

# KELLY'S FISHHOUSE- FOR SALE

## 1302 5TH AVE S, NAPLES, FL 34102



Investment  
Properties  
Corporation



**HISTORIC WATERFRONT RESTAURANT/RETAIL | LOCATED ON THE GORDON RIVER**

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*Licensed Real Estate Broker*

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**WATERFRONT INVESTMENT PROPERTY**  
1302 5TH AVE S, NAPLES, FL 34102

## OFFERING SUMMARY

**PRICE:** **\$13,900,000**

**LOT SIZE:** **1.34 +/- ACRES**

**BUILDING SIZE:** **2,788 +/- SF**  
(Restaurant)

**3,488 +/- SF**  
(Retail)

**6,276 +/- SF**  
(Total)

**ZONING:** **C2-A**

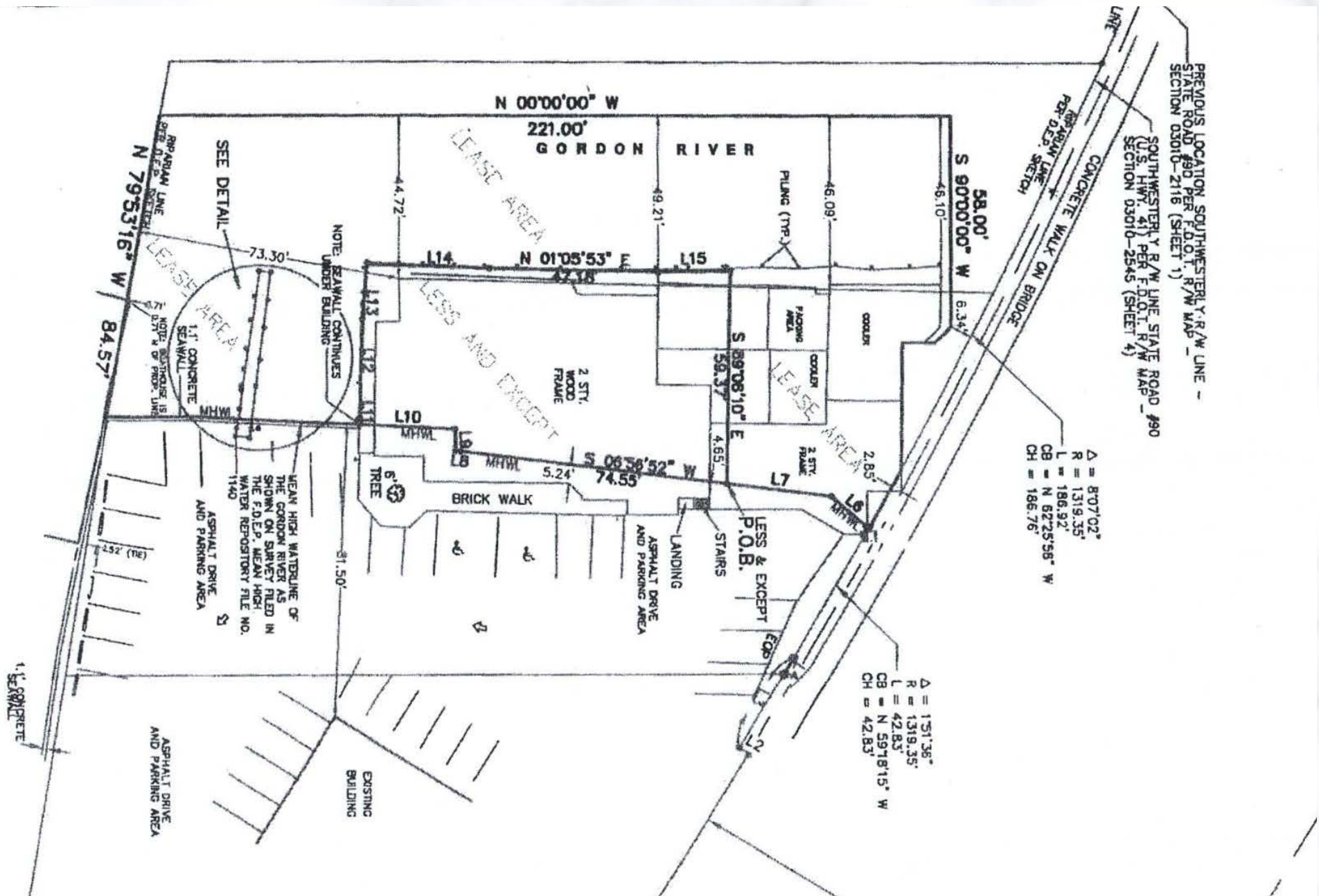




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## PRIME REDEVELOPMENT OR INVESTMENT OPPORTUNITY NEAR DOWNTOWN NAPLES

Exceptional opportunity just steps from the heart of downtown Naples. Positioned along the highly traveled 5<sup>th</sup> Avenue South corridor, this site offers outstanding visibility, accessibility, and long-term redevelopment potential in one of Southwest Florida's most desirable markets.

The site is ideally located near Olde Naples, the Naples waterfront, and a dense concentration of upscale residential, retail, and hospitality uses - making it well-suited for a variety of future concepts. Investors have the flexibility to reposition, redevelop, or re-tenant the property to capitalize on the areas continued growth and demand for well-located commercial assets.





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# WATERFRONT INVESTMENT PROPERTY

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Demographics  
within

3

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E

S

37,124

Population

\$163,888

Average Household  
Income



51,231

Total Employees

62.6%



White Collar

27,603

Housing Units

\$502,179

Median Net Worth



1.1%

Population Growth Rate



\$8.56B

Total Business Sales

\$704,095

Median Home Value



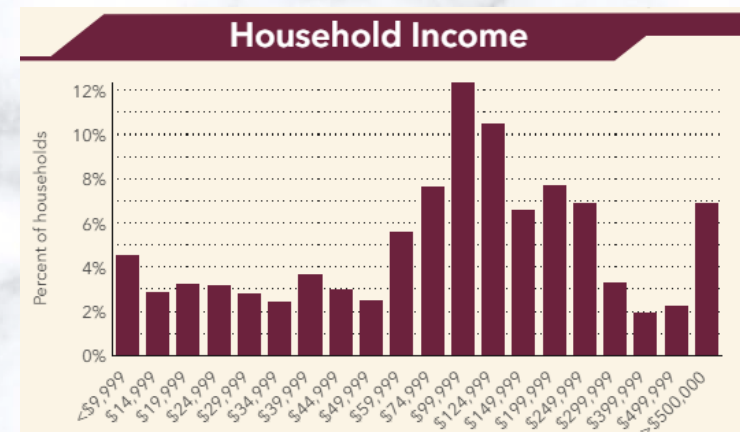
5,078

Total Businesses



\$76,428

Disposable Income





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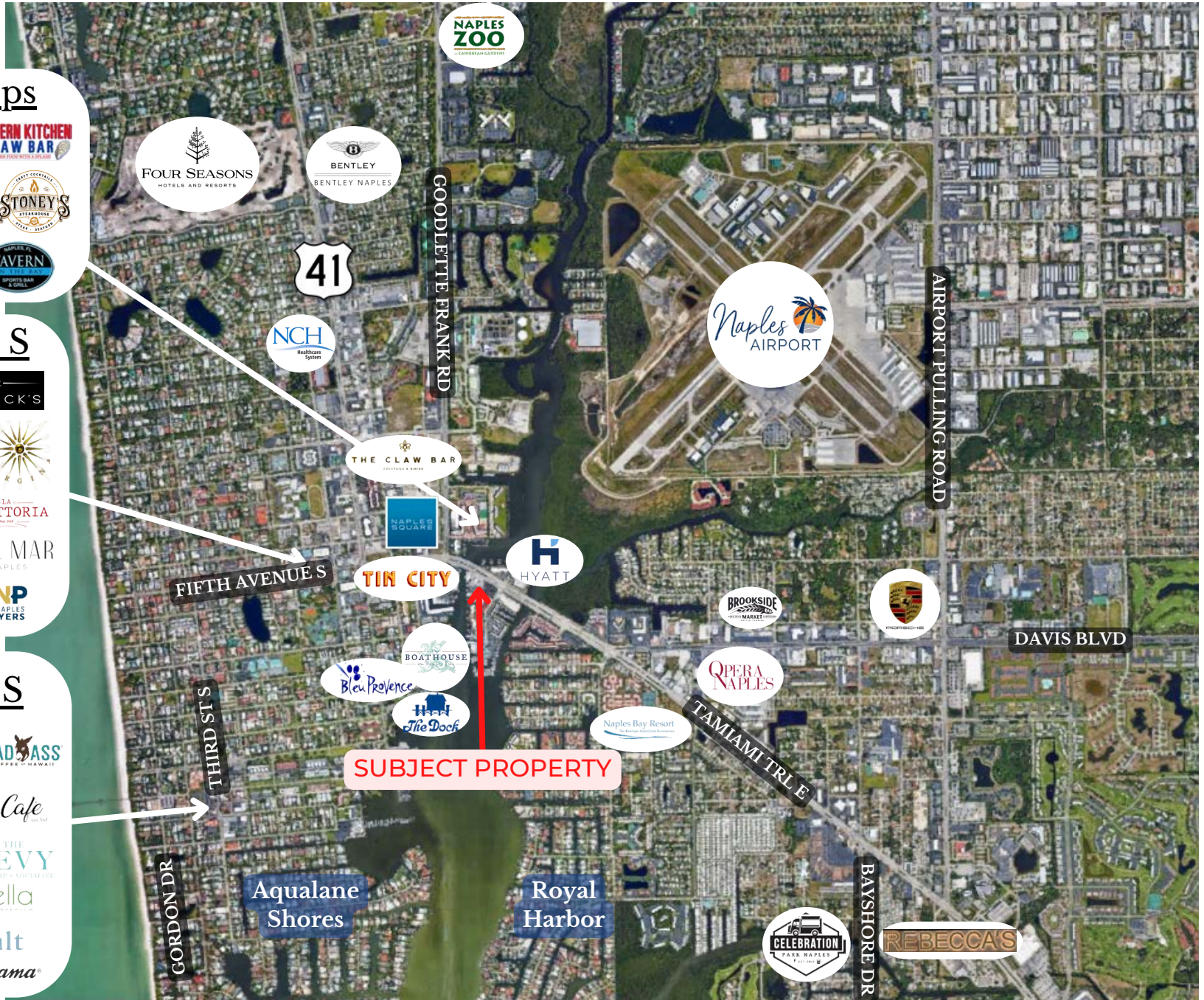
## Bayfront Shops



## Fifth Avenue S



## Third Street S





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*About the Area*

# NAPLES FLORIDA

Located approximately 40 miles south of Fort Myers, Naples is considered to be the "crown jewel" of Southwest Florida. Consisting of world class shopping & entertainment, exquisite dining, and serene white sand beaches.



## **Making Headlines**

**#1 Best Place to Live in the U.S. - U.S. News & World Reports  
2024-2025**

**#1 Best Place to Retire - U.S. News & World Report 2025**

**"Naples Named Best City to Live in U.S." - Scholaroo 2023**

**"Naples Ranks No.1 in the U.S. for Economic Growth"-  
Bloomberg**

**"Naples Ranks as No.1 Beach Town to Live In" - WalletHub/2020**

**"Naples Ranks No.2 for Best Small Cities in America"  
- Resonance Consultancy 2020**

**"No.1 for Future Job Growth" - Forbes**

**"No.1 Best Destination for Luxury Travelers" - USA Today**

**"Naples is one of the wealthiest cities in the United States,  
with the sixth highest per capita income in America, and the  
second highest proportion of Millionaires per capita in the  
U.S." - C-SPAN**

**"Naples Named Top U.S. City for Life Expectancy" - USA  
Today/2020**

**"Naples has No.17 Richest Zip Code in the U.S." -  
Moneywise/2020**

**"In 2025, Naples was noted as a top destination for luxury,  
continuing to draw in significant real estate investment and  
attracting high-net-worth individuals"**