



**Investment  
Properties  
Corporation**

**F O R L E A S E**

# RIDGEPORT PLAZA

📍 Located at the intersection of Airport Pulling Rd & Pine Ridge Rd

5327-5457 Airport Pulling Road | Naples, Florida 34109



## INTRODUCING RIDGEPORT PLAZA -

Formerly the BED BATH & BEYOND PLAZA...

Same address, new look. Future proposed enhancements to include an updated color scheme for the plaza.

| <u>UNIT</u> | <u>SIZE</u> | <u>BASE RENT</u><br><i>PSF/YR NNN</i> | <u>2024 EST. CAM</u><br><i>PSF/YR</i> | <u>EST. MONTHLY</u><br><i>Excluding Sales Tax</i> | <u>AVAILABLE</u> |
|-------------|-------------|---------------------------------------|---------------------------------------|---|------------------|
| 5327        | 2,026 SF    | \$35.00                               | \$6.62                                | \$7,026.84  | Immediately      |
| 5413        | 1,520 SF    | \$35.00                               | \$6.62                                | \$5,271.87  | Immediately      |
| 5457        | 1,900 SF    | \$32.00                               | \$6.62                                | \$6,114.83  | Immediately      |

Join a vibrant mix of National and Local tenants at one of the busiest shopping centers in Naples. Prominently located at the intersection of Airport and Pine Ridge Road, this property enjoys exposure to high traffic counts and year-round visitor activity.

click here!



Google  
Maps

| DEMOGRAPHICS 2023             | 3 miles   | 5 miles   | 7 miles   |
|-------------------------------|---|-----------|-----------|
| Est. Population               | 54,277  | 137,291   | 223,806   |
| Est. Average HH Income        | \$159,117   | \$140,844 | \$133,962 |
| 2022 Avg. Daily Traffic Count | 63,086 (Airport Rd north of Pine Ridge Rd)<br>59,988 (Pine Ridge Rd west of Airport Rd) |           |           |

**CONTACT** 📞 (239) 261-3400 **Lauren Kelso, ext. 120 lauren@ipcnaples.com**  
**Tara Stokes, ext. 176 tara@ipcnaples.com**

Investment Properties Corporation of Naples  
3838 Tamiami Trail North Suite 402  
Naples Florida 34103-3586

Tel: 239-261-3400 Fax: 249-261-7579 www.ipcnaples.com

Licensed Real Estate Broker

The statement and figures presented herein, while not guaranteed, are secured from sources we believe authoritative. Subject to prior sale, lease, withdrawal and price change without notice.



## SITE PLAN



### RIDGEPORT PLAZA Naples, Florida

| Suite   | Tenant                    | Area (SF) |
|---------|---------------------------|-----------|
| 5311    | Einstein's Bagels         |           |
| 5317    | Steamers                  |           |
| 5319    | Subway                    |           |
| 5323    | The Local                 |           |
| 5325    | Mattress Firm             |           |
| 5327    | Available                 | 2,026     |
| 5331    | A-Z Pack & Ship           |           |
| 5335    | HotWorx                   |           |
| 5337    | Little Caesars            |           |
| 5351    | Available                 |           |
| 5367    | Oreck Vacuum              |           |
| 5369    | Plato's Closet            |           |
| 5371    | Dr. Orsini (Orthodontics) |           |
| 5401    | AAA Auto Club             |           |
| 5411    | Naples Floral and Gift    |           |
| 5413    | Available                 | 1,520     |
| 5415    | Neapolitan Gourmet        |           |
| 5417    | Gustito's                 |           |
| 5419    | Pelican Nails             |           |
| 5425    | Hibachi of Japan          |           |
| 5429    | Del Toro Insurance        |           |
| 5431/33 | Cosmo Professional        |           |
| 5435    | Latin Family Bakery       |           |
| 5437    | European Food Market      |           |
| 5443    | Beautify                  |           |
| 5445    | Coast Dental              |           |
| 5447    | Chez Guy                  |           |
| 5453    | Paradise Jewelry          |           |
| 5457    | Available                 | 1,900     |
| 5461    | Skillets                  |           |

**TOTAL:** 111,016

■ AVAILABLE    □ Separately Owned Outparcel

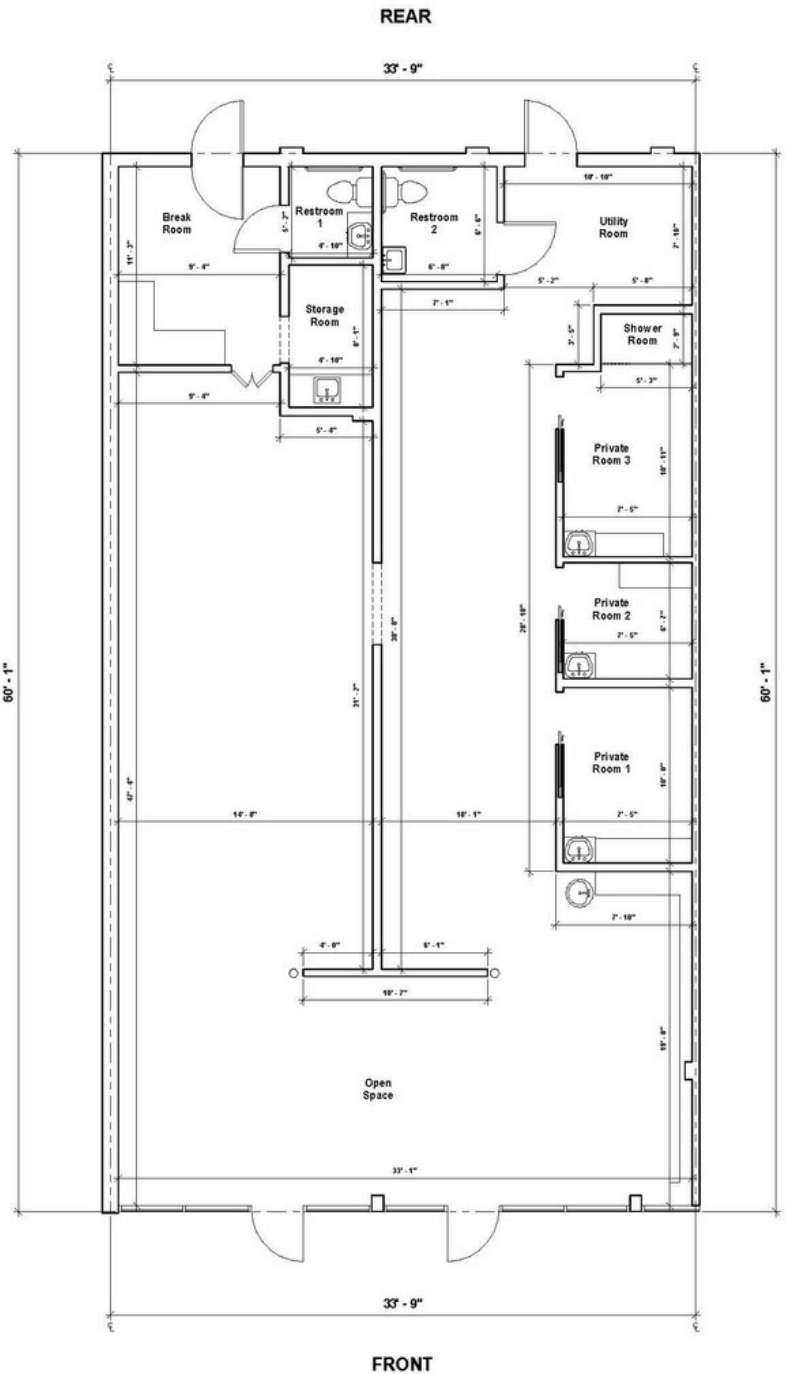
Landlord does not warrant that any occupant indicated herein will be a tenant in the space marked or in this shopping center. Nothing contained herein shall be deemed to limit, waive, or lessen the rights of Landlord under the lease. This exhibit shows only Tenant's location in the Landlord's property and is not a scale drawing showing size, etc.





# FLOOR PLAN

UNIT 5327  
2,026 SF



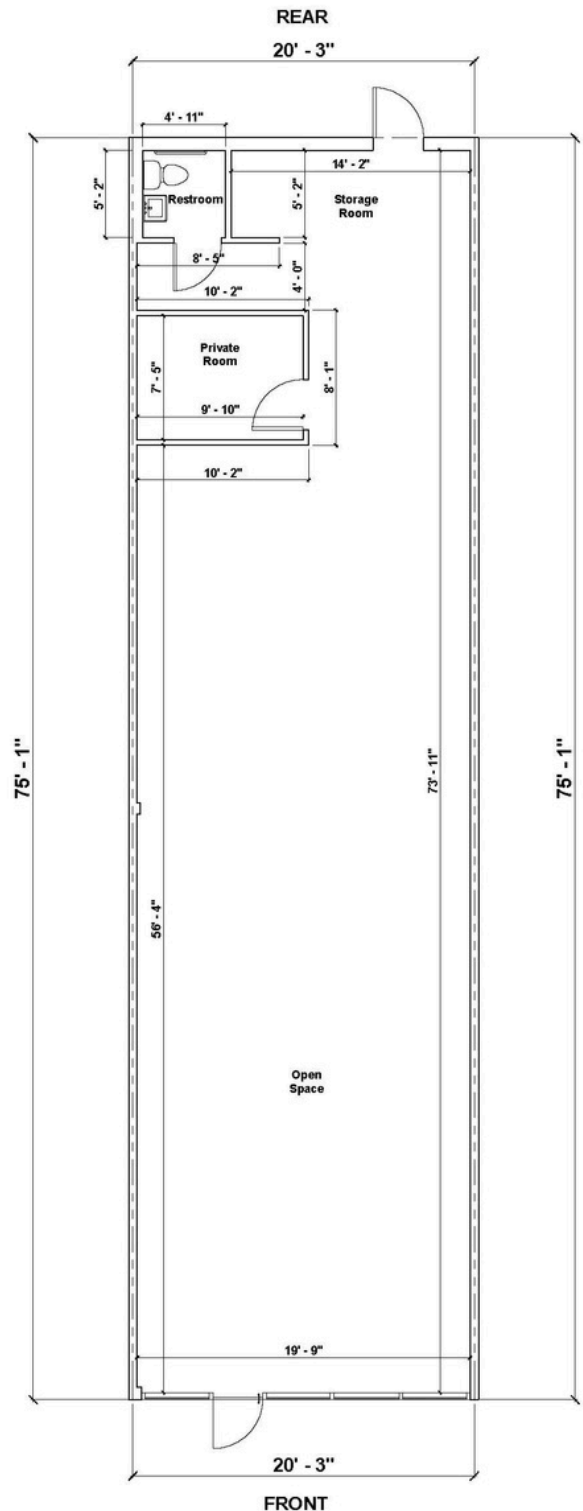


# FLOOR PLAN

**UNIT 5413**  

---

**1,520 SF**



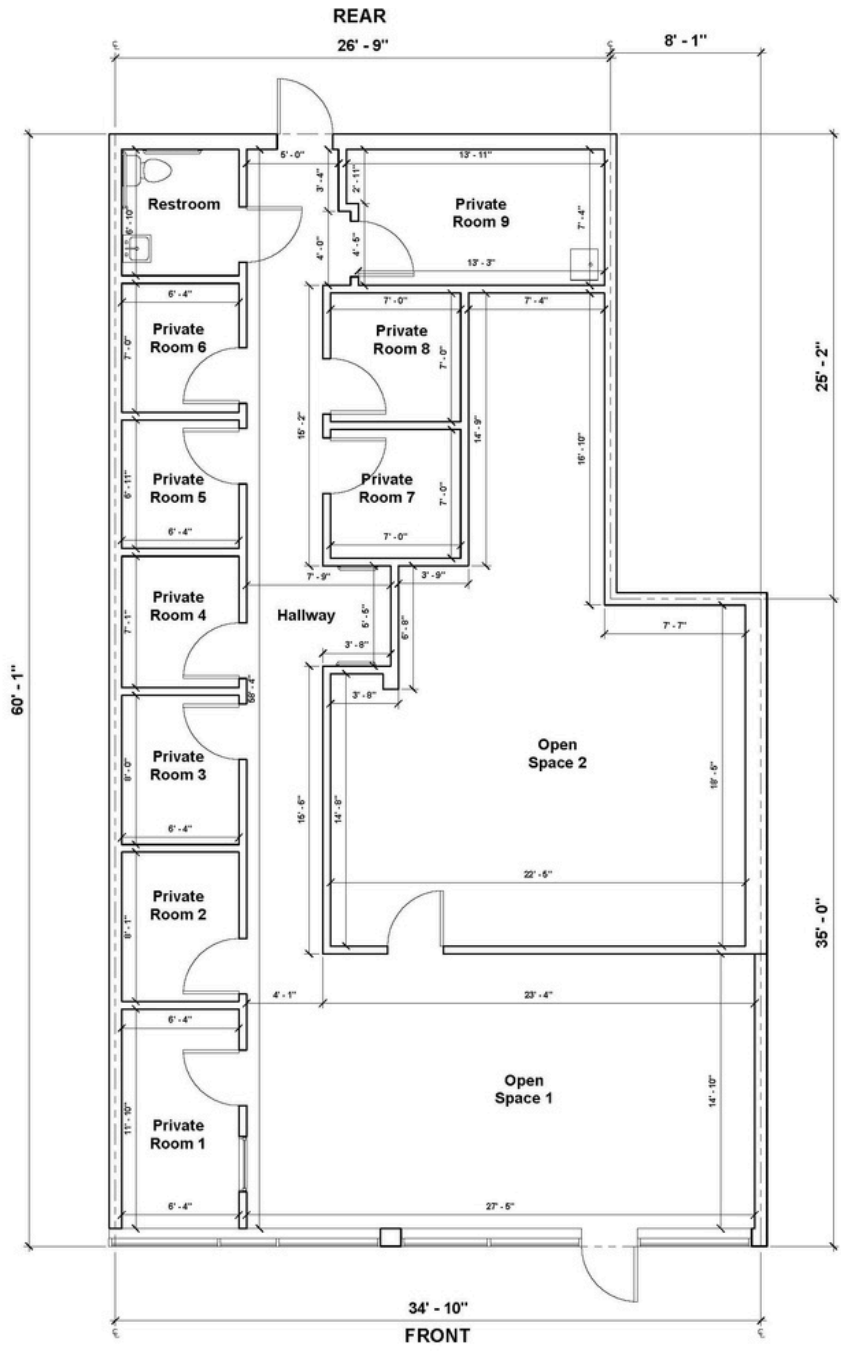


# FLOOR PLAN

**UNIT 5457**  

---

**1,900 SF**





# AERIAL MAP





# AERIAL MAP

