

**6051** BAYSHORE DRIVE  
NAPLES, FL 34112



**FOR LEASE**

**TURNKEY OPPORTUNITY**

DAYCARE | RETAIL | OFFICE | EDUCATION | WELLNESS

# LEASE RATE: **CALL FOR RATE**

SIZE: **3,798± SF on 2.62± Acres**

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

YEAR BUILT: **2017**

PARKING RATIO: **15 Spaces**

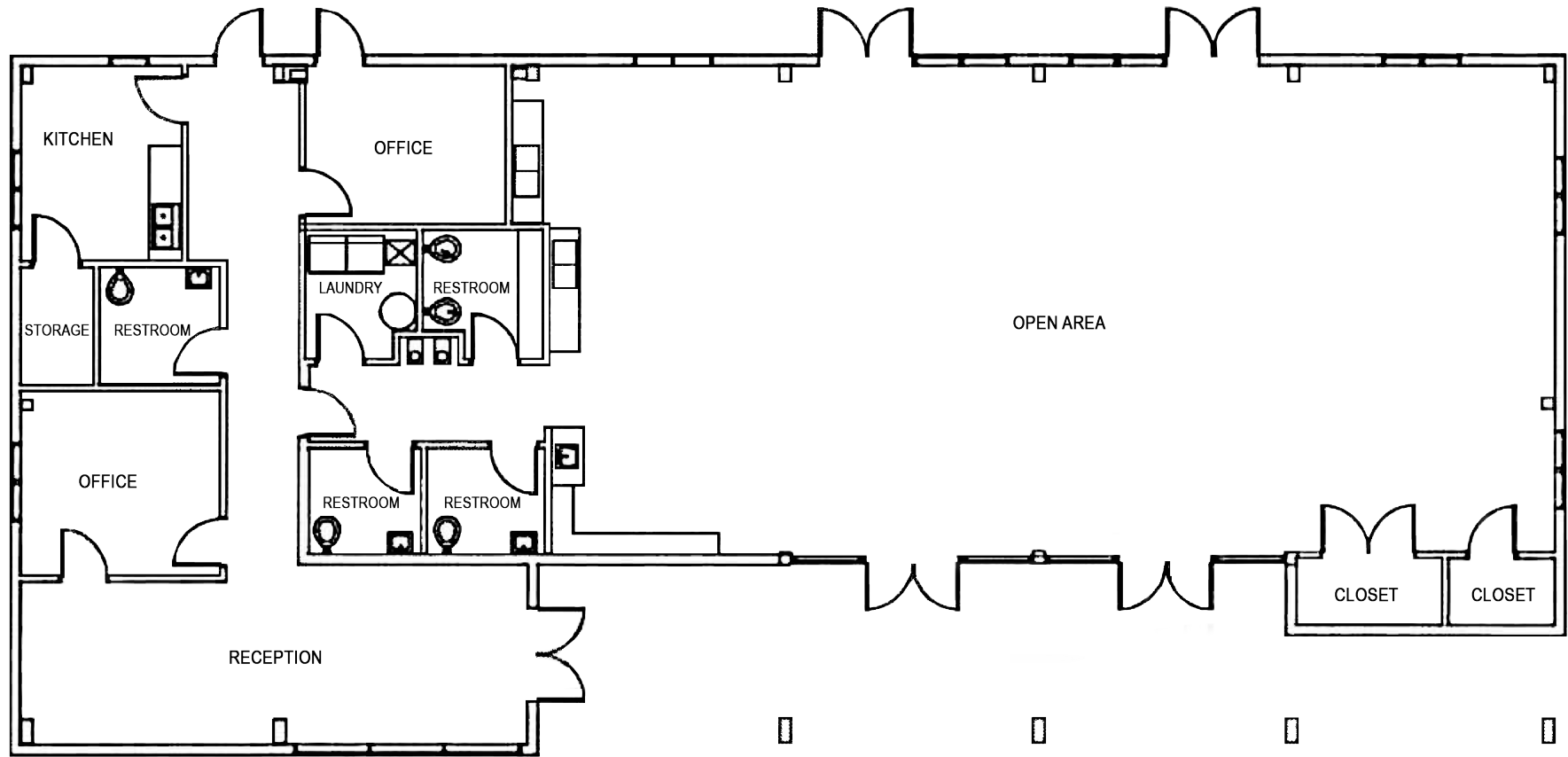
## PROPERTY OVERVIEW

Exceptional opportunity to lease a versatile commercial building featuring modern construction, quality finishes, and a unique indoor-outdoor configuration. The property includes an expansive 4,650± SF screened outdoor area directly connected to the building, currently improved with playground and splash features that can support a variety of educational, wellness, recreational, and specialty commercial uses. Located in the emerging Bayshore Arts District, a vibrant neighborhood with growing residential density and strong community identity, the property offers excellent accessibility to Downtown Naples, Naples Botanical Garden, and major East Naples corridors. Surrounded by arts, dining, and waterfront amenities, the flexible layout is well suited for medical, office, educational, wellness, childcare, veterinary, and retail users.

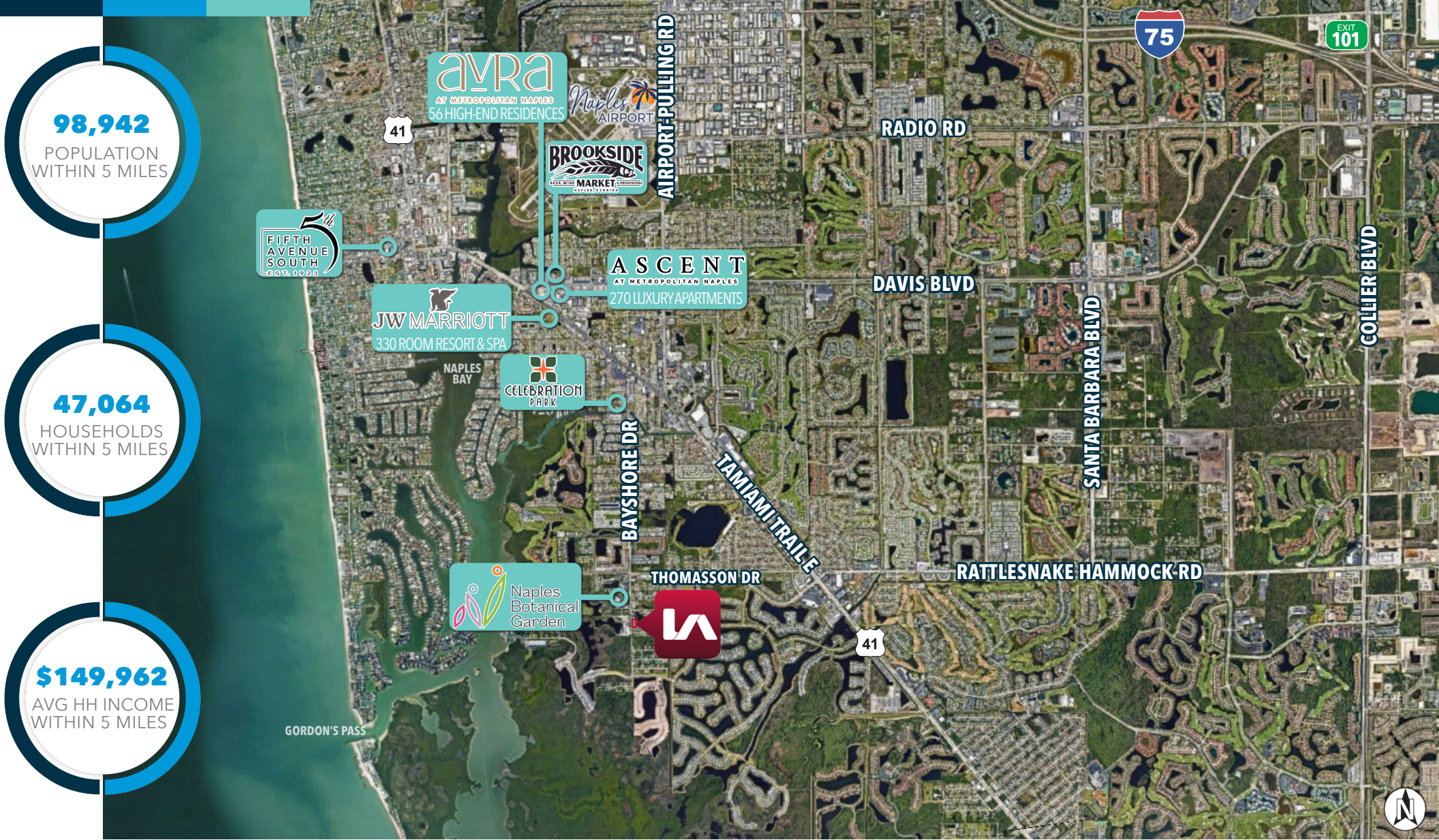


## POTENTIAL USES

- 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

# 6051 BAYSHORE DRIVE

NAPLES, FL 34112

## LEASING CONTACTS:

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06/3/26

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