

BAYSHORE INN AND DOCKS

3350 Bayshore Drive, Naples, FL 34112

Waterfront Motel and Single-Family Rental Homes for Sale



LQ Commercial
REAL ESTATE SERVICES

LQCRE.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**

[LQCRE.COM/BAYSHORE-MOTEL](https://lqcre.com/bayshore-motel)



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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Frank Kupiec
Senior Broker Associate
D: 239.676.6722
C: 239.821.2963
fkupiec@lqcre.com

Edward Larsen
Associate
D: 239.494.3659
C: 239.200.8194
elarsen@lqcre.com

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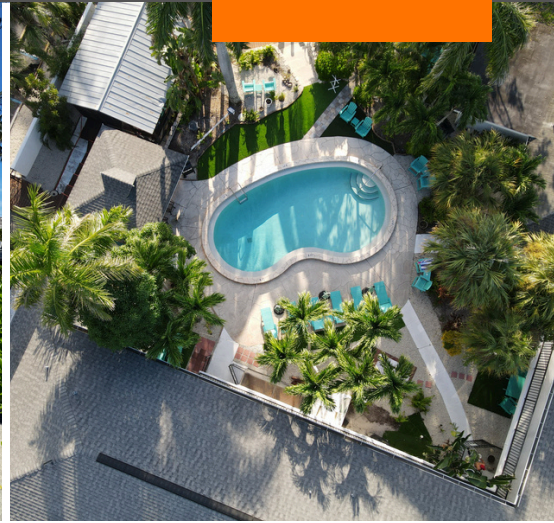
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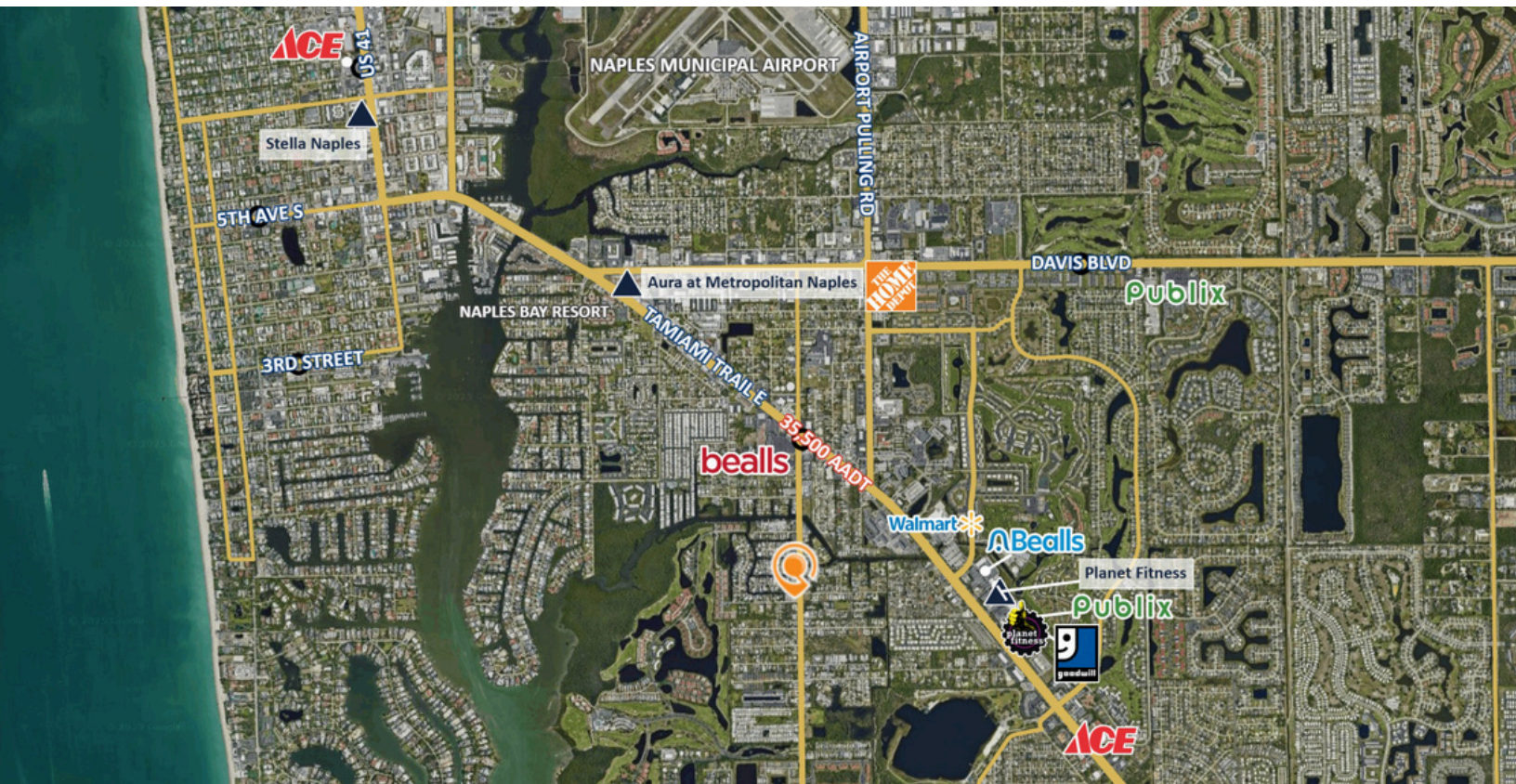
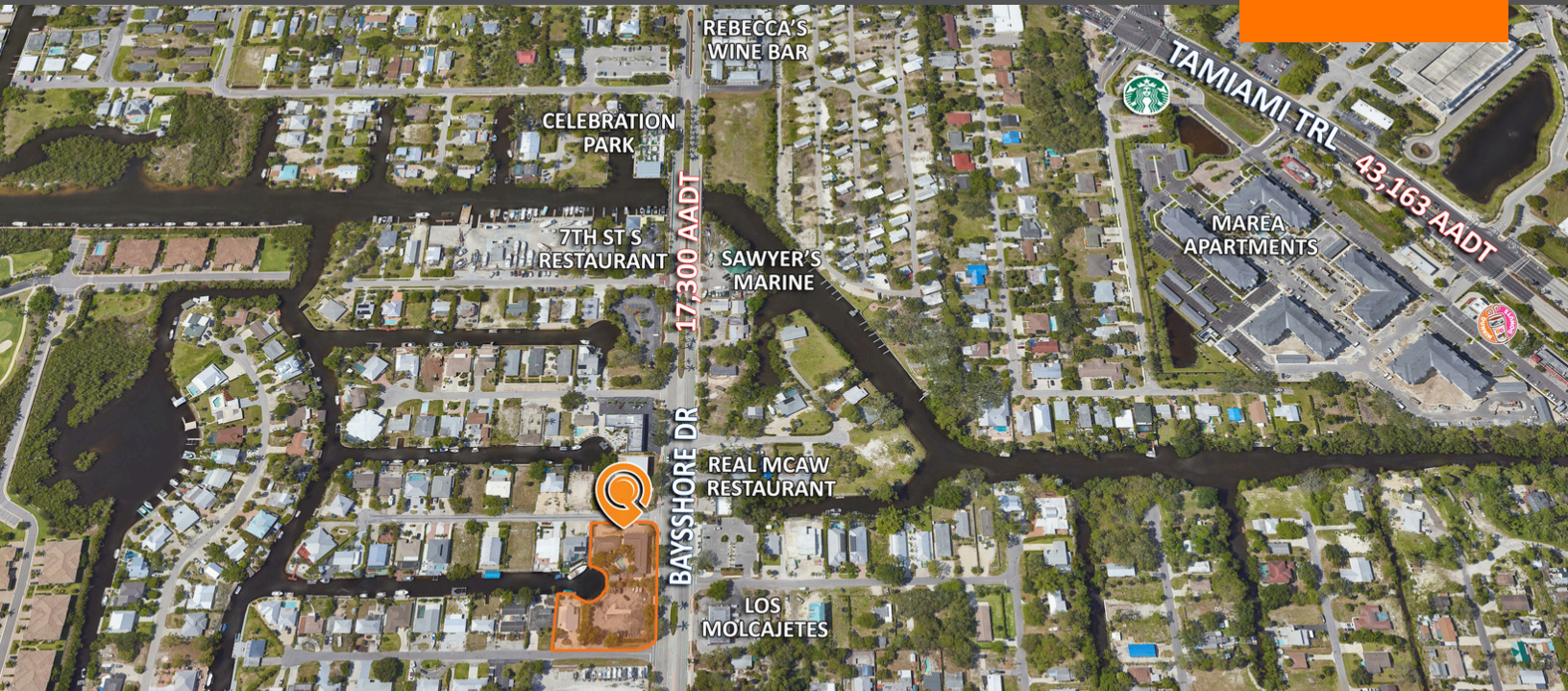
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| 3350 Bayshore Dr Naples, FL 34112 | 3 mi radius | 5 mi radius | 10 mi radius |
|---|----------------|----------------|-----------------|
| Population | | | |
| 2025 Estimated Population | 49,476 | 99,424 | 240,625 |
| 2030 Projected Population | 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 |
| Households | | | |
| 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% |
| Race and Ethnicity | | | |
| 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% |
| Income | | | |
| 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 |
| Education (Age 25+) | | | |
| 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% |
| Business | | | |
| 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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