



**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



2 NEW ANCHOR LEASES RECENTLY SIGNED AND COMING SOON!

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> PSF/YR NNN	<u>2026 EST. CAM</u> PSF/YR	<u>EST. MONTHLY</u>	<u>AVAILABLE</u>
5457	1,900 SF	\$35.00*	\$8.59	\$6,901.75	Immediately

*Lease rates are scheduled to increase upon anchor tenants opening for business.

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.



DEMOGRAPHICS 2025	3 miles	5 miles	7 miles
Est. Population	51,746	135,799	223,378
Est. Average HH Income	\$200,652	\$168,309	\$159,572
2024 Avg. Daily Traffic Count	45,000 (Airport Rd north of Pine Ridge Rd) 60,500 (Pine Ridge Rd east of Airport Rd)		

John Cheffy, ext. 182 john@ipcn Naples.com

CONTACT ☎ **(239) 261-3400** **Tara L. Stokes, ext. 176 tara@ipcn Naples.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.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.



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SITE PLAN



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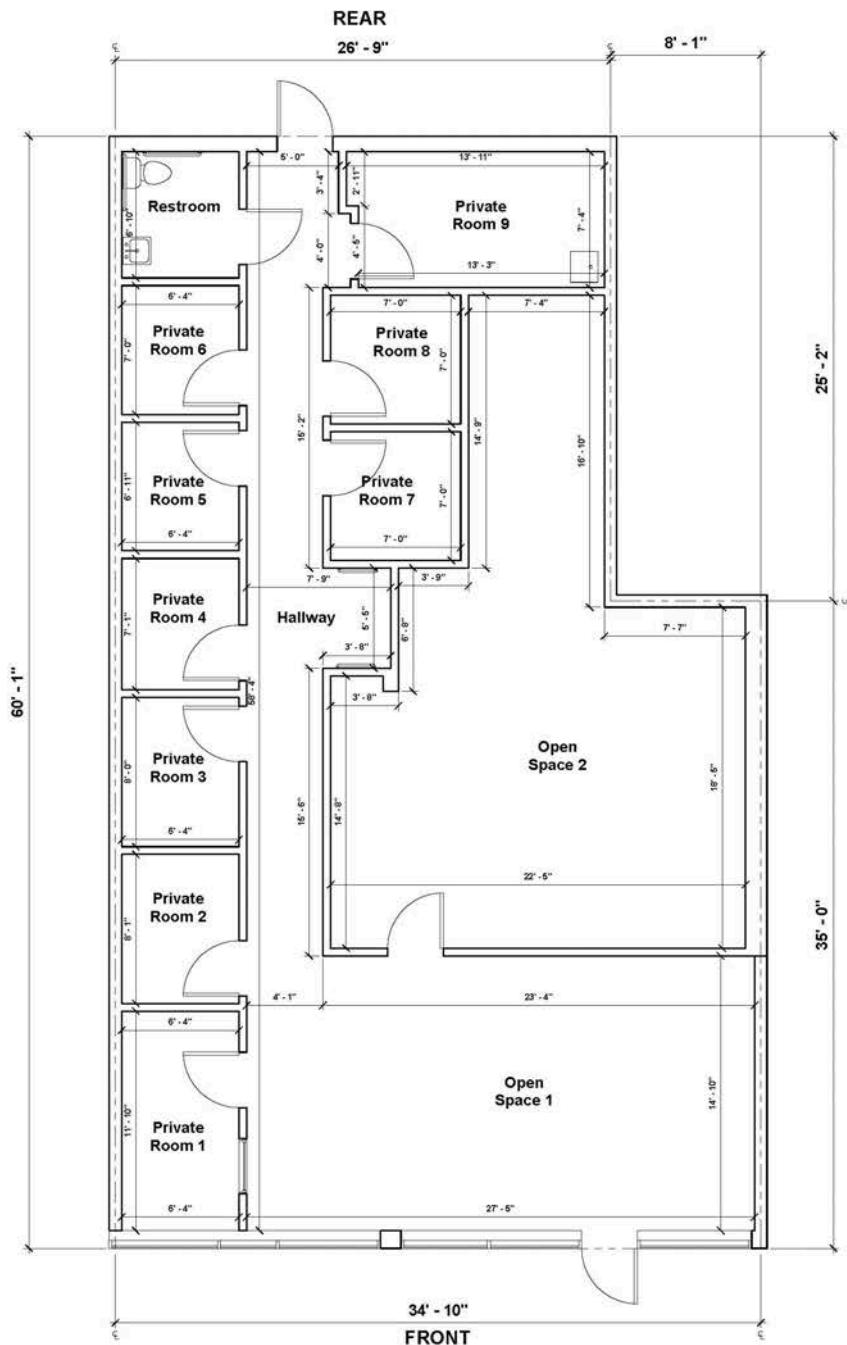
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FLOOR PLAN

UNIT 5457

1,900 SF



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AERIAL MAP



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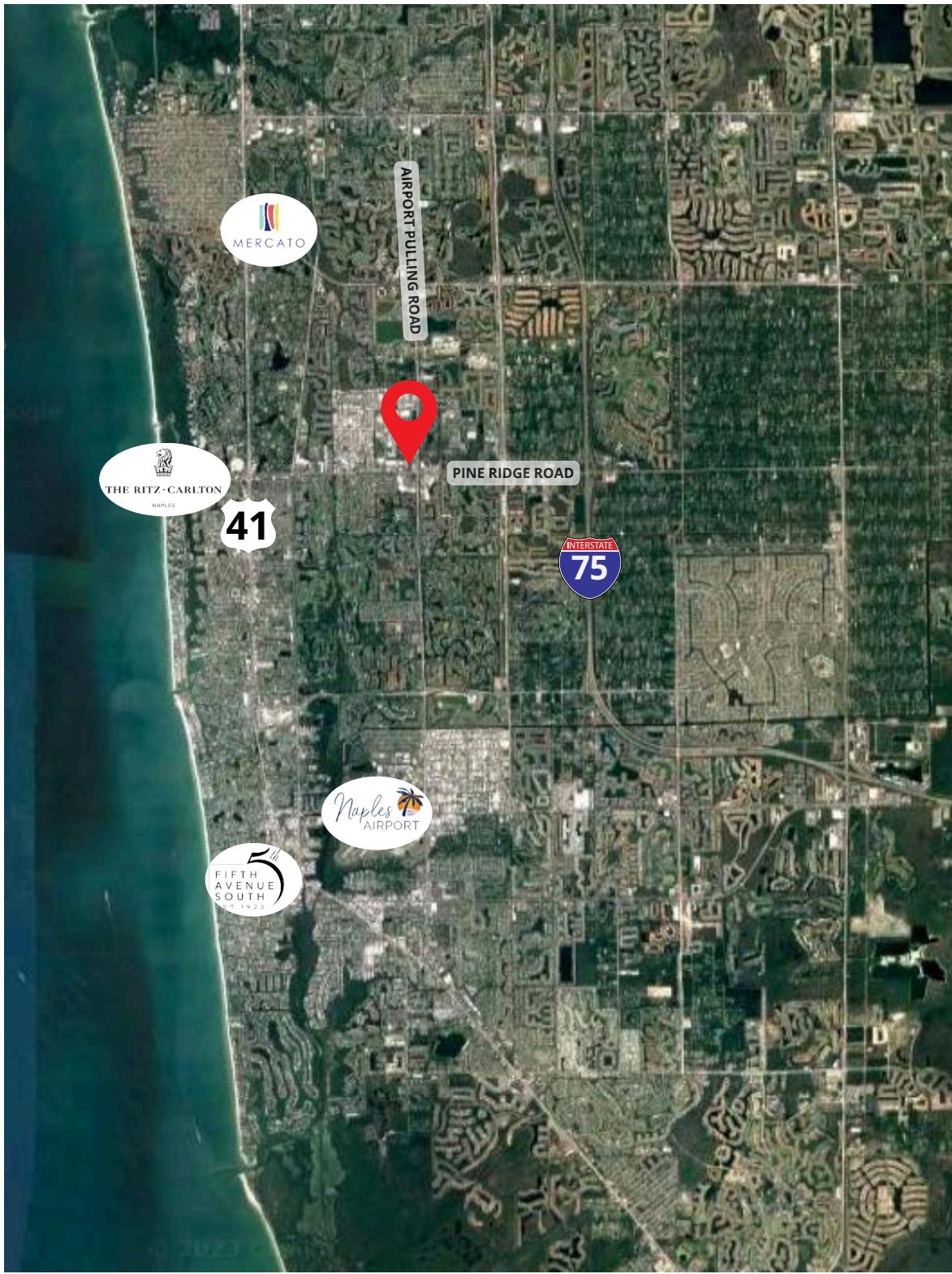


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