



investment
properties
corporation

R E T A I L S P A C E

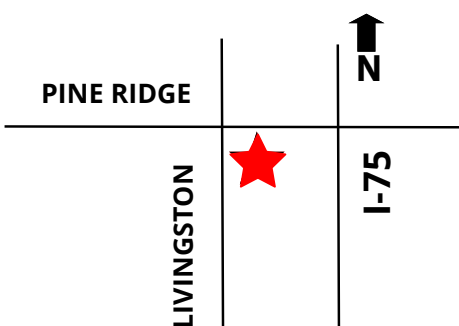
F O R L E A S E

MARQUESA PLAZA



13040 LIVINGSTON ROAD | NAPLES 34105

Join Starbucks, Organically Twisted, Napoli on the Bay, Burn Boot Camp, First Watch and many more at this busy intersection centrally located in Naples with easy access to I-75 and surrounded by dense residential.



BLDG	SIZE/SF	BASE RENT PSF/YR	CAM 2022	USE
600-10	2,438	\$20.00	\$7.99	Retail

CLICK HERE FOR LINK TO GOOGLE MAPS:

<https://goo.gl/maps/emrwQ1aSKqp>

Located on the SE corner of Pine Ridge & Livingston Roads

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Investment Properties Corporation of Naples
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Naples Florida 34103-3586

Tel: 239-261-3400 Fax: 249-261-7579 www.ipcnaples.com

Licensed Real Estate Broker

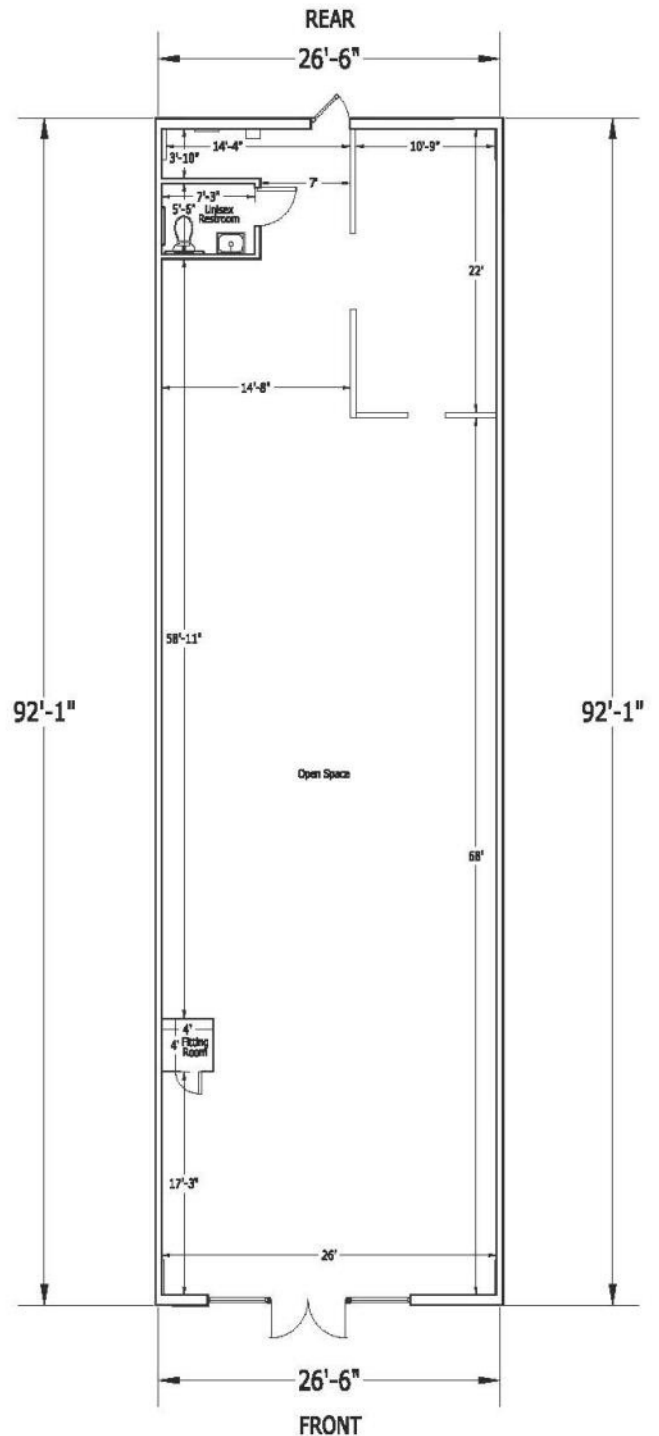
The statement and figures presented herein, while not guaranteed, are secured from sources we believe authoritative. Subject to prior sale, lease, withdrawal and price change without notice.

MARQUESA PLAZA



BUILDING 600

Suite 10
2,438 SF



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DEMOGRAPHICS 2021

Population 238,720
Avg. HH Income \$116,453

2019 AVE. TRAFFIC COUNT

99,177 cars per day
Through the Intersection of Livingston and Pine Ridge Roads

3 miles 5 miles 7 miles

MARQUESA PLAZA

Address	Tenant	Area	Address	Tenant	Area
Bldg. 100			Bldg. 500		
100 - 1 Starbucks		1,800	500 - 1	First Watch	4,543
100 - 2 Beauty by Tatiana		1,520	500 - 2	Medical Dept Store	2,100
100 - 3 Gardino's Salads		1,476	500 - 3-4	ER Quick Care	2,800
Bldg. 200			Bldg. 600		
200 - 1 First American Bank		16,500	600 - 1-3	Hope HealthCare	8,656
Bldg. 300			600 - 4	Burn Bootcamp	6,000
300 - 1 Senor Tequila		5,567	600 - 6	Napoli on the Bay	1,000
300 - 2 Suncoast Dental		2,030	600 - 7	Paw-Paw Patch	1,000
300 - 3 La Sabrina Hair Design		4,500	600 - 8	Backstage Dance	3,048
300 - 4 Sports Clips Haircuts		1,500	600 - 9	Excel Physical Therapy	2,438
300 - 5 Marquesa Veterinary Clinic		1,693	600 - 10	AVAILABLE	2,438
300 - 6 Barrier Reef		1,693	600 - 11	Goodwill	2,500
300 - 7 The Zen Den		1,693	600 - 12	Uniforms Unlimited	2,375
300 - 8 Organically Twisted		1,700	600 - 13-14	Synergy Chiropractic	4,750
300 - 9 Martin Pterro Steakhouse			600 - 15	The Palm Preschool	2,840
1,693 300 - 11 Larson Education			600 - 16	Trim & Tone Spa	1,912
1,600 300 - 12-13 Cecil's Copy Express			600 - 17	My Gym	2,253
3,200 300 - 14 Slicers		1,600	600 - 18	Tire Choice	5,000
1,680 15 Marzucco Signature Homes		1,693			
300 - 16 Anytime Fitness		3,386			
300 - 17-18 For Goodness Sake					
300 - 19 1,693					

