

5253 & 5271

CHERRY WOOD DRIVE
NAPLES, FL 34119

VANDERBILT BEACH RD

5271 5253
CHERRYWOOD DR

FOR SALE

5.74 ± ACRES

POTENTIAL COMMERCIAL ASSEMBLAGE

PRICE: **CALL FOR DETAILS**

LOCATION:	5253 & 5271 Cherry Wood Drive, Naples, FL 34119
LAND SIZE:	5.74± Acres Total • 5253: 2.87± Acres • 5271: 2.87± Acres
PARCELS:	Two (2)
UTILITIES:	Water, Electric
ZONING:	E - Estate District Click here for Uses
IMPROVEMENTS:	Two residential homes currently occupy the property



PROPERTY FEATURES

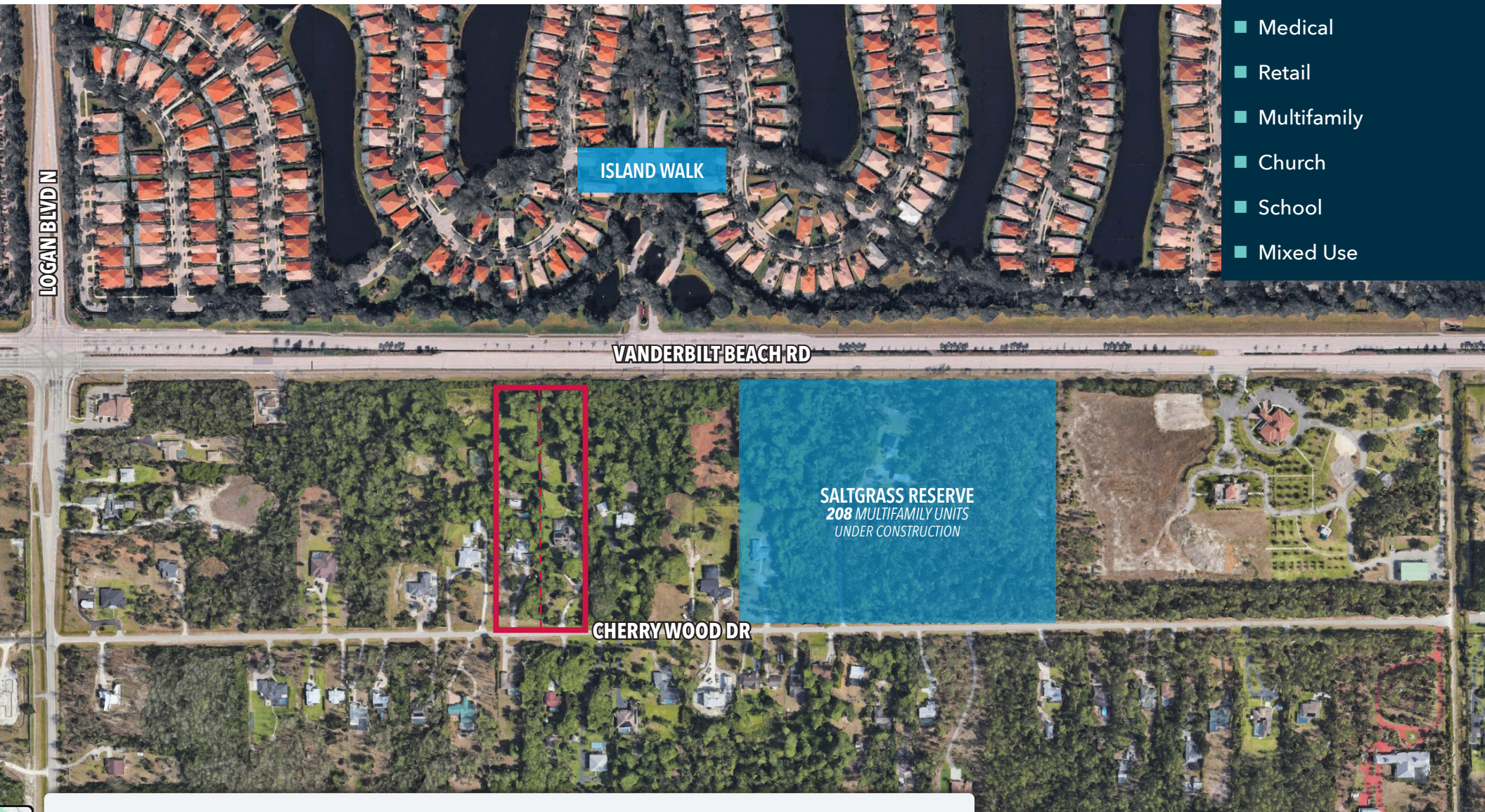
- 5.74± acres across two adjacent parcels with the possibility to expand into a larger assemblage.
- Dual road frontage with approximately 300± feet on Vanderbilt Beach Road and access from Cherry Wood Drive. Opportunity to expand Vanderbilt Beach Road frontage through assemblage.
- Located in one of North Naples' fastest-growing development corridors on the south side of Vanderbilt Beach Road and west of Collier Blvd.
- Surrounded by continued residential growth, supporting future demand for neighborhood-serving commercial uses.
- The recently completed Vanderbilt Beach Road Extension has improved regional connectivity and accessibility throughout the area.
- The 208-unit Saltgrass Reserve multifamily community, currently under construction immediately east of the property, is expected to further increase residential density and support future commercial demand.
- The new Mason Classical Academy campus is located nearby, adding another long-term institutional demand driver.
- Existing single-family residences provide interim holding potential while assemblage or redevelopment plans are pursued.

ASSEMBLAGE OPPORTUNITY

POTENTIAL USES

Subject to Rezoning

- Medical
- Retail
- Multifamily
- Church
- School
- Mixed Use



AS SURROUNDING DEVELOPMENT CONTINUES TO TRANSFORM THE VANDERBILT BEACH ROAD CORRIDOR, LARGER CONTIGUOUS DEVELOPMENT SITES ARE BECOMING INCREASINGLY DIFFICULT TO ASSEMBLE.

THE ASSEMBLAGE OFFERS DEVELOPERS THE OPPORTUNITY TO CREATE A PROJECT OF MEANINGFUL SCALE IN ONE OF NORTH NAPLES' FASTEST-GROWING AREAS.

GROWTH DRIVING FUTURE COMMERCIAL DEMAND



LOCATION OVERVIEW

Located just south of Vanderbilt Beach Road and west of Collier Boulevard, the property is positioned within one of North Naples' most active growth corridors. The area continues to experience significant residential expansion supported by new transportation infrastructure, educational facilities, and commercial investment.

Its central location provides convenient access to established residential communities, major retail centers, healthcare providers, and regional transportation routes while benefiting from continued eastward growth throughout Collier County.

- KEY DEMAND DRIVERS**
- Vanderbilt Beach Road Extension
 - New multifamily community immediately east
 - Mason Classical Academy
 - Residential growth throughout North Naples
 - Increasing demand for neighborhood-serving commercial uses

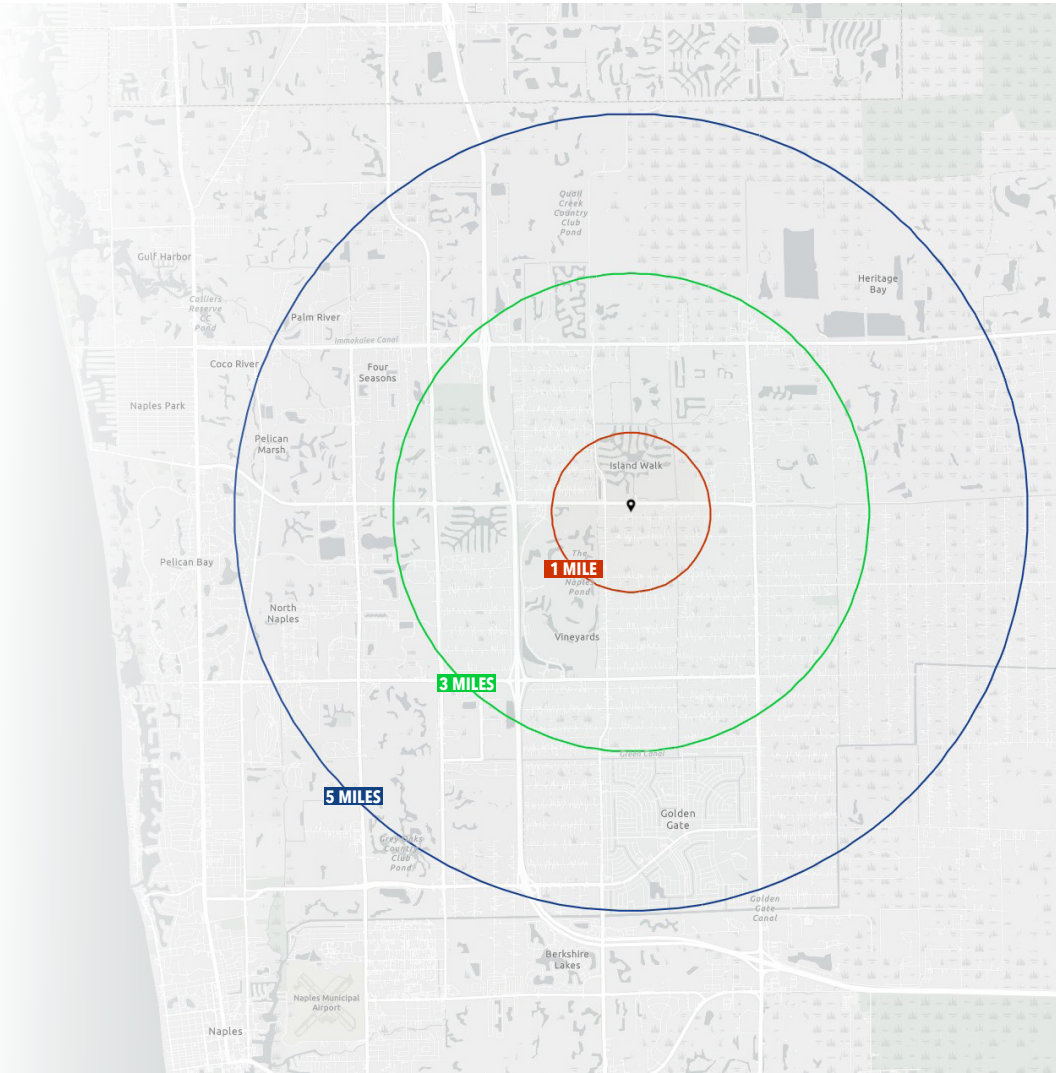
LOCATION MAP

DEMOGRAPHICS & MARKET FUNDAMENTALS

POPULATION GROWTH, INCOME LEVELS, AND REGIONAL DEMAND DRIVERS

LOCATION DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
2026 POPULATION	4,038	47,593	135,172
2031 PROJECTED POPULATION	4,116	49,478	139,424
POPULATION GROWTH	0.38%	0.78%	0.62%
HOUSEHOLDS	2,014	20,510	57,400
OWNER OCCUPIED HOUSEHOLDS	1,725	15,734	42,386
RENTER OCCUPIED HOUSEHOLDS	289	4,776	15,014
MEDIAN HOUSEHOLD INCOME	\$83,948	\$110,415	\$108,101
AVG. HOUSEHOLD INCOME	\$113,500	\$163,364	\$164,422
DAYTIME EMPLOYEES	302	10,143	45,858
MEDIAN AGE	65.8	50.2	49.7



TRAFFIC COUNTS

VOLUME (AADT)	YEAR
31,500 (Vanderbilt Beach Rd)	2025

**THE SOUTHWEST FLORIDA ADVANTAGE**

- ✔ Strong & growing population driving long-term housing demand
- ✔ Robust tourism economy generating jobs, income & investment
- ✔ Strategic location with excellent air access & connectivity
- ✔ Favorable business climate & lifestyle driving continued migration

**SOUTHWEST FLORIDA IS A DESTINATION
FOR PEOPLE, FOR VISITORS, AND FOR GROWTH.**



COLLIER COUNTY
Population estimated at
417,131
as of July 1, 2025

↑ 11.0%
increase from
2020 (375,763)

5253 & 5271

CHERRY WOOD DRIVE

NAPLES, FL 34119



EXCLUSIVE LISTING AGENTS:

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08/10/26

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