



**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> <small>PSF/YR NNN</small>	<u>2026</u> <u>EST. CAM</u>	<u>AVAILABLE</u>	<u>EST. MONTHLY</u> <u>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

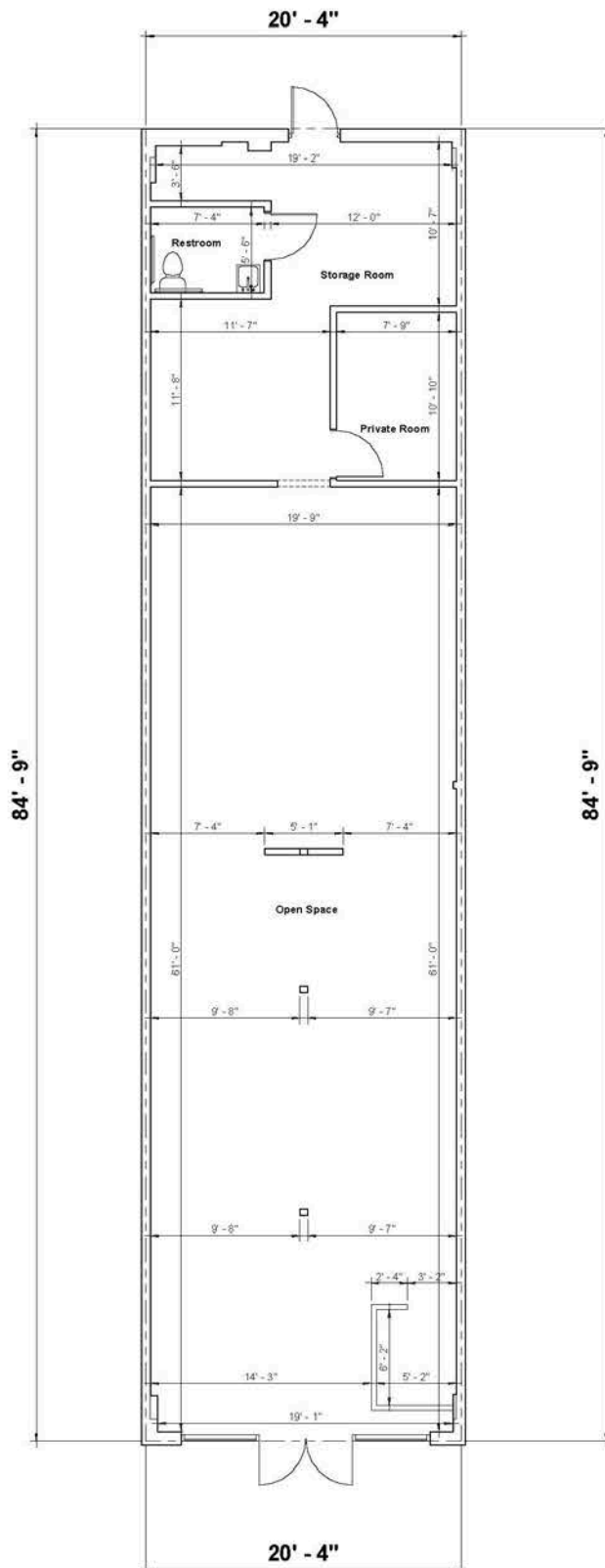
Tel: 239-261-3400 Fax: 249-261-7579 [www.ipcnaples.com](http://www.ipcnaples.com)

*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.



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







Investment  
Properties  
Corporation

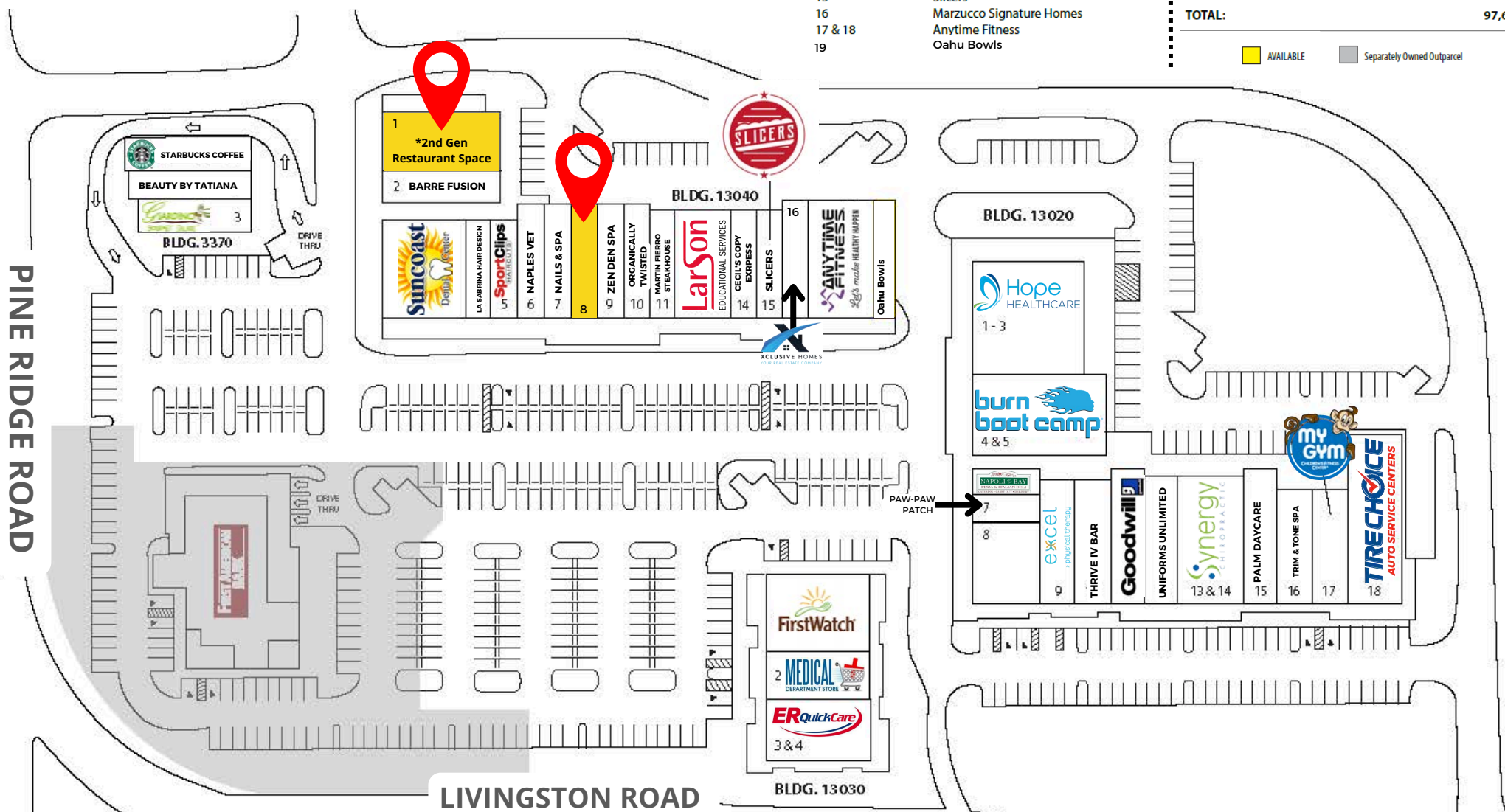
# MARQUESA PLAZA

Suite	Tenant	Area (SF)
3370 Pine Ridge		
1	Starbucks	
2	Beauty by Tatiana	
3	Giardino Gourmet Salads	
13040 Livingston		
1	AVAILABLE	5,567 SF
2	Barre Fusion	
3	Suncoast Dental	
4	La Sabrina Hair Design	
5	Sport Clips Haircuts	
6	Naples Vet	
7	European Nails & Spa	
8	AVAILABLE	1,722 SF
9	Zen Den Spa	
10	Organically Twisted	
11	Martin Fierro Restaurant	
12 & 13	Larson Education	
14	Cecil's Copy Express	
15	Slicers	
16	Marzucco Signature Homes	
17 & 18	Anytime Fitness	
19	Oahu Bowls	

13030 Livingston	
1	First Watch
2	Medical Department Store
3 & 4	ER QuickCare
13020 Livingston	
1 - 3	Hope Adult Care
4 & 5	Burn Boot Camp
6	Napoli Pizza
7	Paw Paw Patch
8	Backstage Dance
9	Excel Physical Therapy
10	Thrive IV Bar
11	Goodwill
12	Uniforms Unlimited
13-14	Synergy Chiropractic
15	Palm Day Care
16	Trim and Tone Spa
17	My Gym Naples
18	Tire Choice

TOTAL: 97,692

AVAILABLE Separately Owned Outparcel





**Investment  
Properties  
Corporation**

# MARQUESA PLAZA

13040 Livingston Road | Naples, Florida 34105

## DEMOGRAPHICS 2025

	<u>1 mile</u>	<u>3 miles</u>	<u>5 miles</u>
Population	5,672	49,111	155,205
Avg. HH Income	\$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.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.