



**Investment
Properties
Corporation**

F O R L E A S E

MARQUESA PLAZA

RETAIL SPACE FOR LEASE



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>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



click here!



Google
Maps

CONTACT ☎ (239) 261-3400

**Tara Stokes, ext. 176 tara@ipcnaples.com
Clint Sherwood, CCIM, ext. 179, 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

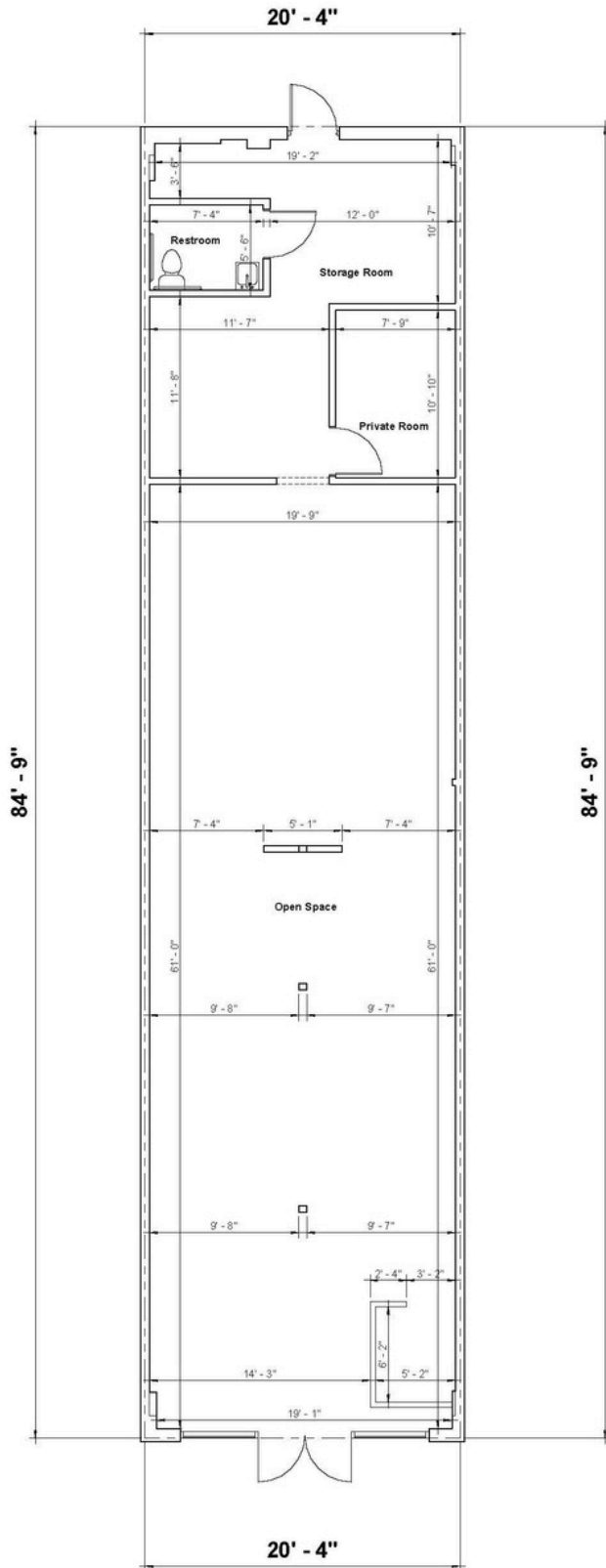
Licensed Real Estate Broker

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.



FLOOR PLAN

SUITE #13040- 8 - 1,722 SF



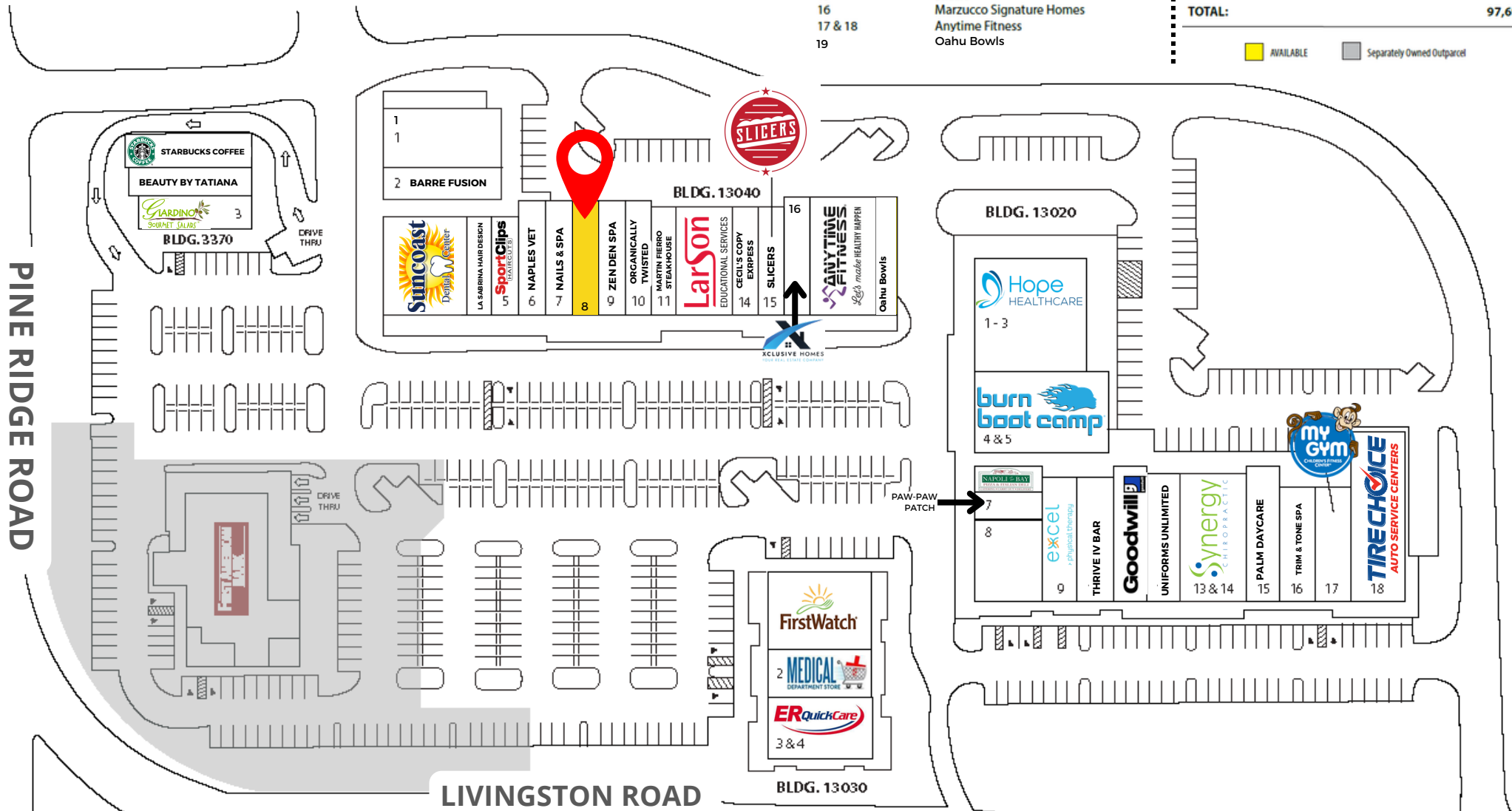


MARQUESA PLAZA

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 2025

Population
Avg. HH Income

1 mile

5,672
\$154,755

3 miles

49,111
\$166,104

5 miles

155,205
\$160,626

2025 AVE. TRAFFIC COUNT

105,500 cars per day

Through the Intersection of Livingston and Pine Ridge Roads

