

KELLY'S FISHHOUSE- FOR SALE



Investment
Properties
Corporation

1302 5TH AVE S, NAPLES, FL 34102



HISTORIC WATERFRONT RESTAURANT/RETAIL | LOCATED ON THE GORDON RIVER

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Licensed Real Estate Broker

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WATERFRONT INVESTMENT PROPERTY

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OFFERING SUMMARY

PRICE: \$13,900,000

LOT SIZE: 1.34 +/- ACRES

BUILDING SIZE: 2,788 +/- SF
(Restaurant)

3,488 +/- SF
(Retail)

6,276 +/- SF
(Total)

ZONING: C2-A





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PRIME REDEVELOPMENT OR INVESTMENT OPPORTUNITY NEAR DOWNTOWN NAPLES

Exceptional opportunity just steps from the heart of downtown Naples. Positioned along the highly traveled 5th Avenue South corridor, this site offers outstanding visibility, accessibility, and long-term redevelopment potential in one of Southwest Florida's most desirable markets.

The site is ideally located near Olde Naples, the Naples waterfront, and a dense concentration of upscale residential, retail, and hospitality uses - making it well-suited for a variety of future concepts. Investors have the flexibility to reposition, redevelop, or re-tenant the property to capitalize on the areas continued growth and demand for well-located commercial assets.

click here! →





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Demographics
within

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36,859

Population

\$178,305

Average Household
Income



54.6K

Total Employees

60%



White Collar



18,074

Housing Units

\$2,904,914

Average Net Worth



\$9.03B

Total Business Sales



70,267

Daytime Population

\$1,044,204

Average Home Value



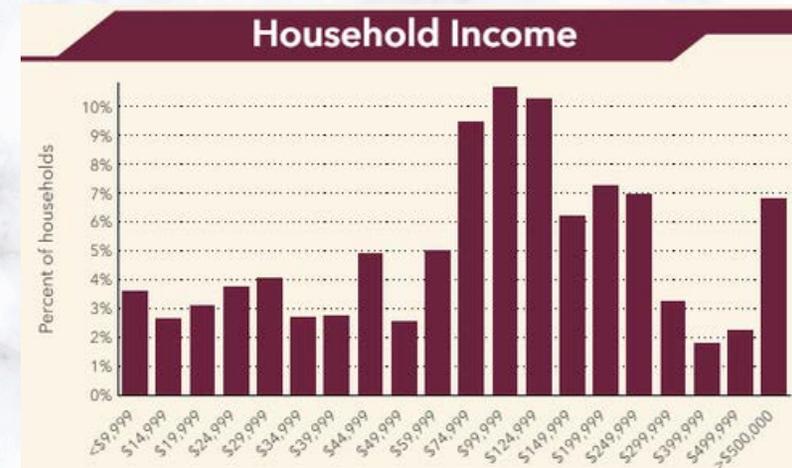
5,233

Total Businesses



\$100,658

Disposable Income





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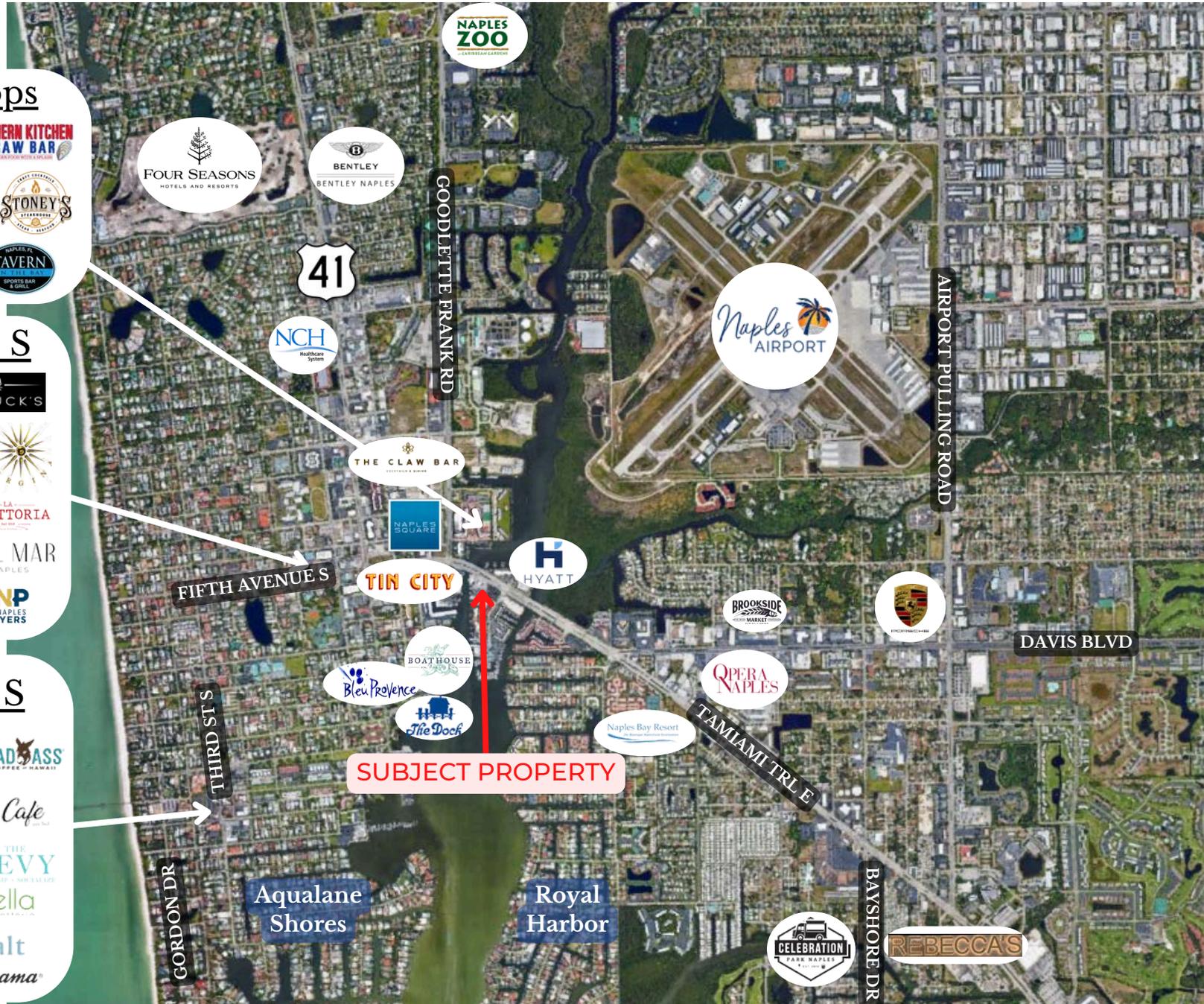
Bayfront Shops



Fifth Avenue S



Third Street S



SUBJECT PROPERTY



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Located approximately 40 miles south of Fort Myers, Naples is considered to be the "crown jewel" of Southwest Florida. Consisting of world class shopping & entertainment, exquisite dining, and serene white sand beaches.



About the Area

**NAPLES
FLORIDA**

Making Headlines

#1 Best Place to Live in the U.S. - U.S. News & World Reports 2024-2025

#1 Best Place to Retire - U.S. News & World Report 2025

"Naples Named Best City to Live in U.S." - Scholaroo 2023

**"Naples Ranks No.1 in the U.S. for Economic Growth"-
Bloomberg**

"Naples Ranks as No.1 Beach Town to Live In" - WalletHub/2020

**"Naples Ranks No.2 for Best Small Cities in America"
- Resonance Consultancy 2020**

"No.1 for Future Job Growth" - Forbes

"No.1 Best Destination for Luxury Travelers" - USA Today

"Naples is one of the wealthiest cities in the United States, with the sixth highest per capita income in America, and the second highest proportion of Millionaires per capita in the U.S." - C-SPAN

"Naples Named Top U.S. City for Life Expectancy" - USA Today/2020

**"Naples has No.17 Richest Zip Code in the U.S." -
Moneywise/2020**

"In 2025, Naples was noted as a top destination for luxury, continuing to draw in significant real estate investment and attracting high-net-worth individuals"