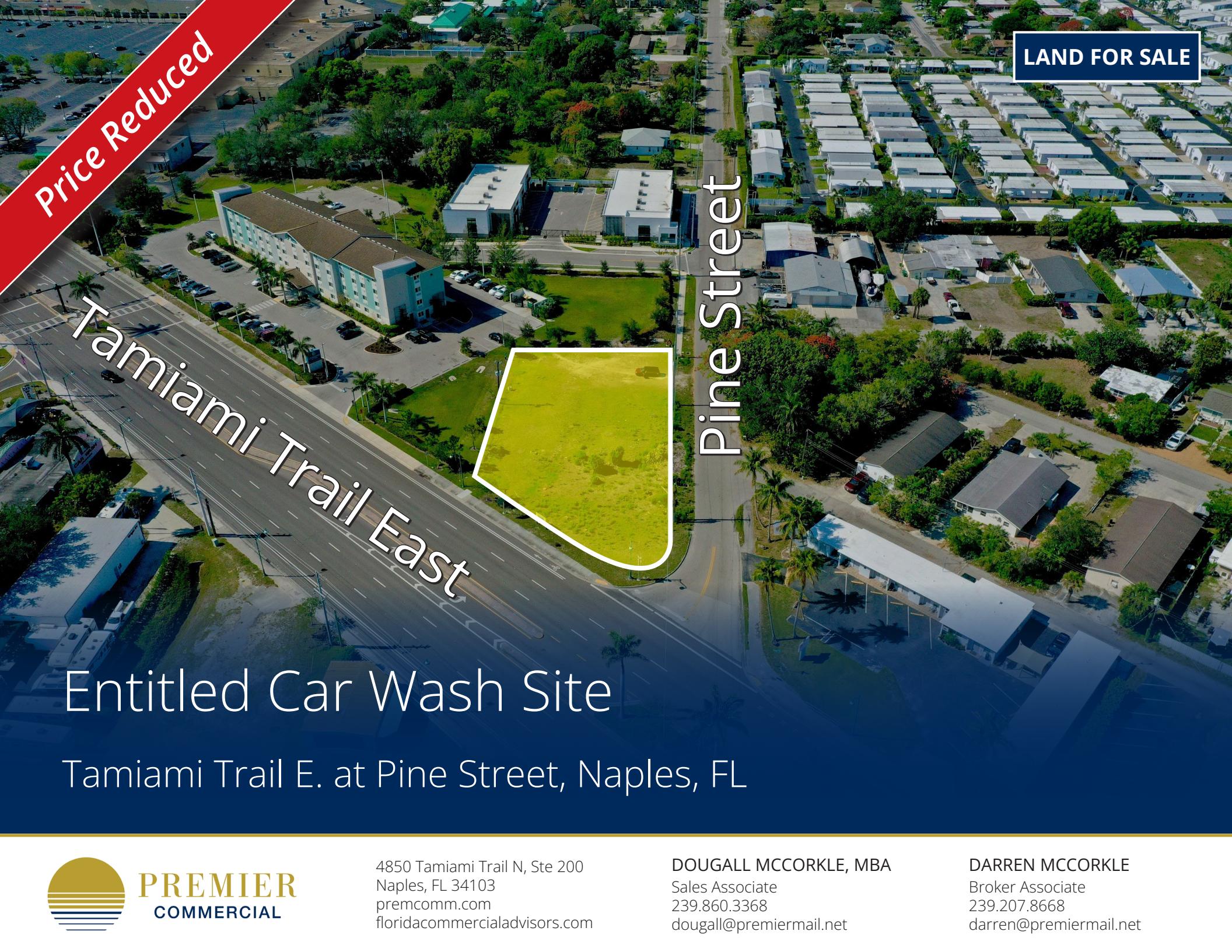


Price Reduced

LAND FOR SALE



## Entitled Car Wash Site

Tamiami Trail E. at Pine Street, Naples, FL



**PREMIER**  
COMMERCIAL

4850 Tamiami Trail N, Ste 200  
Naples, FL 34103  
[premcomm.com](http://premcomm.com)  
[floridacommercialadvisors.com](http://floridacommercialadvisors.com)

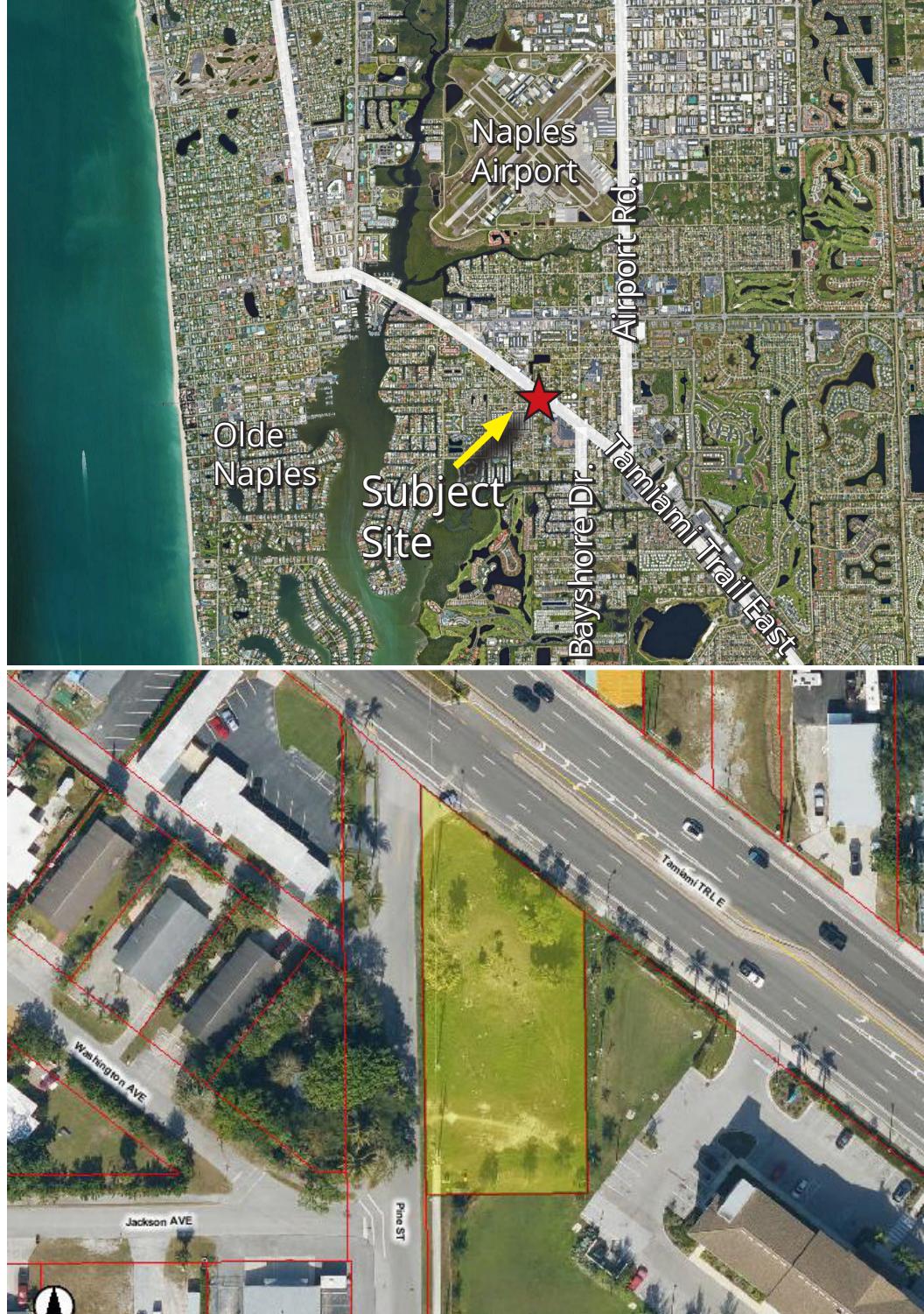
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# Property Overview

Located at the southeast corner of Tamiami Trail East and Pine Street just west of Bayshore Drive, this vacant land parcel is perfect for any standalone use. Highlights include:

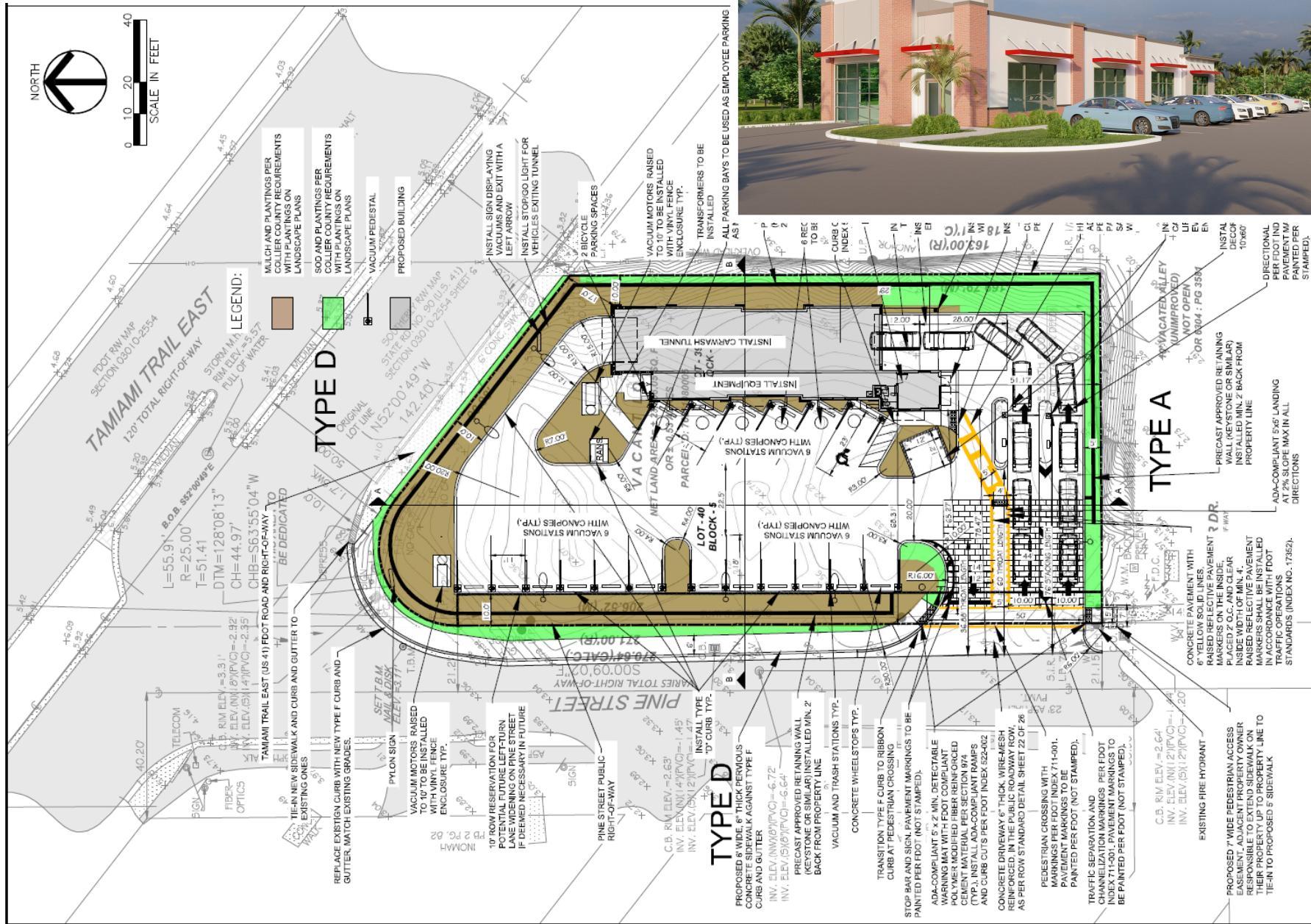
- » Part of the vibrant downtown Naples market
- » 0.54 acres of cleared land.
- » C-4 zoning allows for a wide variety of retail and office uses including car wash and restaurant.
- » Fully entitled for a tunnel-style car wash with Development Order and fully stamped architectural drawings in place.
- » Site benefits from left turn access onto Pine Street and a convenient uturn lane for westbound traffic.
- » Highly visible corner lot.
- » Annual Average Daily Traffic: 57,100 (2023).
- » Part of the Bayshore Gateway Triangle Community Redevelopment Area (GTZO).
- » Offered at ~~\$2,195,000~~ \$1,990,000



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# SDP Siteplan



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ENTITLED CAR WASH SITE | TAMiami TRAIL E., NAPLES, FL