

# BAYSHORE INN AND DOCKS

3350 Bayshore Drive, Naples, FL 34112

Waterfront Motel and Single-Family Rental Homes for Sale



LQ Commercial  
REAL ESTATE SERVICES

[LOCRE.COM](http://LOCRE.COM)



**\$6,900,000**  
PRICE



**8,966 SF**  
TOTAL SIZE



**0.99 AC**  
LAND



**C-4 AND BMUD-NV**  
ZONING

- Waterfront income-producing portfolio:
- 10-unit independent motel + two single-family rental homes on approximately 1 acre (3 parcels).
- 232 feet of canal frontage with direct Gulf access—no bridges.
- Located in Naples' Bayshore Arts District, a thriving cultural and lifestyle corridor.
- Includes all FF&E with established guest accommodations.
- Safe, scenic access for paddleboarding, kayaking, and canoeing on Haldeman Creek.
- Walking distance to 8+ restaurants, bars, the USOP National Pickleball Center, and Naples Botanical Garden.
- Surrounded by major developments including The Metropolitan Naples, JW Marriott Bayshore Condo Hotel, Oaks Farms, and The Grove Bayshore.
- Minutes from Naples Municipal Airport, Naples Zoo, 5th Avenue South, and Tin City.
- High-demand waterfront asset amid continued growth in the Bayshore corridor.
- **Showings by appointment only. This is an operating business, DO NOT disturb the guests or management**

[LOCRE.COM/BAYSHORE-MOTEL](http://LOCRE.COM/BAYSHORE-MOTEL)

[BAYSHORE DRIVE REDEVELOPMENT SIGNALS  
NEW ERA IN NAPLES AREA](#)



5-MILE POPULATION

**99,424**



5-MILE EMPLOYEES

**60,474**



5-MI RETAIL EXPENDITURE

**\$2.45 B**



3555 Kraft Road #260  
Naples, FL 34105

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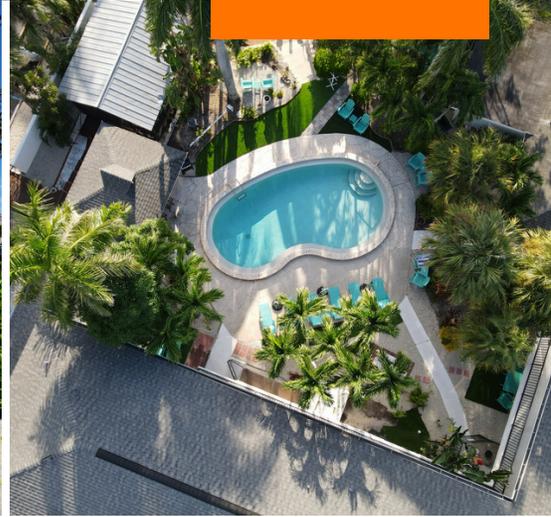
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3350 Bayshore Dr Naples, FL 34112	3 mi radius	5 mi radius	10 mi radius
<b>Population</b>			
2025 Estimated Population	49,476	99,424	240,625
2030 Projected Population	47,761	95,846	233,968
2020 Census Population	46,645	93,436	224,708
2010 Census Population	42,948	84,153	197,360
Projected Annual Growth 2025 to 2030	-0.7%	-0.7%	-0.6%
Historical Annual Growth 2010 to 2025	1.0%	1.2%	1.5%
2025 Median Age	55.1	55.1	54.0
<b>Households</b>			
2025 Estimated Households	23,460	46,682	109,267
2030 Projected Households	22,613	44,965	106,245
2020 Census Households	21,645	42,498	99,393
2010 Census Households	19,924	37,701	85,700
Projected Annual Growth 2025 to 2030	-0.7%	-0.7%	-0.6%
Historical Annual Growth 2010 to 2025	1.2%	1.6%	1.8%
<b>Race and Ethnicity</b>			
2025 Estimated White	73.4%	72.8%	71.2%
2025 Estimated Black or African American	7.5%	7.4%	7.4%
2025 Estimated Asian or Pacific Islander	1.4%	1.4%	1.6%
2025 Estimated American Indian or Native Alaskan	0.6%	0.4%	0.4%
2025 Estimated Other Races	17.2%	17.9%	19.4%
2025 Estimated Hispanic	23.1%	24.4%	25.8%
<b>Income</b>			
2025 Estimated Average Household Income	\$146,334	\$150,807	\$159,657
2025 Estimated Median Household Income	\$88,482	\$95,192	\$104,093
2025 Estimated Per Capita Income	\$69,527	\$70,934	\$72,608
<b>Education (Age 25+)</b>			
2025 Estimated Elementary (Grade Level 0 to 8)	4.6%	4.8%	4.8%
2025 Estimated Some High School (Grade Level 9 to 11)	4.6%	4.5%	3.9%
2025 Estimated High School Graduate	26.8%	25.8%	24.3%
2025 Estimated Some College	18.2%	16.7%	15.7%
2025 Estimated Associates Degree Only	9.1%	8.4%	8.7%
2025 Estimated Bachelors Degree Only	21.2%	23.0%	24.5%
2025 Estimated Graduate Degree	15.6%	16.8%	18.1%
<b>Business</b>			
2025 Estimated Total Businesses	6,440	9,585	22,326
2025 Estimated Total Employees	44,970	60,474	133,276
2025 Estimated Employee Population per Business	7.0	6.3	6.0
2025 Estimated Residential Population per Business	7.7	10.4	10.8



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