



**Investment  
Properties  
Corporation**

**F O R   L E A S E**

# **MARQUESA PLAZA**

## **RETAIL & 2<sup>ND</sup> GEN RESTAURANT SPACE**

Located at the intersection of Livingston Rd & Pine Ridge Rd

13040 Livingston Road | Naples, FL 34105



Join Starbucks, First Watch, Burn Boot Camp, Organically Twisted, and Napoli on the Bay at this **busy intersection** centrally located in Naples with **easy access to I-75** and surrounded by dense residential.

<u>BLDG</u>	<u>SIZE</u>	<u>BASE RENT</u> PSF/YR NNN	<u>2026 EST. CAM</u>	<u>AVAILABLE</u>	<u>EST. MONTHLY TOTAL</u>
13040-8	1,722 SF	\$35.00	\$9.29	Immediately	\$6,355.62
*13040-1	5,567 SF	\$30.00	\$9.29	Immediately	\$18,227.29



\*2nd Generation Restaurant Space

click  
here!



Google  
Maps

**CONTACT** **(239) 261-3400**

Tara Stokes, ext. 176 [tara@ipcnaples.com](mailto:tara@ipcnaples.com)  
Clint Sherwood, CCIM, ext. 179, [clint@ipcnaples.com](mailto:clint@ipcnaples.com)

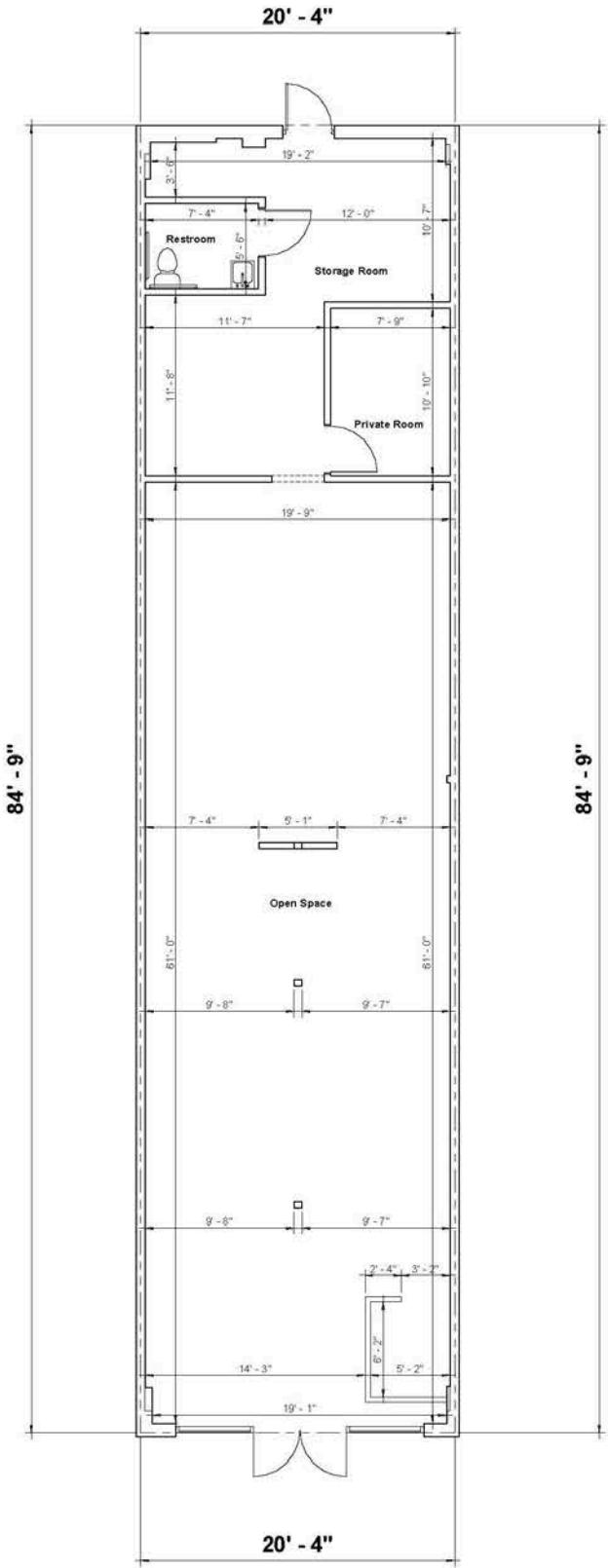
Investment Properties Corporation of Naples  
3838 Tamiami Trail North Suite 402  
Naples Florida 34103-3586  
Tel: 239-261-3400 Fax: 249-261-7579 [www.ipcnaples.com](http://www.ipcnaples.com)

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.

# FLOOR PLAN

**SUITE #13040- 8 - 1,722 SF**





Investment  
Properties  
Corporation

# MARQUESA PLAZA





Investment  
Properties  
Corporation

MARQUESA PLAZA

13040 Livingston Road | Naples, Florida 34105

## DEMOGRAPHICS 2025

Population  
Avg. HH Income

1 mile	3 miles	5 miles
5,672	49,111	155,205
\$154,755	\$166,104	\$160,626

## 2024 AVE. TRAFFIC COUNT

103,000 cars per day

Through the Intersection of Livingston and Pine Ridge Roads



Investment Properties Corporation of Naples  
3838 Tamiami Trail North Suite 402  
Naples Florida 34103-3586  
Tel: 239-261-3400 Fax: 249-261-7579 [www.ipcn Naples.com](http://www.ipcn Naples.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.