



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> <small>PSF/YR NNN</small>	<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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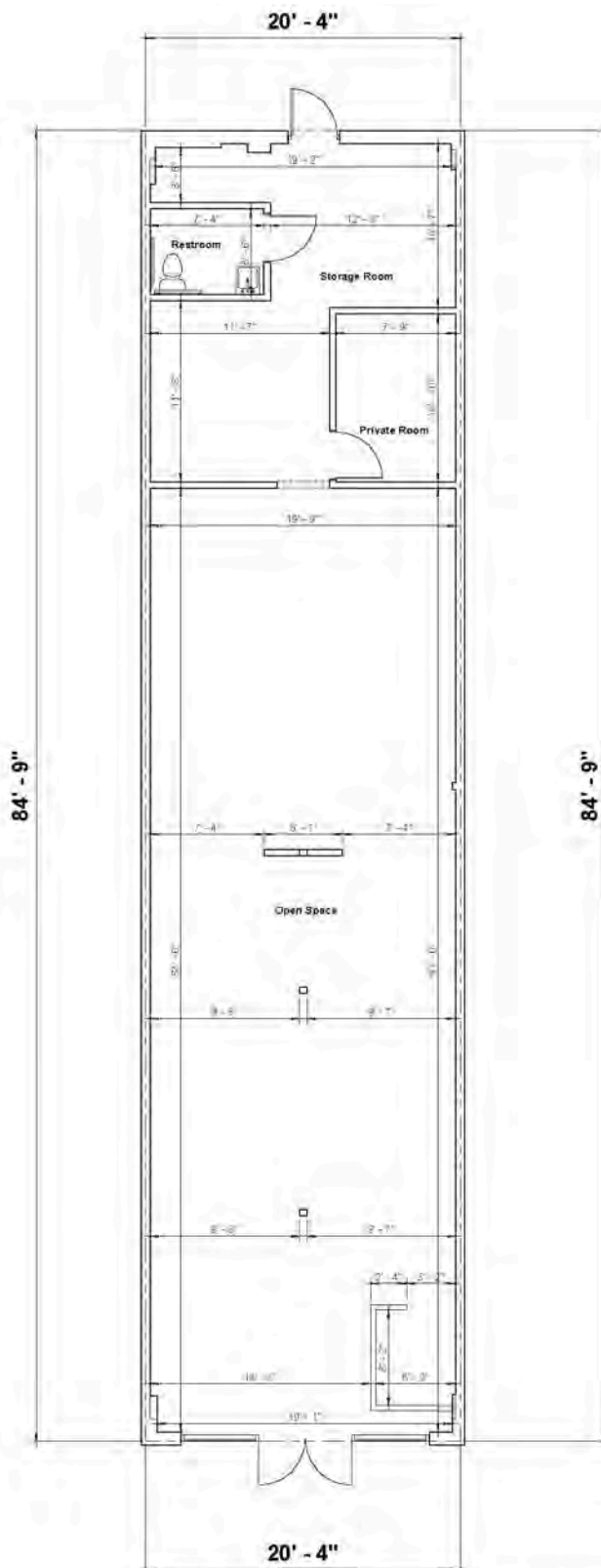
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Licensed Real Estate Broker

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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





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



LIVINGSTON RD.

PINE RIDGE RD.



MERIDIAN PLAZA



MARQUESA PLAZA

