



**3570 Bayshore Drive | Suite 103
Naples, FL 34112**

RETAIL CONDO FOR LEASE

1,750 +/- square feet retail building on the west side of Bayshore Drive, 1/3 of a mile south of Celebration Food Truck Park and immediately across the street from the new Ankrolab Brewing Company

Ready for occupancy.

Surrounded by retail, and residential communities.

Please call for details.



BASE RENT:

\$16.00 NNN

CAM:

Est. \$5.00

SIZE:

1,750 SF

ZONING:

C-4

CONTACT ☎ (239) 261-3400 x 179

Clint Sherwood, CCIM ext. 179, clint@ipcnaples.com

Investment Properties Corporation of Naples
3838 Tamiami Trail North Suite 402

Naples Florida 34103-3586

Tel: 239-261-3400 Fax: 249-261-7579 www.ipcnaples.com

Licensed Real Estate Broker

The statement and figures presented herein, while not guaranteed, are secured from sources we believe authoritative. Subject to prior sale, lease, withdrawal and price change without notice.

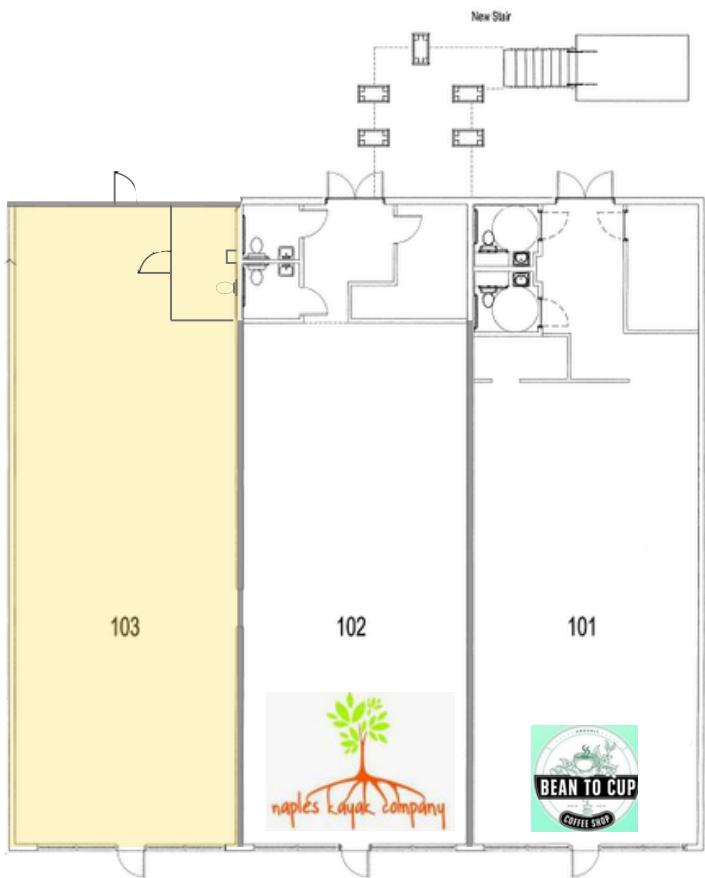
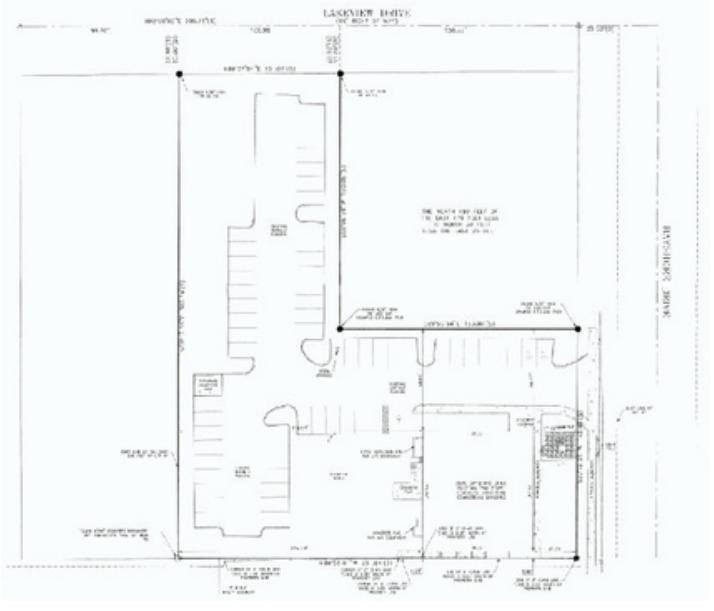


investment
properties
corporation

PHOTOS / SITE PLAN / FLOOR PLAN



3570 Bayshore Drive | Suite 103
Naples, FL 34112



CONTACT (239) 261-3400

Clint Sherwood, CCIM ext. 179, clint@ipcnaples.com
Brady Dean ext. 120, brady@ipcnaples.com

Investment Properties Corporation of Naples
3838 Tamiami Trail North Suite 402
Naples Florida 34103-3586
Tel: 239-261-3400 Fax: 249-261-7579 www.ipcnaples.com

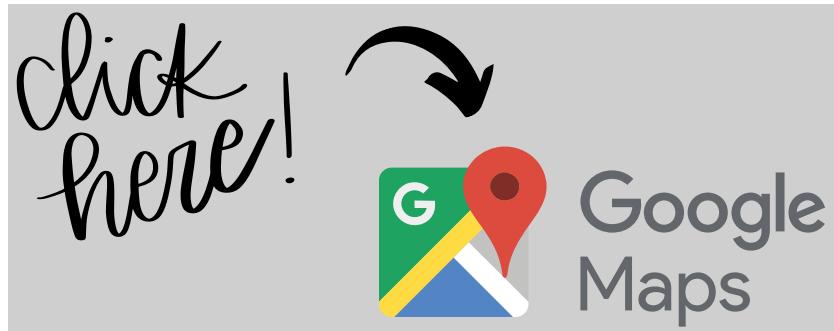
Licensed Real Estate Broker

The statement and figures presented herein, while not guaranteed, are secured from sources we believe authoritative. Subject to prior sale, lease, withdrawal and price change without notice.

LOCATOR MAP & DEMOS



| Demographics (2025) | 1 MILE | 3 MILES | 5 MILES |
|--|------------------------------|-----------|-----------|
| Est. Population | 9,970 | 44,003 | 93,492 |
| Est. Average Household Income | \$98,500 | \$141,527 | \$148,592 |
| 2024 Avg. Daily Traffic Count on Bayshore Drive | 17,300 cars on average daily | | |



CONTACT  (239) 261-3400

Clint Sherwood, CCIM ext. 179, clint@ipcn Naples.com
Brady Dean ext. 120, brady@ipcn Naples.com