

6051 BAYSHORE DRIVE
NAPLES, FL 34112



FOR SALE

TURNKEY OPPORTUNITY

DAYCARE | RETAIL | OFFICE | EDUCATION | WELLNESS

ASKING PRICE: **CALL FOR DETAILS**

SIZE: **3,798± SF on 2.62± Acres**

ZONING: **C-2-BZO-NC** ([Click Here for Uses](#))

YEAR BUILT: **2017**

PARKING RATIO: **15 Spaces**

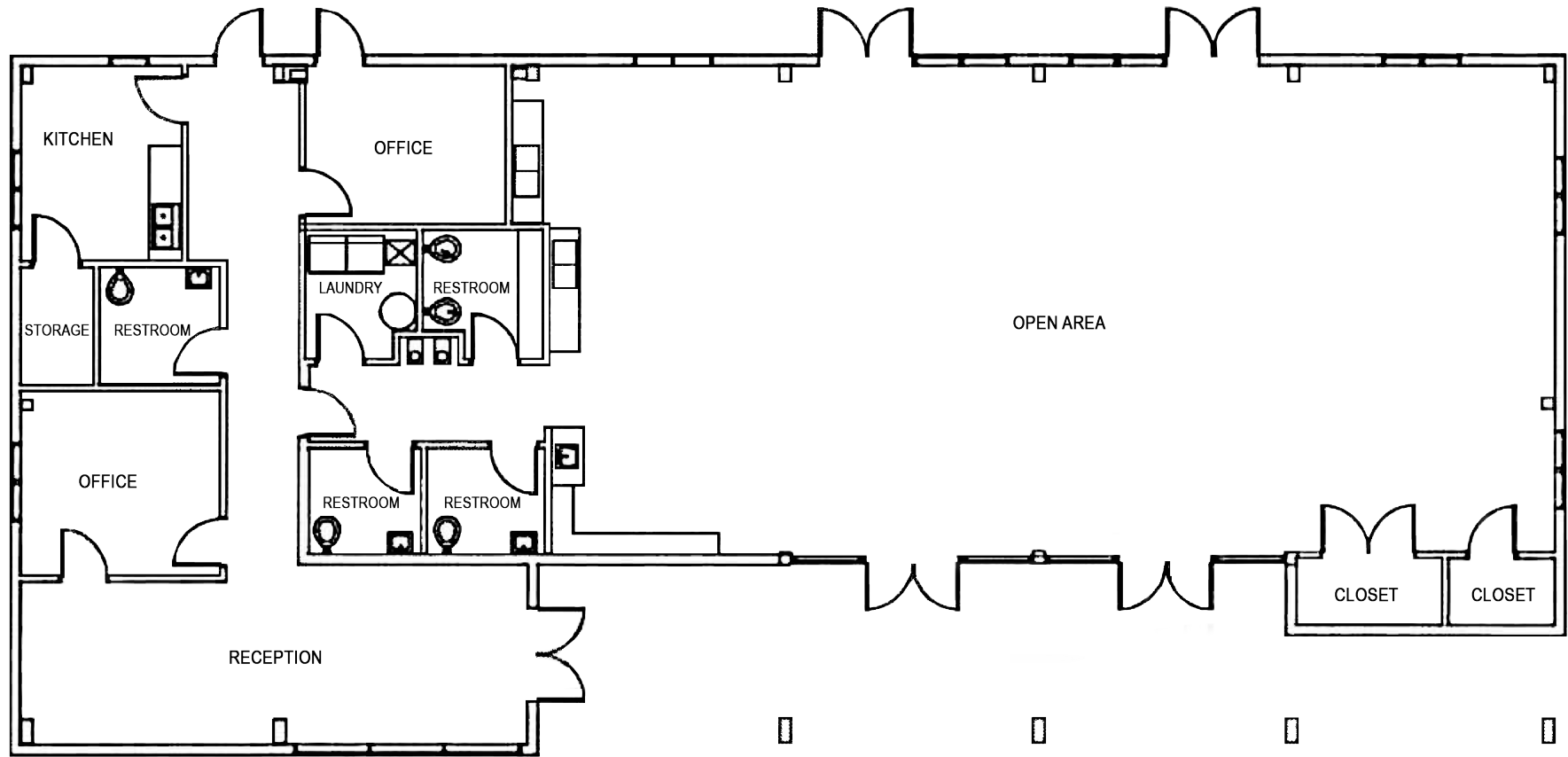
PROPERTY OVERVIEW

Exceptional opportunity to acquire a versatile commercial facility featuring modern construction, quality finishes, and a unique indoor-outdoor configuration. Situated on 2.62± acres, the property includes an expansive 4,650± SF screened outdoor area directly connected to the building, currently improved with playground and splash features that may provide value for a variety of commercial, educational, wellness, recreational, and specialty uses. Located in the emerging Bayshore Arts District, a vibrant neighborhood with growing residential density and strong community identity, the property is minutes from Downtown Naples, Naples Botanical Garden, and major East Naples corridors. Surrounded by arts, dining, and waterfront amenities, the property presents an attractive opportunity for owner-users and investors seeking a flexible commercial asset in one of East Naples' most dynamic and evolving submarkets. Newer construction helps minimize near-term capital expenditure requirements compared to many older commercial properties.

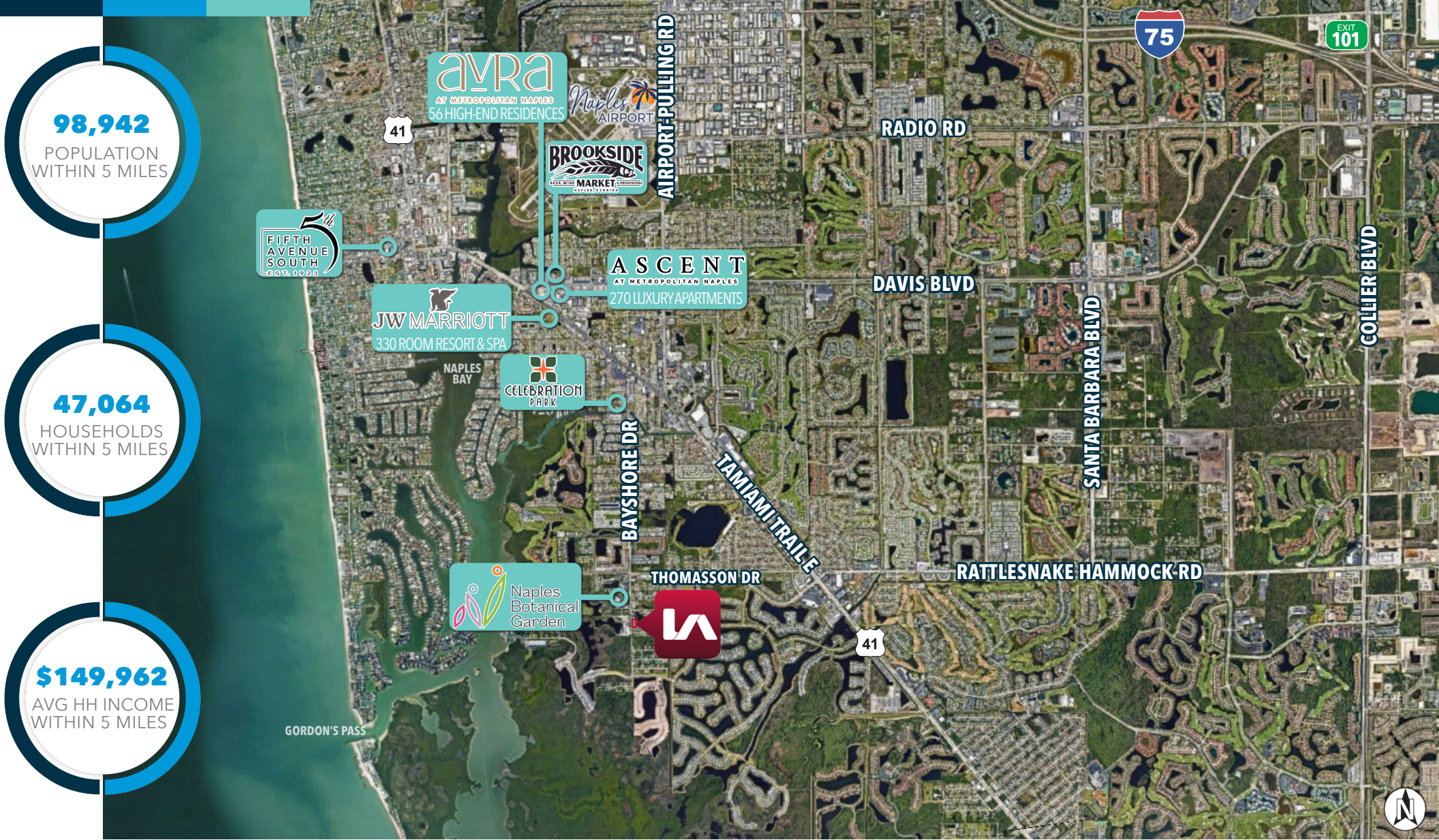


POTENTIAL USES

- Medical Office
- Pediatric or Specialty Healthcare
- Veterinary Clinic
- Professional Office
- Art Studio / Gallery
- Dance Studio
- Martial Arts Studio
- Music School
- Tutoring & Educational Services
- Childcare / Preschool
- Therapy & Counseling Services
- Health & Wellness Services
- Specialty Retail / Showroom
- Community / Cultural Center







98,942
POPULATION
WITHIN 5 MILES

47,064
HOUSEHOLDS
WITHIN 5 MILES

\$149,962
AVG HH INCOME
WITHIN 5 MILES

LOCATION DEMOGRAPHICS

| | 1 MILE | 3 MILES | 5 MILES |
|-------------------------|----------|-----------|-----------|
| 2025 POPULATION | 10,634 | 49,832 | 98,942 |
| HOUSEHOLDS | 4,670 | 24,220 | 47,064 |
| MEDIAN HOUSEHOLD INCOME | \$63,992 | \$78,546 | \$84,753 |
| AVG. HOUSEHOLD INCOME | \$91,201 | \$139,725 | \$149,962 |

TRAFFIC COUNTS

| VOLUME (AADT) | YEAR |
|---------------|------|
| 17,300 | 2025 |

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EXCLUSIVE LISTING CONTACTS:

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06/3/26