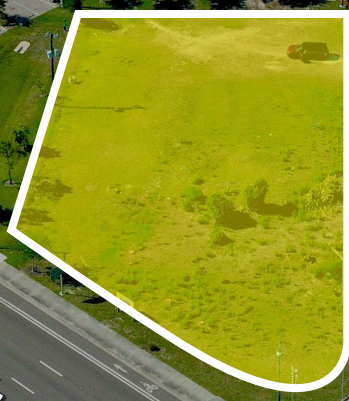


Price Reduced

LAND FOR SALE

Tamiami Trail East

Pine Street



# Entitled East Trail Car Wash Site

2323 Pine Street, Naples, FL



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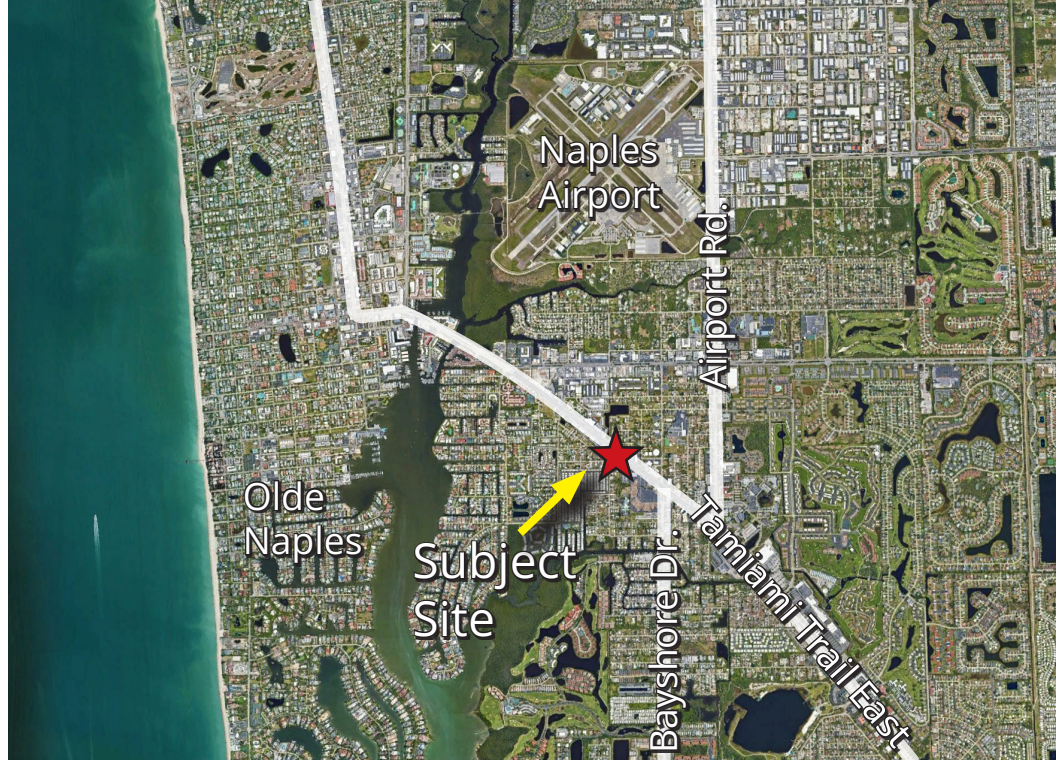
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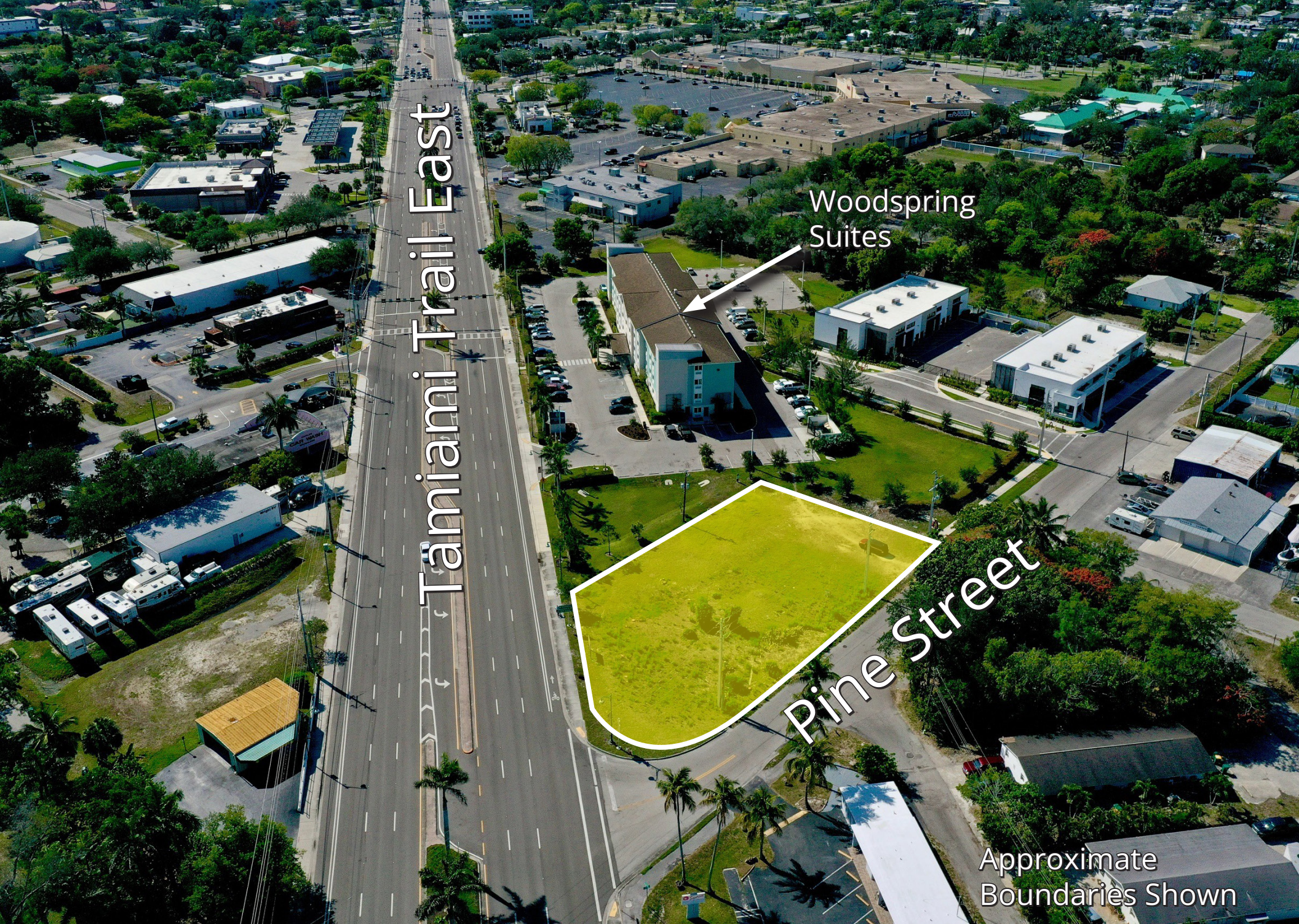
# Property Overview

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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Tamiami Trail East

Woodspring Suites

Pine Street

Approximate Boundaries Shown

