

2323 PINE STREET
NAPLES, FL 34112



0.54± ACRE CORNER LOT FULLY ENTITLED CAR WASH SITE

PROPERTY HIGHLIGHTS

- Fully Entitled & Approved Car Wash Development Site
- C-4 Zoning Allows a Variety of Commercial Uses
- Prime Location Within Naples' Premier Redevelopment Corridor
- Excellent Visibility with 135±' of Frontage on US 41 (Tamiami Trail E)
- Approximately 1 Mile East of 5th Avenue South & Olde Naples
- High Barrier-to-Entry Market with Limited Development Opportunities
- Surrounded by Established Residential, Retail & Hospitality Uses
- Strong Area Demographics & High Daily Traffic Counts

LAND SIZE
0.54± Acres

PRICE
\$1,999,000

ZONING
C-4-GTZO-MXD
[Click Here for Uses](#)

**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

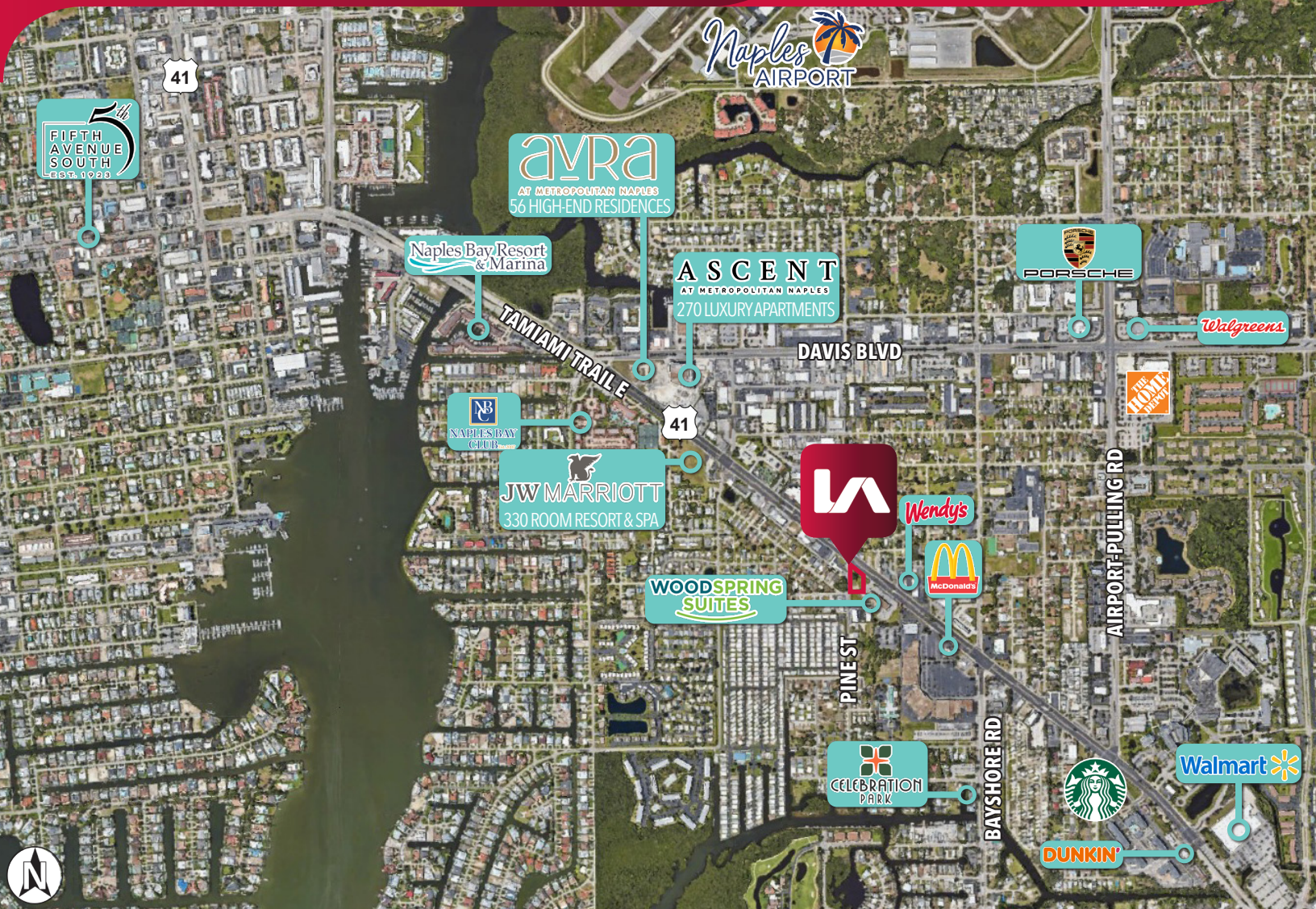
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YOUR LOCAL MARKET EXPERT
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STRATEGIC LOCATION

Located on the corner of US 41 (Tamiami Trail E) and Pine Street, the property offers exceptional visibility and accessibility within one of Naples’ most active redevelopment corridors. Approximately one mile east of Downtown Naples, 5th Avenue South, and Olde Naples, the site benefits from a central location surrounded by established residential neighborhoods, retail, restaurants, hospitality, and mixed-use development. Continued public and private investment throughout the area, combined with strong demographics and limited commercial land availability, supports long-term growth and makes this an outstanding location for commercial development.

LOCATION DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
2026 POPULATION	10,010	48,026	103,071
HOUSEHOLDS	4,382	22,947	48,874
MEDIAN HOUSEHOLD INCOME	\$75,507	\$84,821	\$92,365
AVG. HOUSEHOLD INCOME	\$122,784	\$144,272	\$153,329
MEDIAN AGE	49.3	57.7	58.0

TRAFFIC COUNTS

VOLUME (AADT)	YEAR
35,500 (Tamiami Trail E)	2025