

BAYSHORE ARTS DISTRICT OPPORTUNITY

3137-3181 BAYSHORE DR, NAPLES, FL 34112

FOR SALE



17,300± VPD

BAYSHORE DR

HALDEMAN CREEK
GULF ACCESS

AVAILABLE
19,500± SF
1.02± AC



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FIFTH AVENUE SOUTH
EST. 1929
HISTORIC MAIN STREET
SHOP. DINE. PLAY.
• Apparel • Bars • Entertainment
• Arts • Restaurants • Salon/Spas
• Jewellery • Coffee/Cafes • Hotels

BAYSHORE ARTS DISTRICT

2026 DEMOGRAPHICS

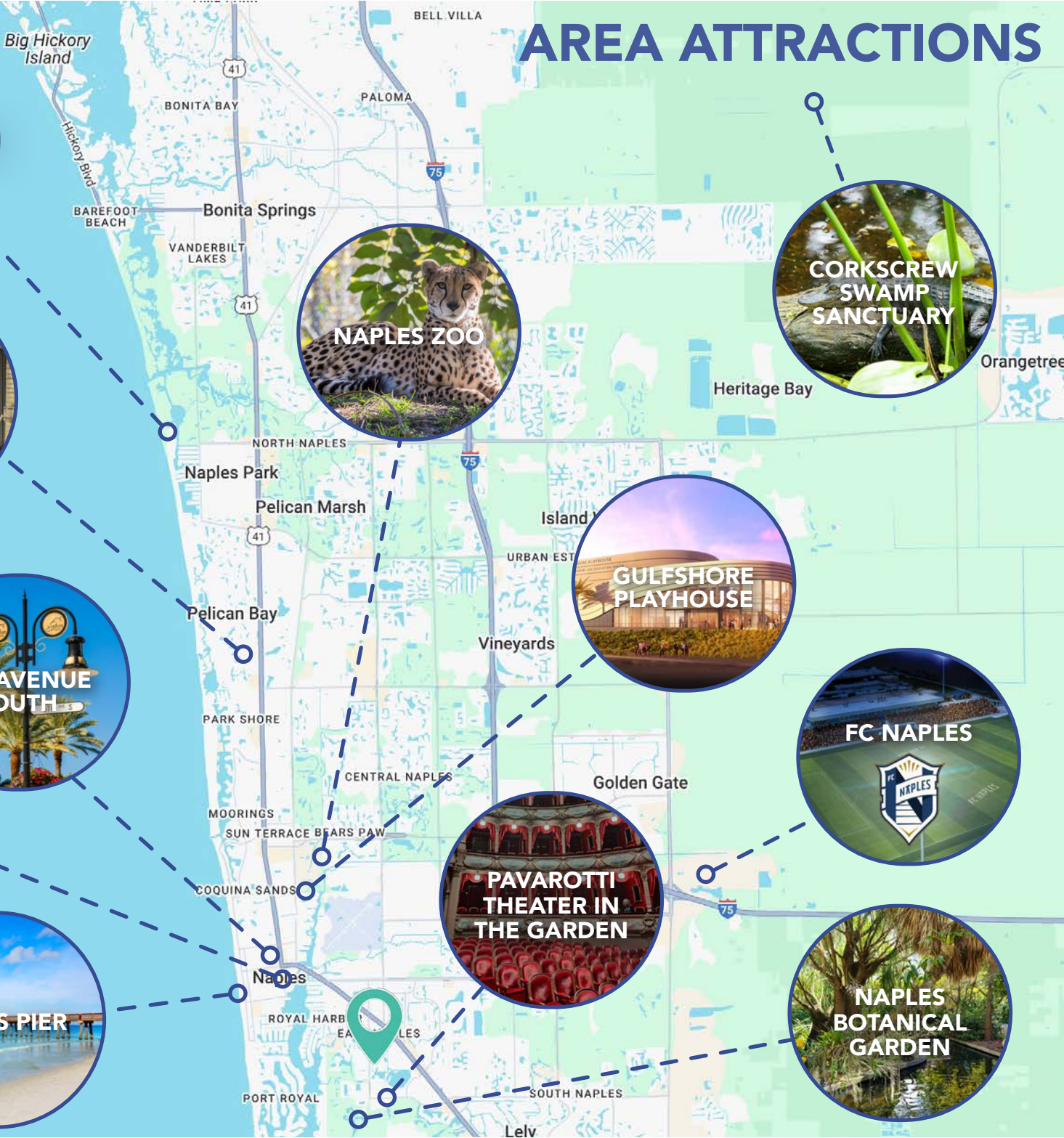
3137-3181 BAYSHORE DRIVE

	1 MILE	3 MILE	5 MILE	15 MIN DRIVE TIME
AVERAGE H.H INCOME	\$87,757	\$146,181	\$153,132	\$159,516
POPULATION	11,373	52,024	101,219	118,346
EMPLOYMENT DENSITY	9,485	46,900	61,803	75,654

PROPERTY DETAILS

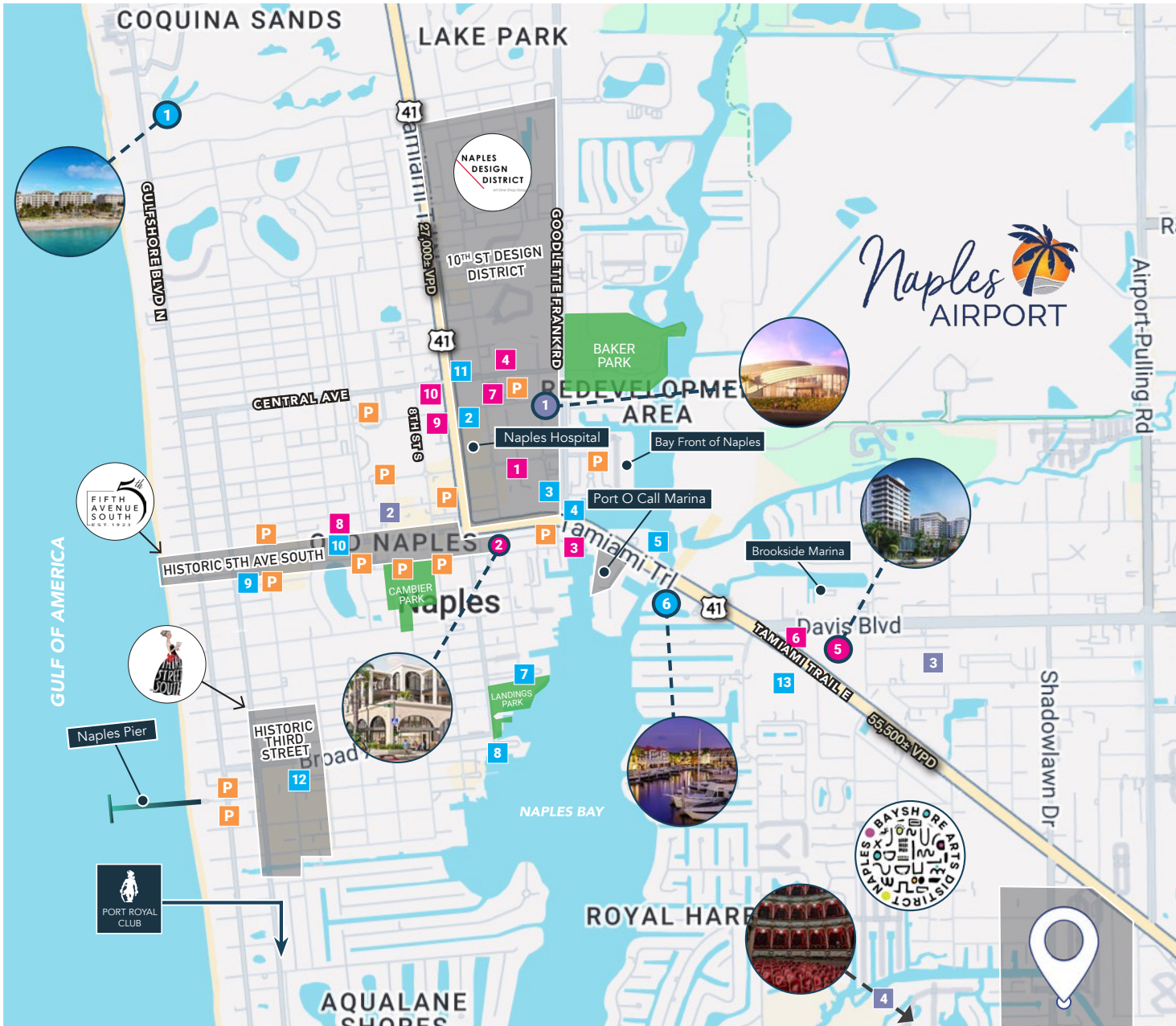
PRICE	\$2,290,000
BUILDING	19,500± SF
LAND	1.02± AC
ZONING	C-4 Commercial General
LOCATION	The subject site is located the highly coveted Bayshore Road Design District in Naples FL. Bayshore Arts District is home to several boutique restaurant venues including Celebration Park, Three60 Market, The Real Macaw and Ankrölab Brewery, as well as region attractions including The Naples Botanical Gardens and Bayview Park.

AREA ATTRACTIONS



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KEY

- P PUBLIC PARKING LOTS / GARAGES
- PARKS

ENTERTAINMENT

- 1 Gulfshore Playhouse
- 2 Naples Players at Sugden Theater
- 3 Opera Naples
- 4 Pavarotti Theater in the Garden

NEW MIXED USE DEVELOPMENTS

- 1 Naples Square
- 2 Whole Foods/Restoration Hardware
- 3 Tin City
- 4 Eleven Eleven Central
- 5 Metropolitan Naples
- 6 The Ellington
- 7 The Collective
- 8 472 Fifth Ave. S
- 9 The Mark on 8th
- 10 850 Central

HOTELS

- 1 Four Seasons Hotel
- 2 Bellasera Hotel
- 3 ACE Hotel by Marriott
- 4 Bayfront Inn 5th Ave
- 5 Hyatt House Naples
- 6 Naples Bay Resort & Marina
- 7 Charter Club Resort of Naples
- 8 Cove Inn on Naples Bay
- 9 The Escalante Hotel
- 10 Inn on Fifth
- 11 Naples Park Central Hotel
- 12 Old Naples Hotel
- 13 JW Marriott



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BAYSHORE GATEWAY TRIANGLE COMMUNITY REDEVELOPMENT AREA

About the Bayshore Gateway Triangle CRA

The Bayshore Gateway Triangle Community Redevelopment Area (CRA) was established in 2000 by the Collier County Board of County Commissioners to address blight and catalyze revitalization. The CRA operates under Florida Statutes Chapter 163, with a focused mission to transform the Bayshore area into a vibrant, mixed-use district. Through targeted infrastructure improvements, aesthetic enhancements, and strategic incentives, the CRA has consistently advanced public-private partnerships that improve the community's quality of life and economic prospects. In 2019, an updated redevelopment plan reinforced this commitment, emphasizing a vision of a dynamic, urban, multi-modal community that supports local arts, preserves natural resources, and attracts sustainable growth.

Investor Advantages

Properties within the CRA—including 3137-3181 Bayshore Drive—benefit from tax increment financing (TIF), which reinvests property tax revenues from rising property values back into the district. Investors may also leverage grants, incentives, and streamlined permitting processes designed to encourage redevelopment that aligns with the CRA's goals. Positioned in a district known for its evolving cultural identity and strategic improvements, this property offers significant potential for investors seeking to capitalize on an area actively supported by ongoing revitalization efforts.

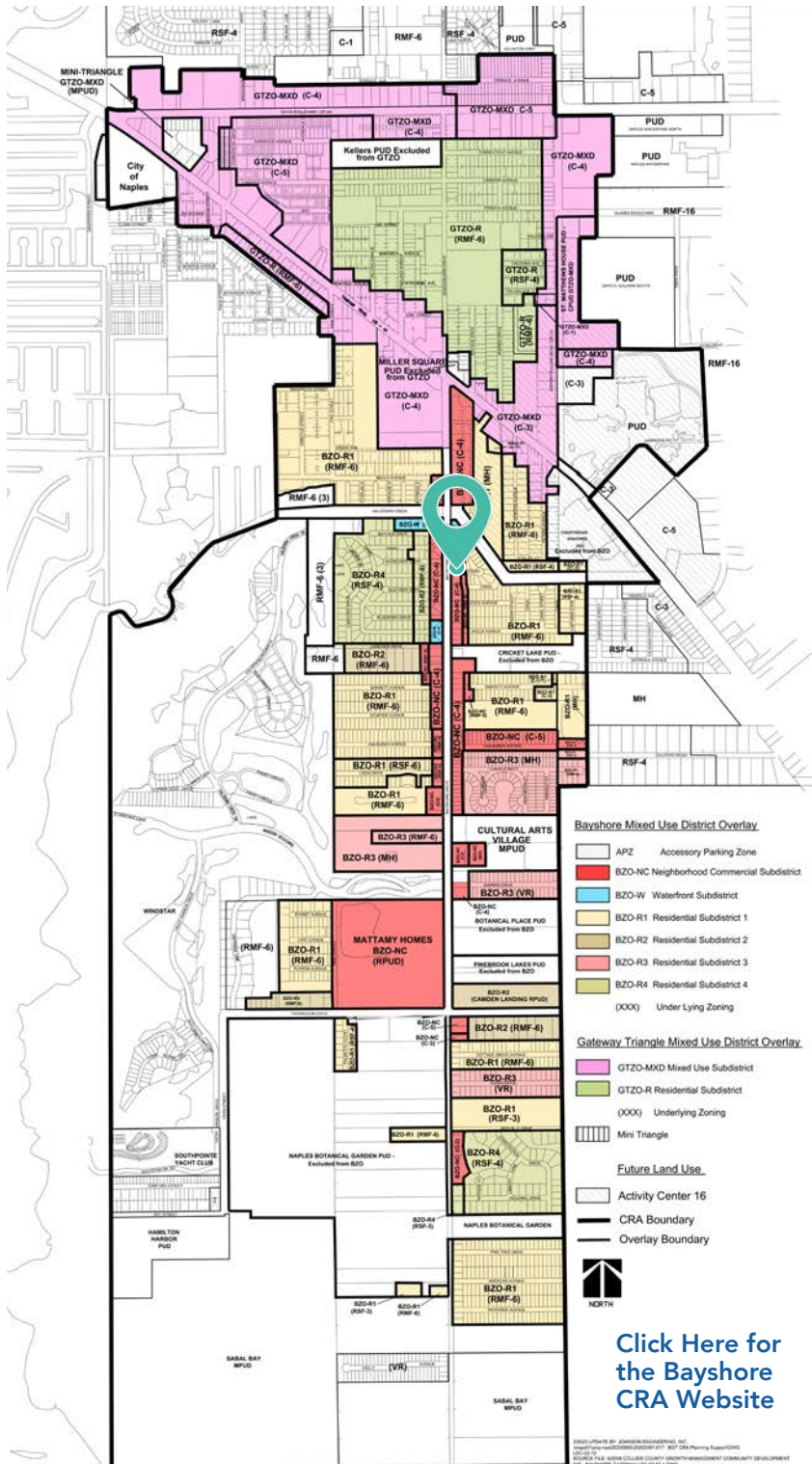
Recent Projects and Indicators of Growth

Hamilton Avenue Enhancement: \$3.2 million project completed in 2023 includes multi-use pathway, streetlighting, and landscape improvements.

17-Acre Cultural Arts Village: Pedestrian boardwalk connecting Bayshore Drive and Sugden Regional Park; includes Bayshore parking facilities

Del's Corner: 1.84 acre site proposals at Thomasson and Bayshore Drives

\$350 Million Waterfront: 350,000 SF residential and marina project



BAYSHORE ARTS DISTRICT

The **Bayshore Arts District** in East Naples is a rapidly evolving enclave that blends cultural vibrancy with investment potential. Fueled by the Collier County Community Redevelopment Agency (CRA), the area has seen significant growth, transforming into a hub for arts, dining, and waterfront living.

Key attractions include **Celebration Park**, a lively waterfront venue featuring diverse food trucks and live music, and **360 Wine & Rebecca's**, offering an extensive selection of wines and gourmet bites in a chic setting. The district is also home to **Ankrolab Brewing Company**, known for its craft beers and community events. Nature enthusiasts can explore the nearby **Naples Botanical Garden**, a 170-acre paradise showcasing diverse plant collections.

Upcoming developments like the **Seventh South Waterfront** restaurant and the proposed 350,000 SF mixed-use marina project at 2924 Bayshore Drive signal continued investment and growth. Moreover, the district's proximity to downtown Naples, including **5th Avenue South** and entertainment venues like the **Gulfshore Playhouse**, enhances its appeal, offering residents and visitors easy access to premier shopping, dining, and entertainment options.

With its unique blend of cultural attractions, natural beauty, and strategic developments, the Bayshore Arts District presents a compelling opportunity for investors and developers seeking to be part of Naples' dynamic growth story.



NAPLES, FLORIDA

Coastal Charm. Commercial Energy.

Naples, Florida, pairs coastal sophistication with strong economic growth. With its renowned lifestyle, walkable downtown, and growing population, it's a prime market for retail, hospitality, and professional services. Backed by sound infrastructure and civic support, Naples continues to attract investment and evolve as a top destination for business and living. Mixed-use developments and Class A space are reshaping the landscape for future-focused growth.

