

FREESTANDING RETAIL BUILDING

MIXED-USE OPPORTUNITY FOR SALE



2360 SHADOWLAWN DRIVE
NAPLES FLORIDA

CONTACT

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OFFERING SUMMARY

LIST PRICE: **\$2,500,000**

KEY DETAILS

- » LOCATION: **2360 Shadowlawn Drive
Naples, FL 34112**
- » BUILDING SIZE: **5,000± SF**
- » LAND SIZE: **0.57± Acres**
- » ZONING: **C-4-GTZO - COMMERCIAL
GATEWAY TRIANGLE ZONING OVERLAY
(COLLIER COUNTY)** [Click here for zoning uses](#)
- » YEAR BUILT: **1985**
- » RE TAXES: **\$15,032.49 (2024)**
- » PARCEL ID: **61834800004**

PROPERTY OVERVIEW

Located in the thriving East Naples submarket, this versatile 5,000± SF steel frame metal building offers a prime corner location at Shadowlawn Drive and Lois Street, just one block north of US 41. Situated near a prominent intersection, the property provides excellent visibility and accessibility, making it a highly desirable location for a variety of retail, commercial, or mixed-use applications. With 100'± feet of frontage on Shadowlawn Drive, key features include an overhead door, a fenced yard area, and an A/C unit replaced in 2023. Additionally, its strategic position within the immediate trade area, just 2 miles from Downtown Naples and Naples Airport, along with affluent demographics, further enhances its value. An outstanding opportunity for investors or owner-users seeking a high-exposure, well-positioned property in a growing market.

FOR MORE INFORMATION, CONTACT:

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2360 SHADOWLAWN DRIVE, NAPLES, FL





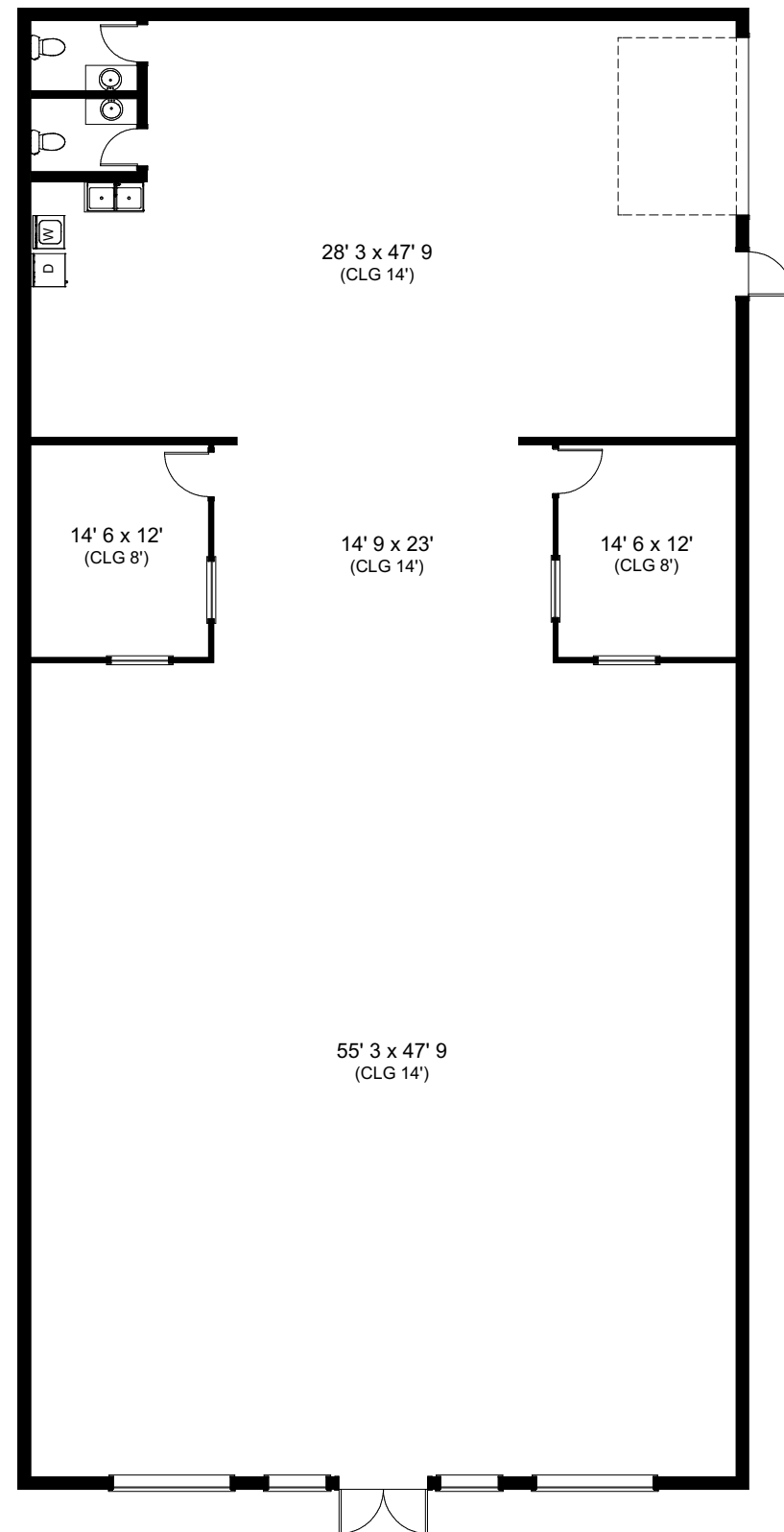
2360 SHADOWLAWN DRIVE, NAPLES, FL



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- Corner site in sought-after Naples submarket with endless potential
- Strategically located just off US 41



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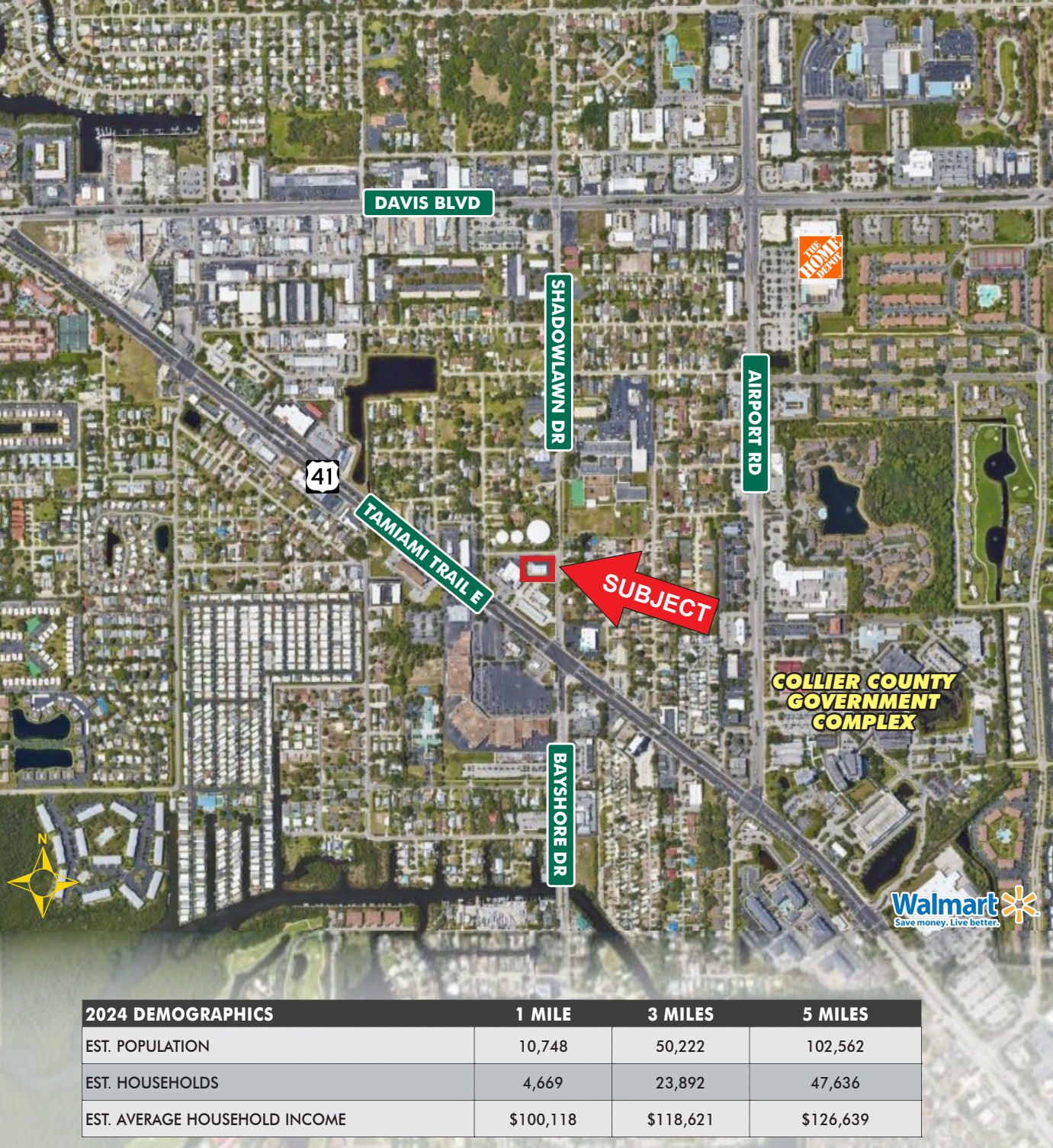
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2024 DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
EST. POPULATION	10,748	50,222	102,562
EST. HOUSEHOLDS	4,669	23,892	47,636
EST. AVERAGE HOUSEHOLD INCOME	\$100,118	\$118,621	\$126,639