

PRIME C3 ZONED PROPERTY REDEVELOPMENT OPPORTUNITY



FOR SALE

2052 DANFORD STREET, NAPLES, FL 34112



- PRICE:** \$1,600,000
- SIZE:** 1,811± SF
- LAND:** 0.38± Acre
- LOCATION:** Located at the corner of Danford Street and Hamilton Avenue, 2.2± miles west of US 41
- YEAR BUILT:** 1959
- ZONING:** C3 - Commercial (Collier County) [Click here for zoning uses](#)
- RE TAXES:** \$5,682.79 (2023)
- PARCEL ID:** 61380120005

MIKE'S BAIT HOUSE

This is a rare opportunity to acquire prime real estate in the sought-after East Naples submarket. The property currently operates as Mike's Bait House, a successful family-owned and operated bait and tackle shop, convenience store, and fishing charter business since 2015. However, with C3 zoning, the property offers a valuable opportunity for redevelopment into a restaurant, bar, or other approved commercial use. The freestanding building is situated on an oversized corner lot at the intersection of Danford Street and Hamilton Avenue, with ample parking space for customers. The location provides easy access to the Gulf of Mexico via Gordon's Pass and is conveniently situated near Bayview Park, a popular public access boat launch that features picnic tables, a pavilion, and restrooms.

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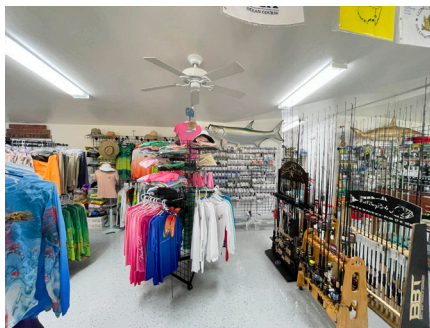
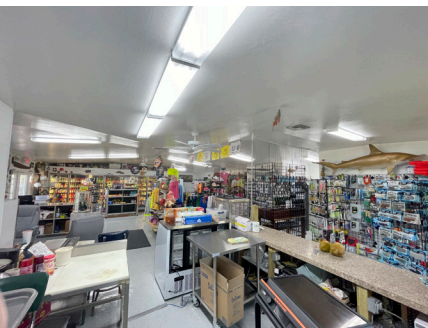
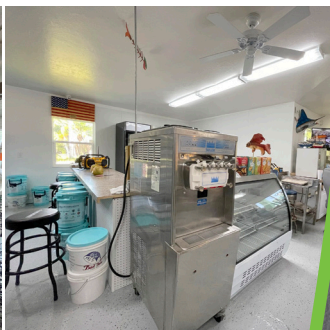
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HIGHLIGHTS

- Prime redevelopment opportunity with C3 zoning
- Corner lot in sought-after East Naples submarket with endless potential
- Ideal location for a restaurant, bar, or other commercial use
- Convenient access to Gulf of Mexico via Gordon's Pass
- Strategically located near popular Bayview Park with public boat launch and amenities
- Ample parking available with easy access from Hamilton Avenue



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2023 DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
EST. POPULATION	2,022	30,006	72,559
EST. HOUSEHOLDS	873	13,967	33,422
EST. AVERAGE HOUSEHOLD INCOME	\$109,684	\$111,420	\$111,527

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