

**FREESTANDING OFFICE
BUILDING IN PRIME LOCATION
FOR SALE:**



PRICE: \$1,950,000

**25081 BERNWOOD DR
Bonita Springs, FL 34135**

Available vacant or with seller leaseback



**CUSHMAN &
WAKEFIELD**

**COMMERCIAL
PROPERTY
SOUTHWEST FLORIDA**

FOR SALE

25081 BERNWOOD DR

Bonita Springs, FL 34135

Property Highlights

- Frontage on Old US 41, a main traffic artery for Bonita Springs
- Freestanding building with functional build-out, ideal for various flex/showroom users
- Available vacant or with seller leaseback
- The building is divided into three separate units with separate addresses, electric meters, HVAC systems, bathrooms, and entry doors

SQUARE FEET	±6,069 SF
YEAR BUILT	2007
PARKING RATIO	± 3.33 / 1,000 SF
ZONING	IPD – Industrial Planned Development
SUBMARKET	Bonita Springs



COMMERCIAL
PROPERTY
SOUTHWEST FLORIDA

Better never settles

LANE BOY
Executive Director
(239) 489-3600
lboy@cpswfl.com

LOCATION MAP AND DEMOGRAPHICS



2025 Demographics	1 - Mile	2 - Miles	3 - Miles
Total Population	5,010	47,480	94,204
Total Households	2,510	22,353	44,699
Annual Population growth 2025-2030	2.4%	2.3%	2.4%
Average Household Income	\$123,871	\$126,328	\$125,132

FOR SALE

25081 BERNWOOD DR

Bonita Springs, FL 34135



**CUSHMAN &
WAKEFIELD**

COMMERCIAL
PROPERTY
SOUTHWEST FLORIDA

©2026 Cushman & Wakefield | CPSWFL. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.