

PRIME REDEVELOPMENT SITE OVERLOOKING NAPLES BAY

FOR SALE

1302 5TH AVENUE S, NAPLES, FL 34102



- PRICE:** \$19,000,000
 - SIZE:** 2,788± SF Restaurant & 3,488± SF Retail
 - LAND:** 1.34± Acres with Submerged Land Lease
 - LOCATION:** Current Kelly's Fish House and Shell Shack location overlooking Naples Bay on 5th Avenue S, just east of Goodlette Road
 - ZONING:** C2-A – Waterfront Commercial (Collier County) [Click here for zoning uses](#)
 - RE TAXES:** \$37,342.48 (2022)
 - PARCEL ID:** 20762840009
- PREMIER REDEVELOPMENT SITE**

Nestled along the scenic Naples Bay, this waterfront commercial redevelopment site, currently the site of Kelly's Fish House Restaurant, is comprised of two buildings: a 2,788± SF restaurant and a 3,488± SF retail establishment, set on a 1.34± acre site. With an impressive 220' of prime Naples Bay frontage providing direct Gulf of Mexico access, this property is truly exceptional. C2-A zoning offers an unparalleled opportunity for redevelopment, making it an ideal choice for various endeavors such as restaurants, mixed-use with residential components, and diverse commercial uses. The strategic location, coupled with the convenience of a curb cut to US 41, ensures high visibility and effortless access to downtown Naples. Tremendous opportunity to transform this site into a distinguished Naples destination. The property is situated at the heart of the Downtown Naples Redevelopment Area, attracting investments from developers as far as Aspen, CO, and Phoenix, AZ. These investments span a wide range of interests, including retail, residential, and hospitality, with notable brands like Restoration Hardware, Whole Foods, Marriott Hotels, and local companies like The Ronto Group. There is the potential for development of residential units at 8 units per acre, each measuring 4,000 SF, or the option for a 25-unit hotel.

CONTACT
DAVE WALLACE, CCIM, SIOR
Senior Vice President
239.659.1447 x218
dave.wallace@creconsultants.com

DAVID WALLACE
Associate
239.659.1447 x223
david.wallace@creconsultants.com

12140 Carissa Commerce Ct, Suite 102
Fort Myers, FL 33966
1100 Fifth Ave. S, Suite 404
Naples, FL 34102

The information contained herein was obtained from sources believed reliable. CRE Consultants makes no guarantees, warranties or representations as to the completeness or accuracy thereof, and is subject to errors, omissions, change of price or conditions prior to sale or lease, or withdrawal without notice. 10/17/23

PRIME REDEVELOPMENT SITE OVERLOOKING NAPLES BAY

FOR SALE

1302 5TH AVENUE S, NAPLES, FL 34102



HIGHLIGHTS

- Attractive redevelopment potential with C2-A zoning
- Boat slips
- Bayfront site in sought-after downtown Naples with endless potential
- Ideal location for a restaurant, or other commercial use
- Direct access to the Gulf of Mexico
- Curb cut to US 41



CONTACT

DAVE WALLACE, CCIM, SIOR
Senior Vice President
239.659.1447 x218
dave.wallace@creconsultants.com

DAVID WALLACE
Associate
239.659.1447 x223
david.wallace@creconsultants.com

2023 DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
EST. POPULATION	12,116	60,742	138,485
EST. HOUSEHOLDS	5,356	28,496	63,972
EST. MEDIAN HOUSEHOLD INCOME	\$59,699	\$68,910	\$75,028
TRAFFIC COUNTS (2023)	55,000 (AADT)		

The information contained herein was obtained from sources believed reliable. CRE Consultants makes no guarantees, warranties or representations as to the completeness or accuracy thereof, and is subject to errors, omissions, change of price or conditions prior to sale or lease, or withdrawal without notice.

PRIME REDEVELOPMENT SITE OVERLOOKING NAPLES BAY



FOR SALE

1302 5TH AVENUE S, NAPLES, FL 34102



CONTACT
DAVE WALLACE, CCIM, SIOR
Senior Vice President
239.659.1447 x218
dave.wallace@creconsultants.com

DAVID WALLACE
Associate
239.659.1447 x223
david.wallace@creconsultants.com

The information contained herein was obtained from sources believed reliable. CRE Consultants makes no guarantees, warranties or representations as to the completeness or accuracy thereof, and is subject to errors, omissions, change of price or conditions prior to sale or lease, or withdrawal without notice.

PRIME REDEVELOPMENT SITE OVERLOOKING NAPLES BAY

FOR SALE

1302 5TH AVENUE S, NAPLES, FL 34102

DEVELOPMENTS

- 1 METROPOLITAN
- 2 WHOLE FOODS (Proposed)
- 3 RESTORATION HARDWARE (Proposed)
- 4 GULFSHORE PLAYHOUSE
- 5 NAPLES BEACH CLUB

HOTELS & RESORTS

- 1 FOUR SEASONS NAPLES RESORT
- 2 INN ON FIFTH
- 3 BAYFRONT INN
- 4 AC HOTEL BY MARRIOTT
- 5 HYATT HOUSE
- 6 NAPLES BAY RESORT
- 7 NAPLES BAY CLUB
- 8 CHARTER CLUB RESORT
- 9 COVE INN ON NAPLES BAY
- 10 THE ELLINGTON (Proposed)
- 11 CAPRI INN

SHOPPING & DINING

- 1 FIFTH AVENUE SOUTH
- 2 THIRD STREET SOUTH
- 3 TIN CITY
- 4 NAPLES SQUARE
- 5 BAYFRONT SHOPS
- 6 NAPLES DESIGN DISTRICT

RESIDENTIAL CONDOS

- 1 SOCE FLATS
- 2 850 CENTRAL
- 3 STELLA NAPLES
- 4 THE MARK ON 8TH
- 5 QUATTRO AT NAPLES SQUARE
- 6 ELEVEN ELEVEN CENTRAL
- 7 THE TIDES AT BAYFRONT
- 8 ROSEWOOD RESIDENCES
- 9 LA PERLE
- 10 METROPOLITAN
- 11 PARKVIEW AT CAMBIER
- 12 875 SIXTH AVENUE



CONTACT

DAVE WALLACE, CCIM, SIOR
Senior Vice President
239.659.1447 x218
dave.wallace@creconsultants.com

DAVID WALLACE
Associate
239.659.1447 x223
david.wallace@creconsultants.com

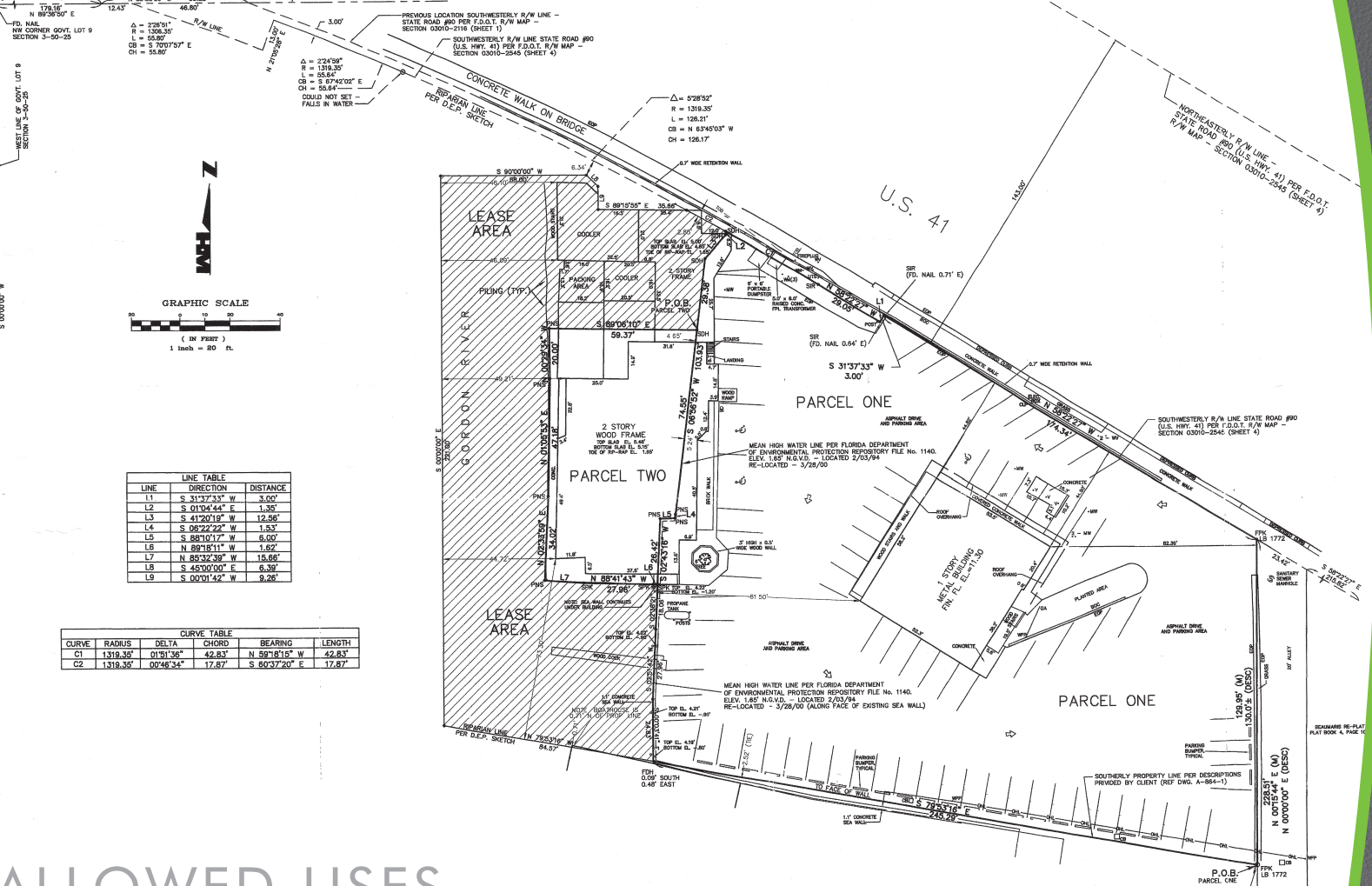


PRIME REDEVELOPMENT SITE OVERLOOKING NAPLES BAY

FOR SALE

1302 5TH AVENUE S, NAPLES, FL 34102

SURVEY



ALLOWED USES

Approved for a Wide Variety of Commercial and Retail Uses including but not limited to:

- Art or photograph studios.
- Bakery, retail (baking on premises with all baked goods sold at retail on-premises).
- Boat and marine motor sales, rentals (including slip rentals) or display.
- Boatyards and boat ways.
- Fish and seafoods, wholesale or retail sales.
- Fishing boats, including charter boats with a carrying capacity of 149 passengers or less.
- Marinas. Incidental loading and unloading of marine supplies is permitted provided it is accessory and subordinate to the principal use.
- Personal service establishments
- Professional and business offices (no drive-through windows).
- Repair and servicing of boating accessories and marine equipment, provided that all such activities are conducted either under roof, in rear yards, or at docksides, or are screened from off-premises view by an ornamental buffer.
- Residential uses which are part of a mixed-use development and are not located on the ground floor (up to eight units per net acre).
- Restaurants, conventional or carry-out; no drive-through windows.
- Retail sales establishments, other than shopping centers.
- Yacht or sailing clubs.

CONDITIONAL USES

Conditional uses in the C2-A district are as follows:

- Cultural facilities (including libraries or museums).
- Recreation areas or facilities
- Transient lodging facilities provided, however, there is no maximum density for transient lodging facilities in the C2-A district.
- Timeshare lodging facilities (up to 12 units per net acre).
- Rental of motor vehicles accessory and subordinate to the retail sales use.
- Fishing boats, including charter boats with a carrying capacity of 150 passengers or more.
- On-site laundry and dry cleaning services.

CONTACT

DAVE WALLACE, CCIM, SIOR
Senior Vice President

239.659.1447 x218

dave.wallace@creconsultants.com

DAVID WALLACE
Associate

239.659.1447 x223

david.wallace@creconsultants.com



Commercial Real Estate Consultants, LLC

www.creconsultants.com