



**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> <i>PSF/YR NNN</i>	<u>2024</u> <u>EST. CAM</u>	<u>AVAILABLE</u>	<u>EST. MONTHLY</u> <u>TOTAL</u> (+ SALES TAX)
13040-8	1,722 SF	\$35.00	\$9.10	2/1/2025	\$6,328.35



click here!



Google
Maps

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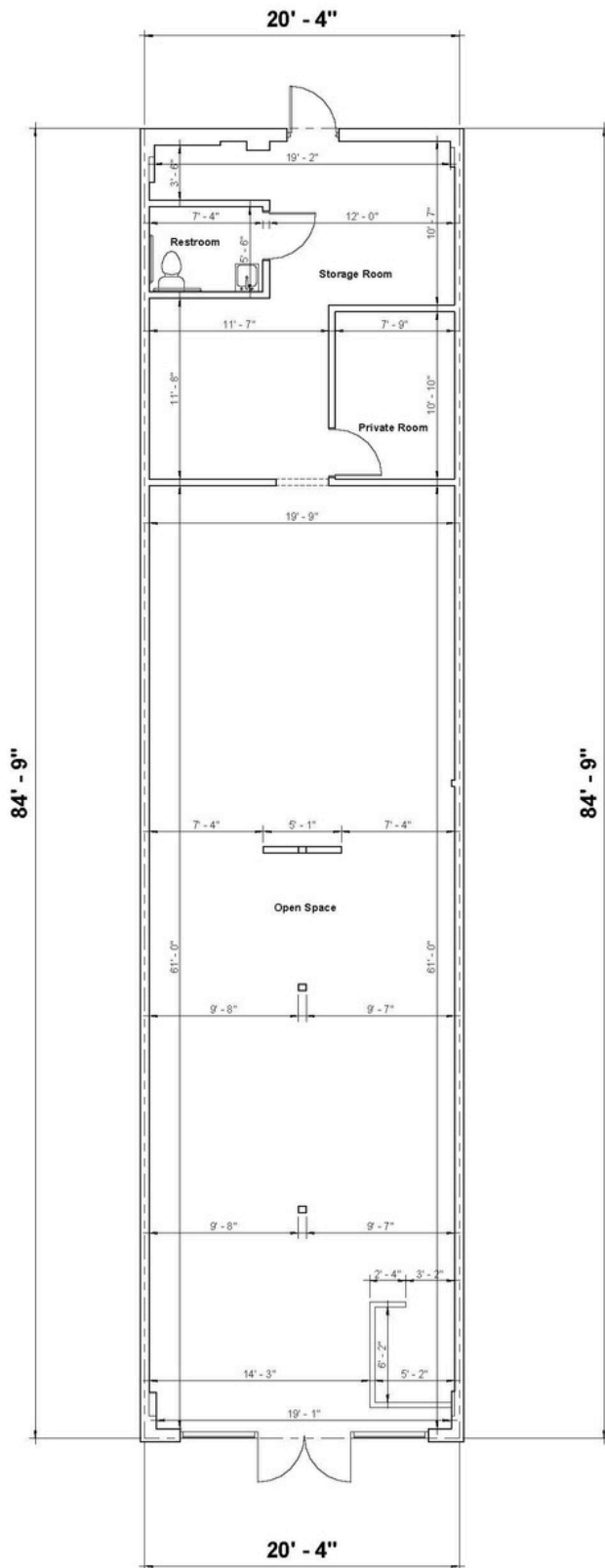
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Licensed Real Estate Broker

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SUITE #13040- 8 - 1,722 SF





MARQUESA PLAZA

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 2023

Population

Avg. HH Income

1 miles

6,267

\$142,643

3 miles

51,576

\$135,080

5 miles

156,135

\$134,374

2023 AVE. TRAFFIC COUNT

100,000 cars per day

Through the Intersection of Livingston and Pine Ridge Roads

