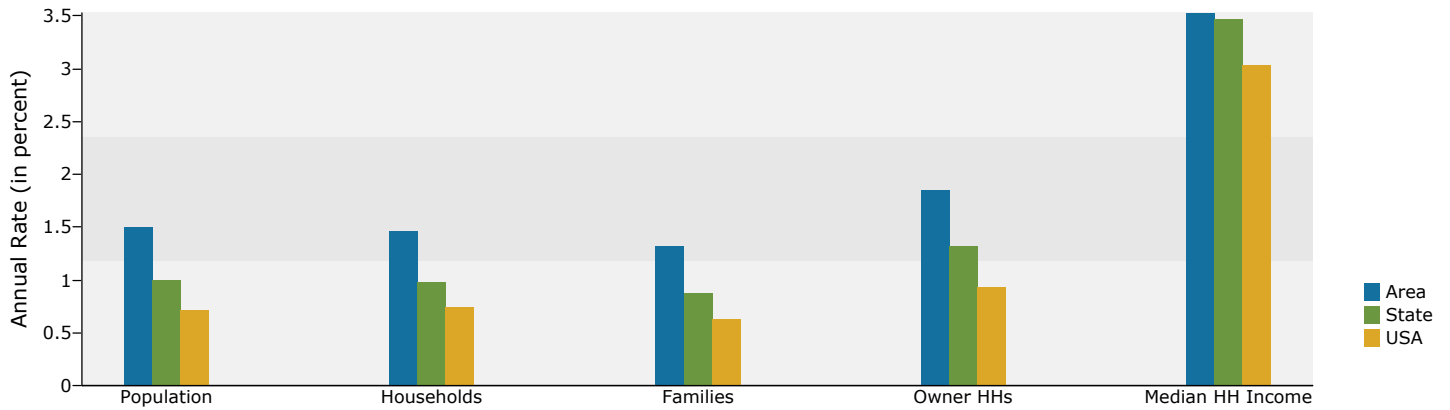


Demographic and Income Profile

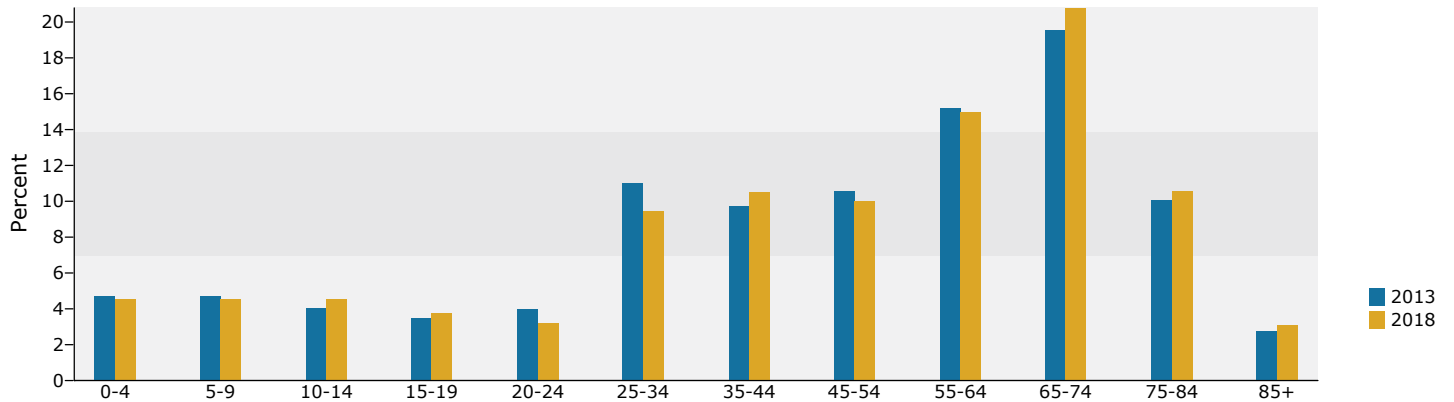
bonita springs
Ring: 3 mile radius

Prepared by Sara Ward
Latitude: 26.352768
Longitude: -81.779602

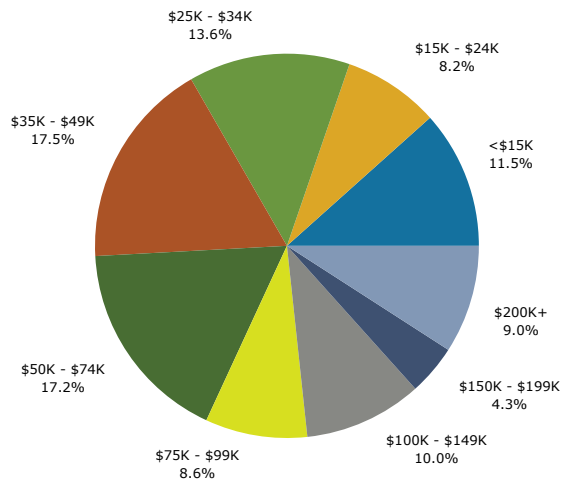
Trends 2013-2018



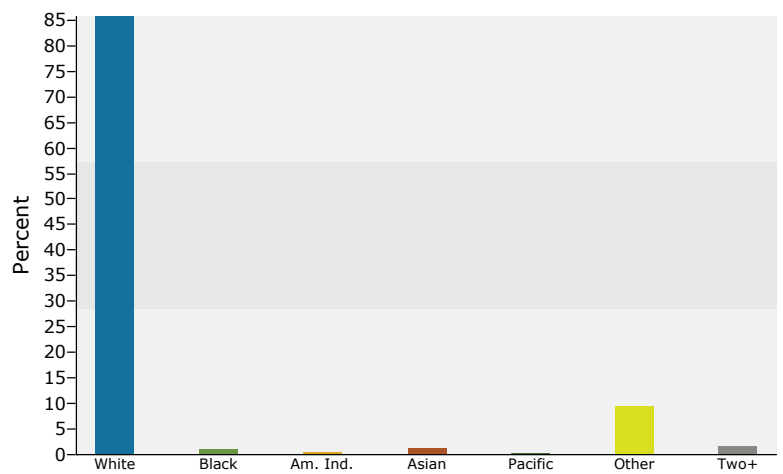
Population by Age



2013 Household Income



2013 Population by Race



2013 Percent Hispanic Origin: 29.2%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2013 and 2018.

bonita springs
Ring: 5 mile radius

Prepared by Sara Ward
Latitude: 26.352768
Longitude: -81.779602

Summary	Census 2010	2013	2018
Population	67,157	69,463	74,959
Households	31,534	32,611	35,195
Families	20,561	21,129	22,642
Average Household Size	2.11	2.11	2.11
Owner Occupied Housing Units	24,742	24,829	27,189
Renter Occupied Housing Units	6,792	7,782	8,006
Median Age	58.1	59.1	60.3
Trends: 2013 - 2018 Annual Rate	Area	State	National
Population	1.53%	0.99%	0.71%
Households	1.54%	0.98%	0.74%
Families	1.39%	0.87%	0.63%
Owner HHs	1.83%	1.32%	0.94%
Median Household Income	4.28%	3.47%	3.03%

Households by Income	2013		2018	
	Number	Percent	Number	Percent
<\$15,000	3,607	11.1%	3,335	9.5%
\$15,000 - \$24,999	2,446	7.5%	1,713	4.9%
\$25,000 - \$34,999	3,790	11.6%	3,294	9.4%
\$35,000 - \$49,999	4,974	15.3%	4,892	13.9%
\$50,000 - \$74,999	5,501	16.9%	5,597	15.9%
\$75,000 - \$99,999	3,219	9.9%	4,421	12.6%
\$100,000 - \$149,999	3,892	11.9%	5,706	16.2%
\$150,000 - \$199,999	1,711	5.2%	2,393	6.8%
\$200,000+	3,471	10.6%	3,842	10.9%
Median Household Income	\$55,026		\$67,846	
Average Household Income	\$93,677		\$110,334	
Per Capita Income	\$44,159		\$51,988	

Population by Age	Census 2010		2013		2018	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	2,590	3.9%	2,574	3.7%	2,725	3.6%
5 - 9	2,500	3.7%	2,642	3.8%	2,818	3.8%
10 - 14	2,166	3.2%	2,406	3.5%	2,862	3.8%
15 - 19	2,156	3.2%	2,084	3.0%	2,395	3.2%
20 - 24	2,548	3.8%	2,233	3.2%	1,970	2.6%
25 - 34	5,908	8.8%	6,025	8.7%	5,538	7.4%
35 - 44	5,656	8.4%	5,801	8.4%	6,567	8.8%
45 - 54	7,171	10.7%	7,019	10.1%	7,064	9.4%
55 - 64	11,596	17.3%	11,709	16.9%	12,318	16.4%
65 - 74	14,537	21.6%	15,745	22.7%	17,955	24.0%
75 - 84	7,940	11.8%	8,484	12.2%	9,648	12.9%
85+	2,388	3.6%	2,741	3.9%	3,098	4.1%

Race and Ethnicity	Census 2010		2013		2018	
	Number	Percent	Number	Percent	Number	Percent
White Alone	61,250	91.2%	62,663	90.2%	66,359	88.5%
Black Alone	551	0.8%	612	0.9%	756	1.0%
American Indian Alone	261	0.4%	278	0.4%	327	0.4%
Asian Alone	701	1.0%	812	1.2%	1,059	1.4%
Pacific Islander Alone	70	0.1%	88	0.1%	119	0.2%
Some Other Race Alone	3,529	5.3%	4,103	5.9%	5,222	7.0%
Two or More Races	795	1.2%	907	1.3%	1,117	1.5%
Hispanic Origin (Any Race)	12,232	18.2%	14,003	20.2%	17,751	23.7%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2013 and 2018.

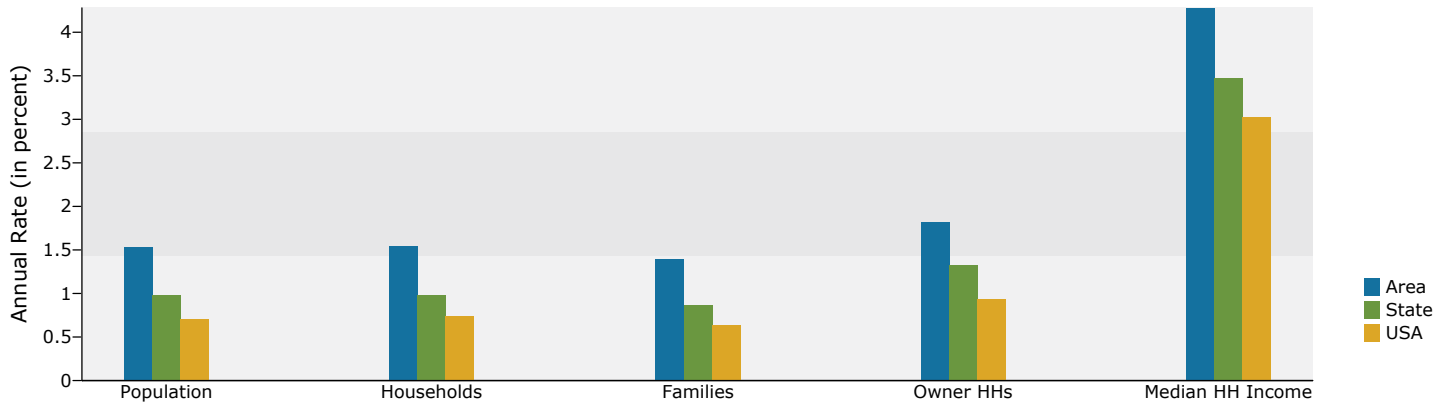


Demographic and Income Profile

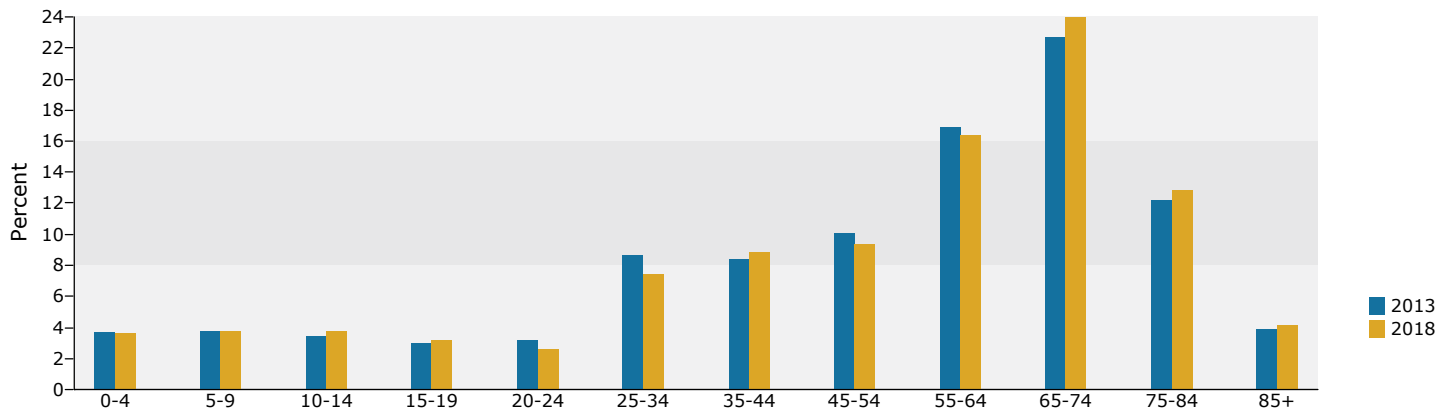
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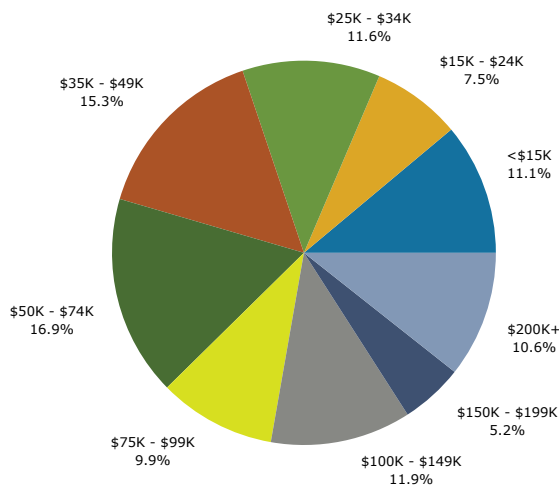
Trends 2013-2018



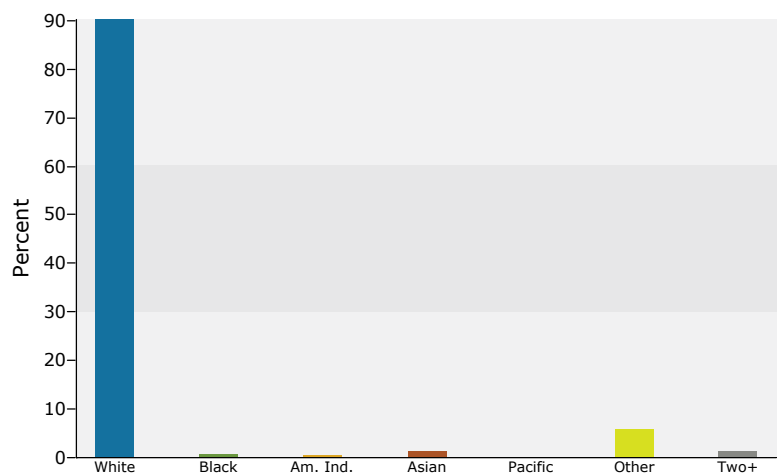
Population by Age



2013 Household Income



2013 Population by Race



2013 Percent Hispanic Origin: 20.2%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2013 and 2018.