

BAYSHORE INN AND DOCKS

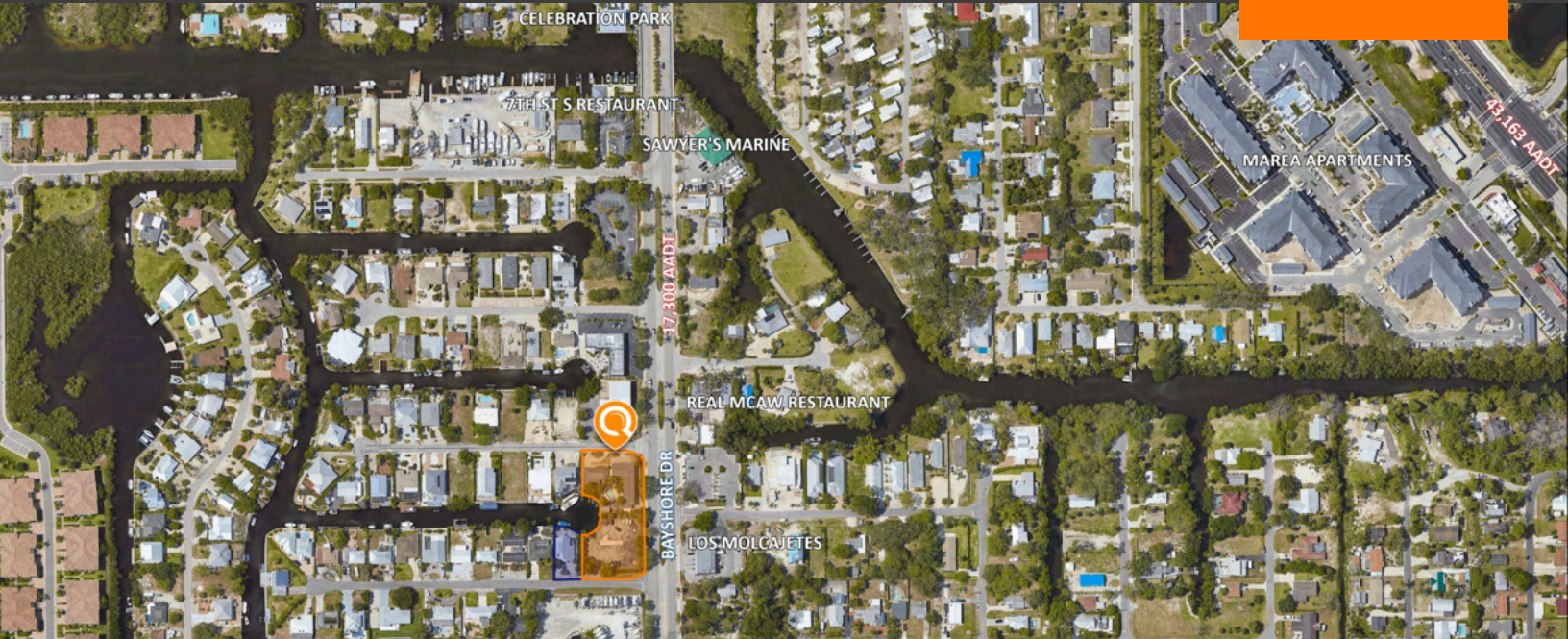
3350 Bayshore Drive, Naples, FL 34112

Waterfront Motel and Single-Family Rental Home for Sale



LQ Commercial
REAL ESTATE SERVICES

LOCRE.COM



\$5,900,000
PRICE



8,370 SF
TOTAL SIZE



0.84 AC
LAND



C-4 AND BMUD-NV
ZONING

- Waterfront income-producing portfolio:
- 10-unit independent motel + one single-family rental home and one large developable parking lot, on approximately 0.84 acre (2 parcels).
- 232 feet of canal frontage with direct Gulf access—no bridges.
- Located in Naples' Bayshore Arts District, a thriving cultural and lifestyle corridor.
- Includes all FF&E with established guest accommodations.
- Safe, scenic access for paddleboarding, kayaking, and canoeing on Haldeman Creek.
- Walking distance to 8+ restaurants, bars, the USOP National Pickleball Center, and Naples Botanical Garden.
- Surrounded by major developments including The Metropolitan Naples, JW Marriott Bayshore Condo Hotel, Oaks Farms, and The Grove Bayshore.
- Minutes from Naples Municipal Airport, Naples Zoo, 5th Avenue South, and Tin City.
- High-demand waterfront asset amid continued growth in the Bayshore corridor.
- **Showings by appointment only. This is an operating business, DO NOT disturb the guests or management.**
- **An additional single-family home adjacent to the parking lot could also be available. Details by request.**

[LOCRE.COM/BAYSHORE-MOTEL](https://locre.com/bayshore-motel)

[BAYSHORE DRIVE REDEVELOPMENT SIGNALS
NEW ERA IN NAPLES AREA](#)



5-MILE POPULATION

99,424



5-MILE EMPLOYEES

60,474



5-MI RETAIL EXPENDITURE

\$2.45 B



3555 Kraft Road #260
Naples, FL 34105

[LOCRE.COM](https://locre.com)

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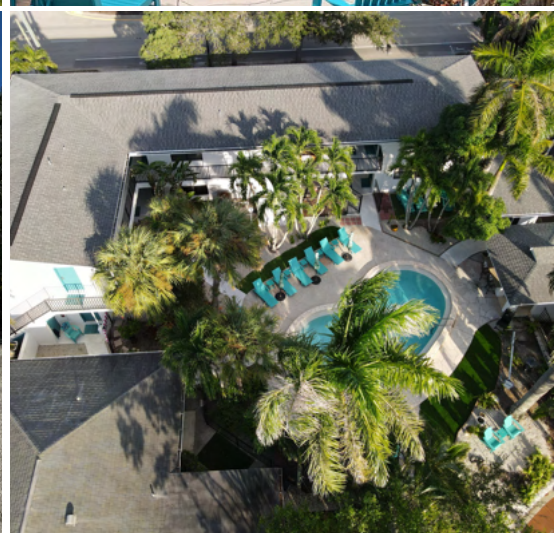
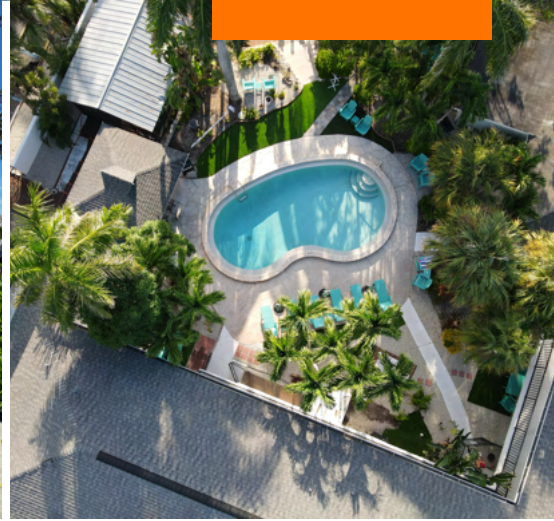
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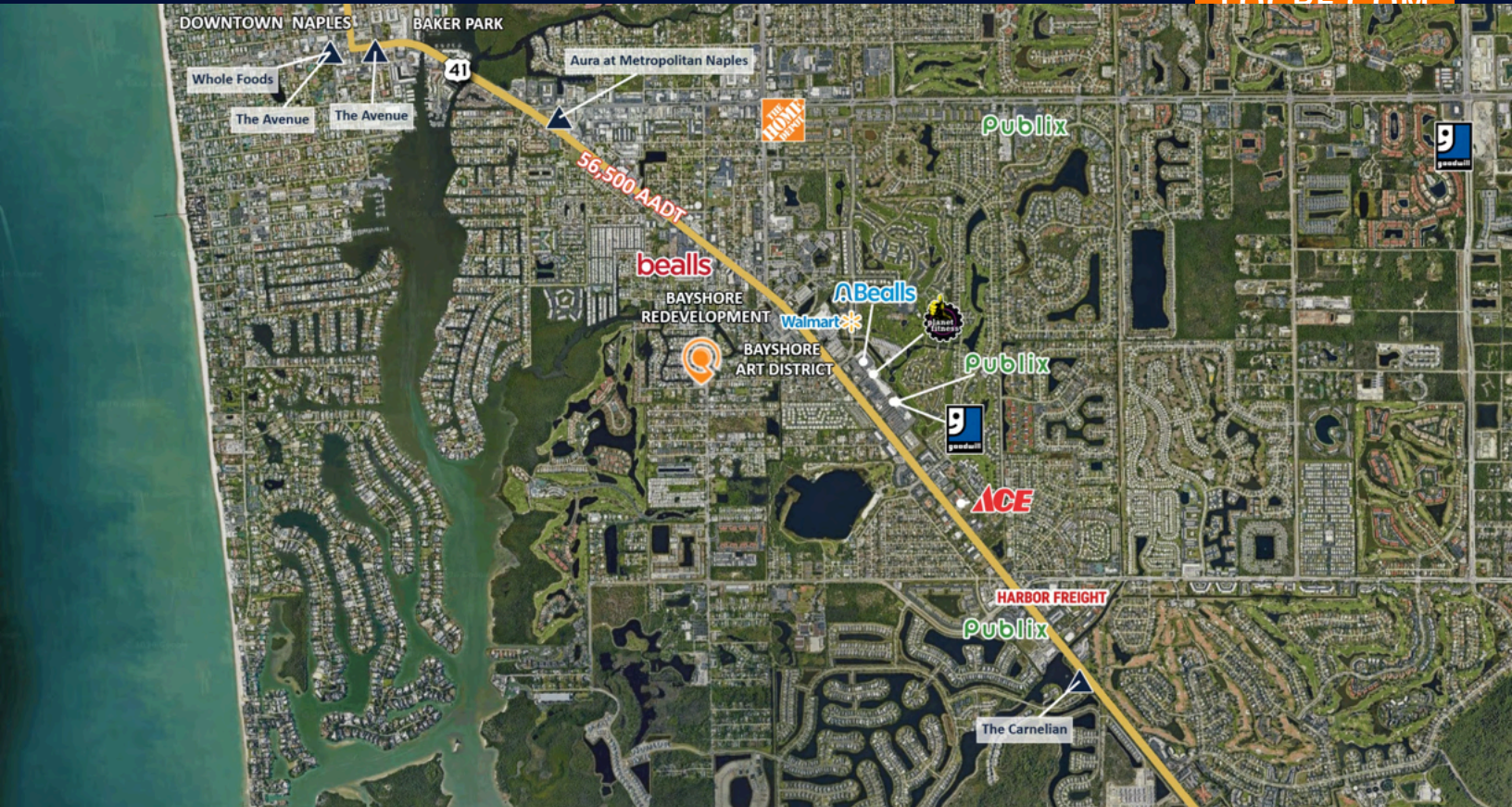
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Overview

Naples Surrounding Hospitality

12 Mo Occupancy

12 Mo ADR

12 Mo RevPAR

12 Mo Supply

12 Mo Demand

63.5% \$370

\$235

2M

1.3M

Naples Surrounding comprises 45 hotel properties, which contain around 5,400 rooms. Among the subtypes, there are 3,200 Luxury & Upper Upscale rooms, 1,300 Upscale & Upper Midscale rooms, and 970 Midscale & Economy rooms in Naples Surrounding.

As of December, Naples Surrounding 12-month occupancy is 63.5%, 12-month ADR is \$370, and 12-month RevPAR is \$230. Year over year, 12-month

occupancy in Naples Surrounding has changed by -2.2%, 12-month ADR has changed 0.8%, and 12-month RevPAR has changed by -1.4%.

Approximately 110 rooms are under construction in Naples Surrounding, accounting for 2.1% of its existing inventory. Over the past 12 months, roughly 280 rooms have opened across 2 buildings.

KEY INDICATORS

	Rooms	12 Mo Occ	12 Mo ADR	12 Mo RevPAR	12 Mo Delivered	Under Construction
Luxury & Upper Upscale	3,171	68.9%	\$513	\$353	0	0
Upscale & Upper Midscale	1,271	65.2%	\$169	\$110	0	0
Midscale & Economy	971				124	112
Total	5,413	63.5%	\$370	\$235	124	112

Average Trend	Current	3 Mo	YTD	12 Mo	Historical Average	Forecast Average
Occupancy	63.6%	61.3%	63.5%	63.5%	66.3%	64.3%
Occupancy Change	-2.8%	-2.7%	-2.2%	-2.2%	6.4%	0.4%
ADR	\$410	\$343	\$370	\$370	\$341	\$394
ADR Change	4.6%	7.2%	0.8%	0.8%	7.5%	2.0%
RevPAR	\$261	\$210	\$235	\$235	\$226	\$253
RevPAR Change	1.7%	4.3%	-1.4%	-1.4%	14.4%	2.3%



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FRANK KUPIEC

Senior Broker Associate
Restaurants, Hotels, Businesses



ABOUT FRANK

A real estate professional since 1995, Frank has closed in excess of \$750 million in real estate and business transactions.

As a Senior Broker Associate with LQ Commercial, he works with his clients as a full-service transaction broker and advisor on real estate and business sales, leases, financing, and partnership/corporate transactions.

From 2005 until 2015, Frank was Principal at K3RE in Naples, Florida specializing in restaurant and hotel brokerage and business sales, and also helping buyers and tenants of all property types with site selection and lease/contract negotiations. Frank also represented property owners on dispositions, leasing, and development.

Frank spent three years with CB Richard Ellis in Naples specializing in property sales and leasing. Prior to his move to Florida, he was with Marcus and Millichap in Phoenix, Arizona. Frank is a Chicago native and has worked in acquisitions and dispositions for First Industrial Realty Trust and was also a commercial construction lender with the former GMAC Commercial Mortgage.

Frank received his Bachelor of Science degree from Northern Illinois University and is a CCIM candidate.

EXPERIENCE



EDUCATION



Bachelor's of Science
Northern Illinois University

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