

# 3291

Woods Edge Pkwy 1,  
Bonita Springs, FL 34134



COMMERCIAL  
PROPERTY  
SOUTHWEST FLORIDA



For Sublease  
**5,339 SF**

Medical Building in  
Bonita Springs

# // PROPERTY HIGHLIGHTS



Situated just off S. Tamiami Trail (US-41) with strong visibility and drive-by exposure



Includes multiple exam rooms, check-in/check-out area, and private physician's office, ideal for healthcare providers



Located in the broader Woods Edge / Bonita Springs office market, a corridor with established medical, dental, and professional offices, supporting cross-referral opportunities and a strong healthcare ecosystem surrounding this location



On-site parking, critical for patient convenience



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## // PROPERTY DESCRIPTION

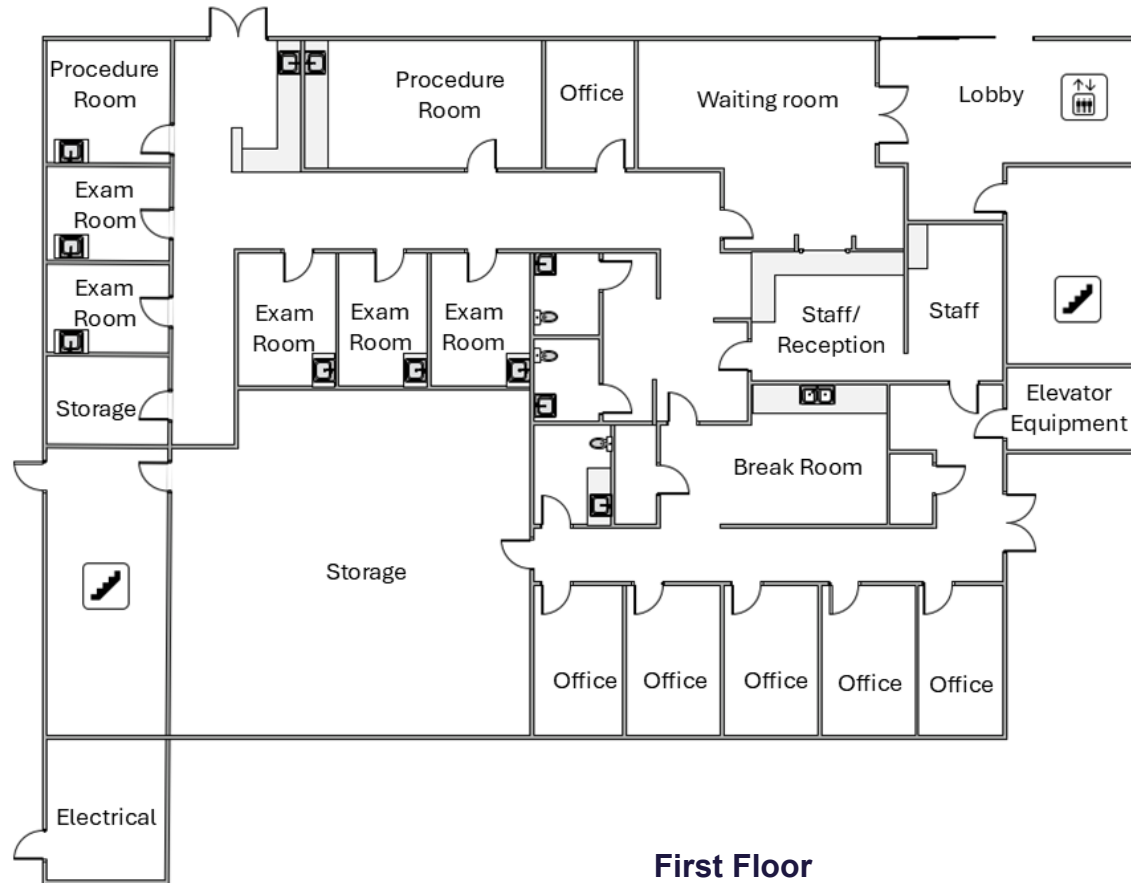
3291 Woods Edge Parkway is a medical office opportunity ideally situated just off S. Tamiami Trail (US-41), offering strong visibility and excellent drive-by exposure. The space is thoughtfully designed for healthcare operations, featuring multiple exam rooms, a check-in/check-out area, and a private physician's office, perfect for medical providers seeking a turnkey solution.

Located within the broader Woods Edge/Bonita Springs office corridor, the property is surrounded by established medical, dental, and professional offices, creating cross-referral opportunities and a robust healthcare ecosystem. On-site parking ensures convenience for both patients and staff, making this an exceptional location for a medical practice in a high-demand market.

GLA	± 5,339 SF
PROPERTY TYPE	Medical Office
YEAR BUILT	2006
PARKING	1.56 / 1,000 SF
ZONING	CPD
SUBMARKET	Bonita Springs
LEASE EXP.	12/31/2026

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# // FLOOR PLANS



## First Floor

- Can benefit from the second-floor tenant's patient base
- Second-floor tenant: Sun State Medical Specialists
- Six offices
- Five exam rooms with sinks
- Two procedure rooms with sinks
- Elevator
- Breakroom
- Reception

Floor	CURRENT USE	SQUARE FEET
1	Medical Office	5,339 SF

Property Overview  
**LOCATION AERIAL**



// **MEDICAL NEIGHBORS & DISTANCES**



400 Feet



BONITA BEACH DENTAL

0.3 Miles



1.4 Miles



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# // 2025 DEMOGRAPHICS

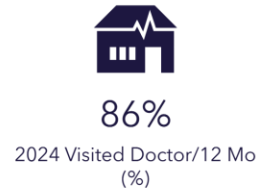
## POPULATION TRENDS AND KEY INDICATORS

OneOncology Portfolio  
Ring of 20 miles

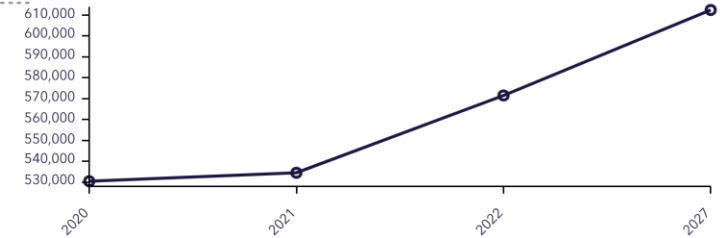


571,477	259,569	2.16	56.4	\$96,499	\$579,785	173	63	63
Population	Households	Avg Size Household	Median Age	Median Household Income	Median Home Value	Wealth Index	Housing Affordability	Diversity Index

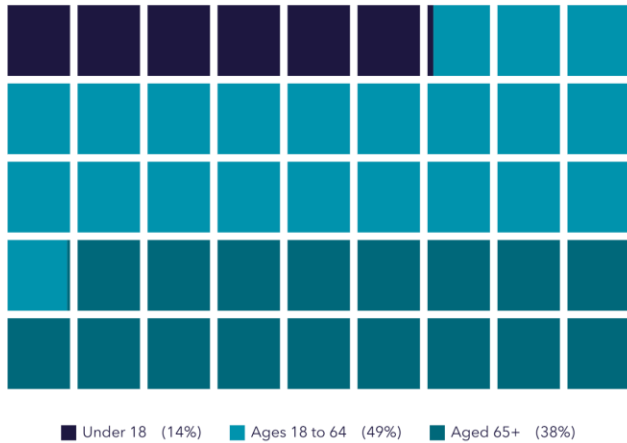
### Medical



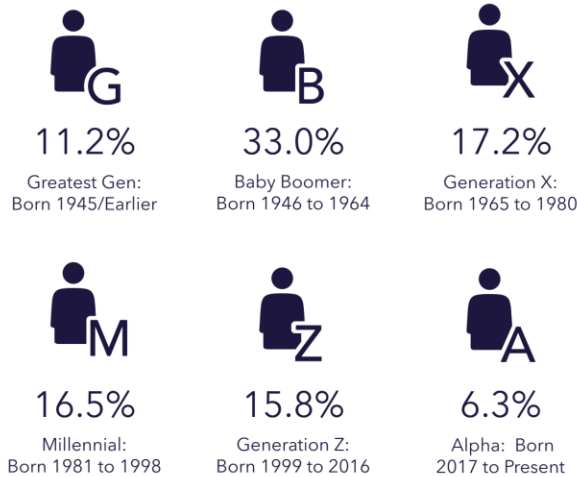
### Historical Trends: Population



### POPULATION BY AGE



### POPULATION BY GENERATION



### BUSINESS

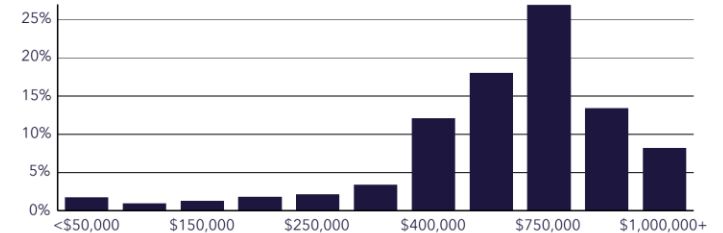


**28,229**  
Total Businesses



**287,791**  
Total Employees

### Home Value



Source: Esri, Esri-U.S. BLS, Esri-MRI-Simmons, Esri-Data Axle  
Esri forecasts for 2025, 2030  
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**CUSHMAN &  
WAKEFIELD**

**COMMERCIAL  
PROPERTY  
SOUTHWEST FLORIDA**

## // CONTACT

GARY TASMAN  
CEO & Principal Broker  
+1 239 489 3600  
[gtasman@cpswfl.com](mailto:gtasman@cpswfl.com)

VANESSA TYLER  
Associate Director  
+1 239 489 3600  
[vtyler@cpswfl.com](mailto:vtyler@cpswfl.com)

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