



COMMERCIAL

3612 Bayshore Drive &
2705 Barrett Avenue
NAPLES, FL 34112

PRESENTED BY DANNY BATATT



Barrett AVE

Bayshore DR

3612 BAYSHORE DRIVE & 2705 BARRETT AVENUE

PURCHASED TOGETHER IN AN ASSEMBLAGE FOR \$1,060,000



OFFERING SUMMARY 3612 BAYSHORE DR

- Sale \$785,000
- Lot Size: 0.45 Acres
- Zoning: C-4
- Market: East Naples
- Submarket Bayshore CRA
- APN: 81730040003

PROPERTY HIGHLIGHTS

- C-4 General Commercial zoning allowing broad commercial uses
- 0.45-acre commercial site with redevelopment potential
- High visibility along the growing Bayshore Drive corridor
- Located within the Bayshore Redevelopment District
- Flexible zoning supports retail, office, restaurant, and service uses
- Minutes from Celebration Park, Three60 Market, and downtown Naples

OFFERING SUMMARY 2705 BARRETT AVE

- \$275,000
- Lot Size: 0.16 Acres
- Zoning: RMF-6
- Market: East Naples
- Submarket Bayshore CRA
- APN: 81730080005

PROPERTY HIGHLIGHTS

- RMF-6-BZO-NC zoning allowing multifamily and neighborhood commercial uses
- 0.16-acre mixed-use redevelopment opportunity
- Existing improvements provide flexibility for repositioning or redevelopment
- Located within the Bayshore Redevelopment District
- Allows residential use with neighborhood-scale commercial potential
- Adjacent to commercial corridor, enhancing assemblage opportunity

BAYSHORE ARTS DISTRICT

ATTRACTIONS & BUSINESS



★ **BAYSHORE ARTS DISTRICT**
ATTRACTIONS & BUSINESS

1 **Bean To Cup Coffee Lounge**
3570 BAYSHORE DR, 0.1 MI

2 **Twist Gallery and Art Studios**
3570 BAYSHORE DR UNIT 103, 0.1 MI

3 **Ankrolab Brewing Company**
3555 BAYSHORE DR, 0.2 MI

4 **The Real Macaw Restaurant**
3275 BAYSHORE DR, 0.3 MI

5 **Celebration Park Naples**
2880 BECCA AVE, 0.4 MI

6 **Rebecca's Wine Bar & Restaurant**
2955 BAYSHORE DR, 0.5 MI

7 **Naples Botanical Garden**
4820 BAYSHORE DR, 0.9 MI

8 **Sugden Regional Park**
4284 AVALON DR, 0.9 MI

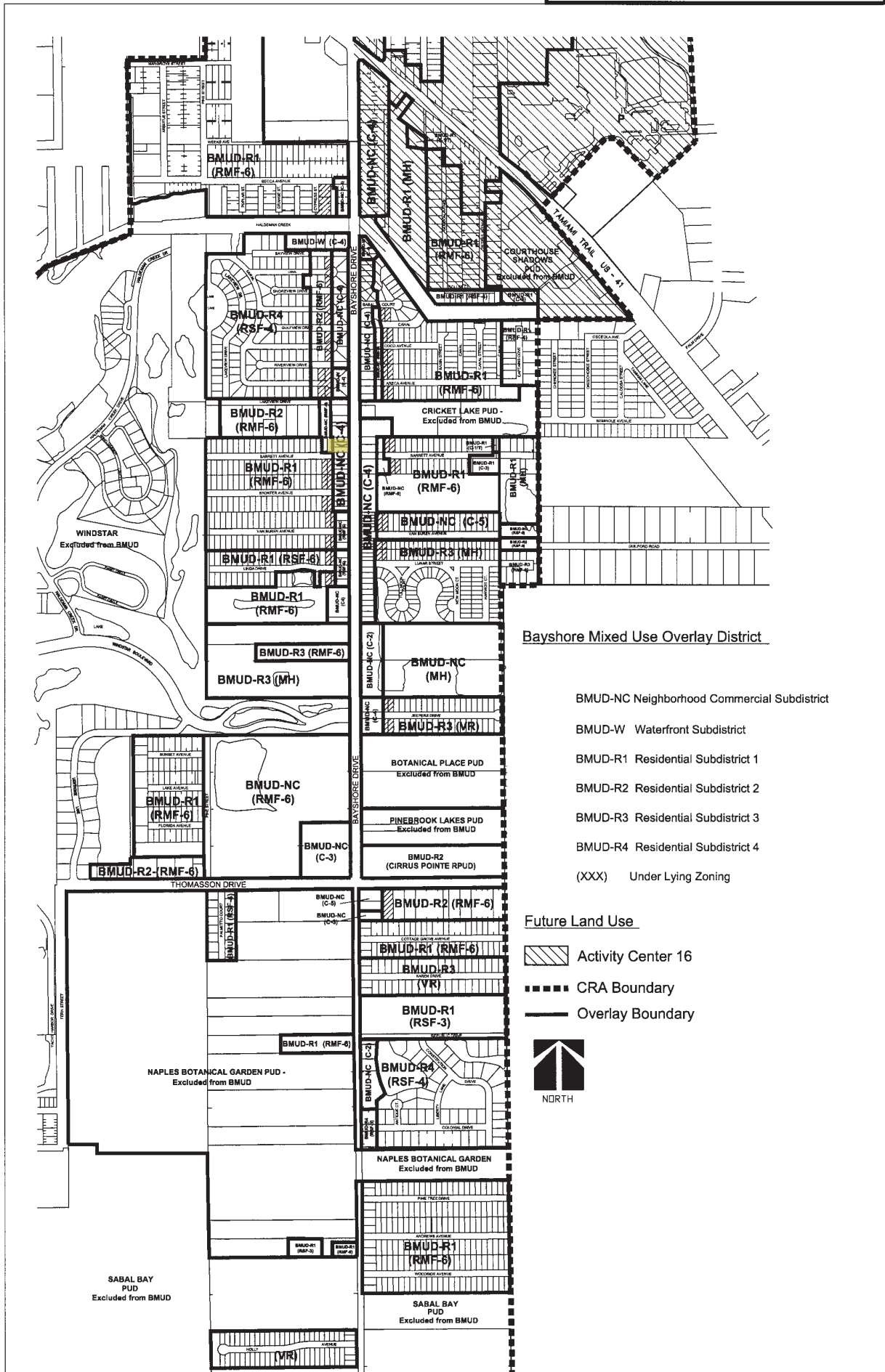
9 **USOP National Pickleball Center**
3520 THOMASSON LN UNIT 202, 1.1 MI

COMMUNITY INFORMATION

Est. Population 3 miles: 51,886, 5 miles: 103,242, 10 miles: 240,697

Est. Median Household Income: 3 miles: \$63,894, 5 miles: \$68,616, 10 miles: \$74,447





2025 Traffic Count/Day: 15,827



Bayshore Mixed Use Overlay District

- BMUD-NC Neighborhood Commercial Subdistrict
- BMUD-W Waterfront Subdistrict
- BMUD-R1 Residential Subdistrict 1
- BMUD-R2 Residential Subdistrict 2
- BMUD-R3 Residential Subdistrict 3
- BMUD-R4 Residential Subdistrict 4
- (XXX) Under Lying Zoning

Future Land Use

-  Activity Center 16
-  CRA Boundary
-  Overlay Boundary
-  NORTH



© Collier County Property Appraiser — This map is for reference only and is not a survey.

0 — 243ft

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PRESENTED BY



Danny Batatt

BROKER ASSOCIATE

(239) 961-1545

DBATATT@JOHNRWOOD.COM



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