



**Investment
Properties
Corporation**

F O R L E A S E

MARQUESA PLAZA

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>2025</u> <u>EST. CAM</u> | <u>AVAILABLE</u> | <u>EST. MONTHLY</u> <u>TOTAL</u> |
|-------------|-------------|--------------------------------|--------------------------------|------------------|-------------------------------------|
| 13040-8 | 1,722 SF | \$35.00 | \$8.92 | Immediately | \$6,302.52 |



click
here!



Google
Maps

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Investment Properties Corporation of Naples
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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.

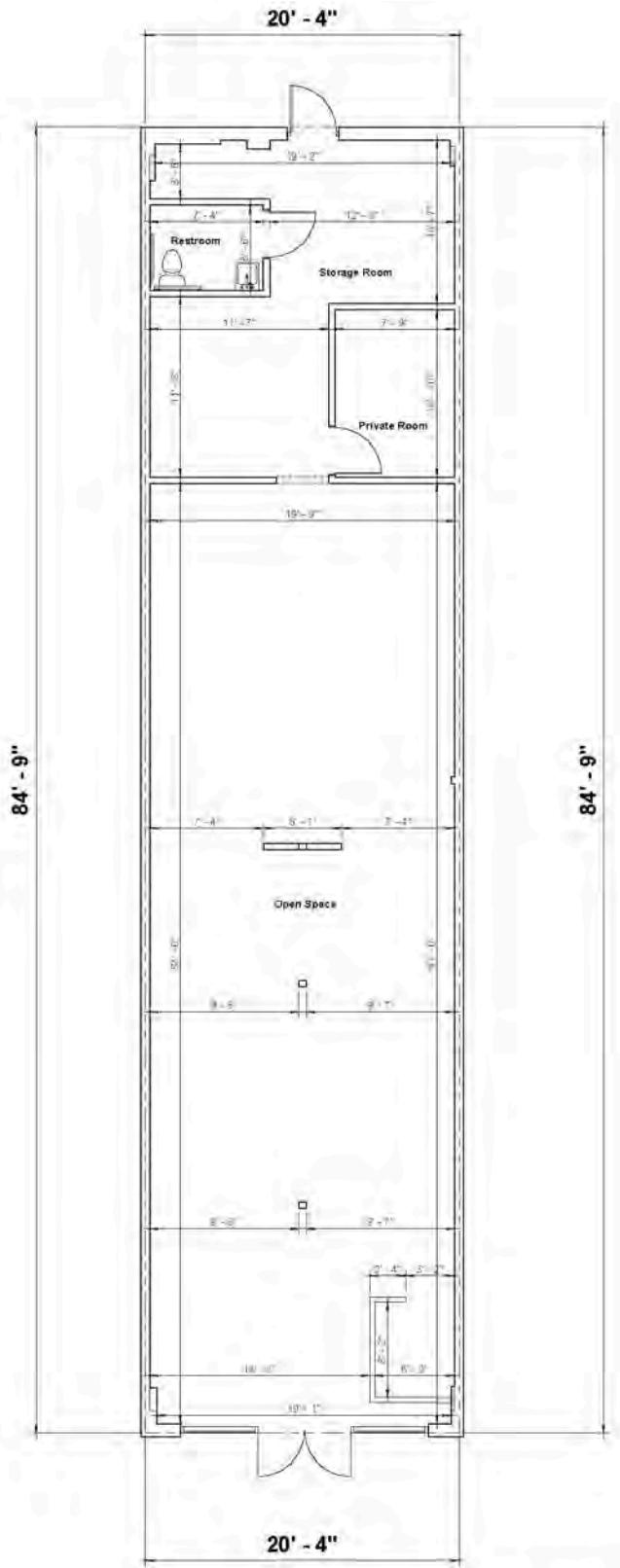


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FLOOR PLAN

SUITE #13040- 8 - 1,722 SF



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| Suite | Tenant | Area (SF) |
|-------------------------|--------------------------|-----------------|
| 3370 Pine Ridge | | |
| 1 | Starbucks | |
| 2 | Beauty by Tatiana | |
| 3 | Giardino Gourmet Salads | |
| 13040 Livingston | | |
| 1 | Señor Tequila's | |
| 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





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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



PINE RIDGE RD.

LIVINGSTON RD.



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