



**Investment
Properties
Corporation**

F O R L E A S E

RIDGEPORT PLAZA



Located at the intersection of Airport Pulling Rd & Pine Ridge Rd

5335-5457 Airport Pulling Road | Naples, Florida 34109

**2nd
Generation
Medical
Space
Available!**



INTRODUCING RIDGEPORT PLAZA -

Formerly the BED BATH & BEYOND PLAZA...

Same address, new look. Future proposed enhancements to include an updated color scheme for the plaza.

UNIT	SIZE	BASE RENT PSF/YR NNN	2023 EST. CAM PSF/YR	EST. MONTHLY (+ SALES TAX)	AVAILABLE
5335	1,800 SF	\$31.50	\$6.39	\$5,580.00	Immediately
5457	1,900 SF	\$30.00	\$6.39	\$5,652.50	Immediately

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.

*click
here!*



**Google
Maps**

DEMOGRAPHICS 2023	3 miles	5 miles	7 miles
Est. Population	54,277	137,291	223,806
Est. Average HH Income	\$159,117	\$140,844	\$133,962
2022 Avg. Daily Traffic Count	63,086 (Airport Rd north of Pine Ridge Rd) 59,988 (Pine Ridge Rd west of Airport Rd)		

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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.

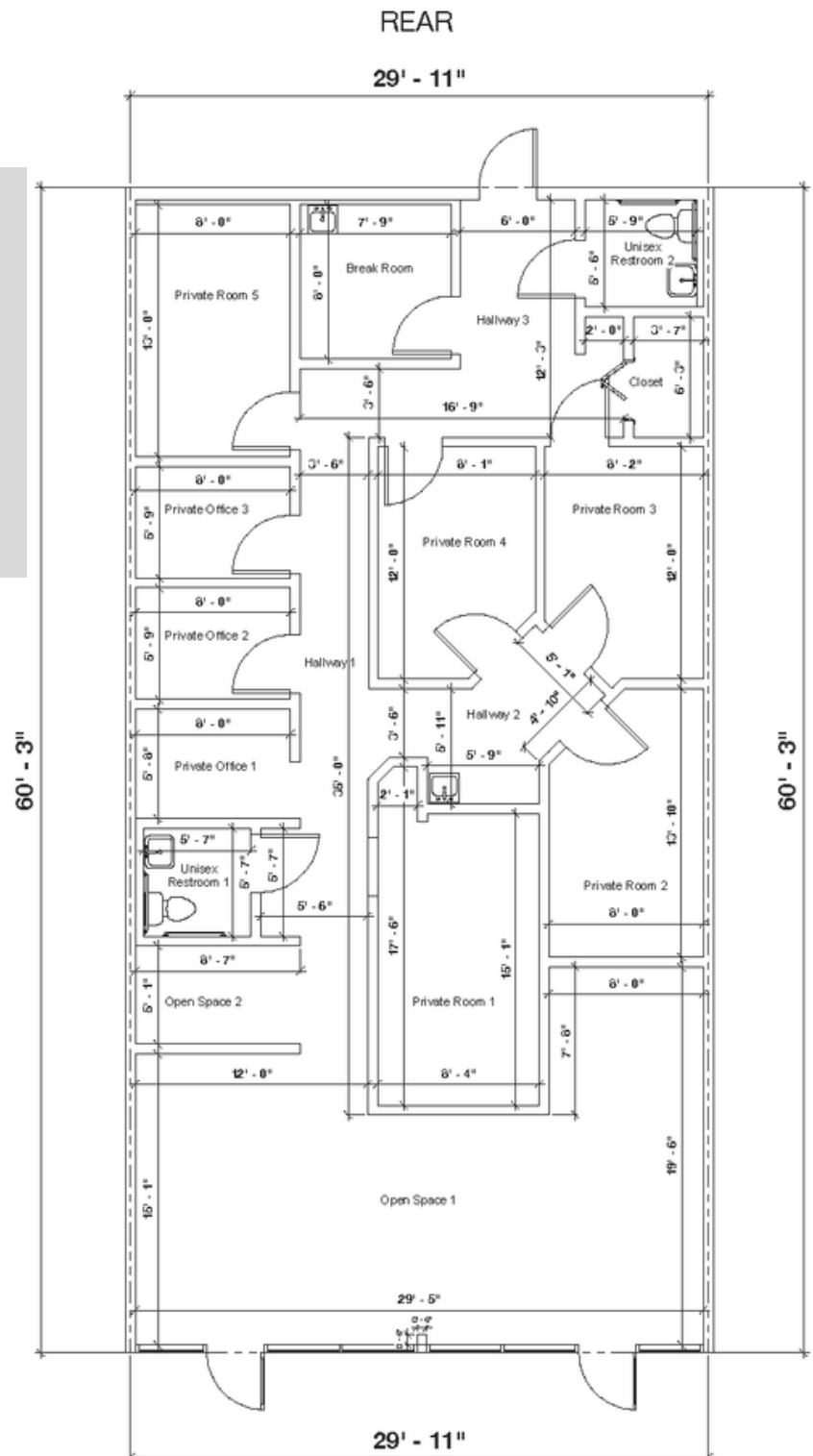


FLOOR PLAN

UNIT 5335

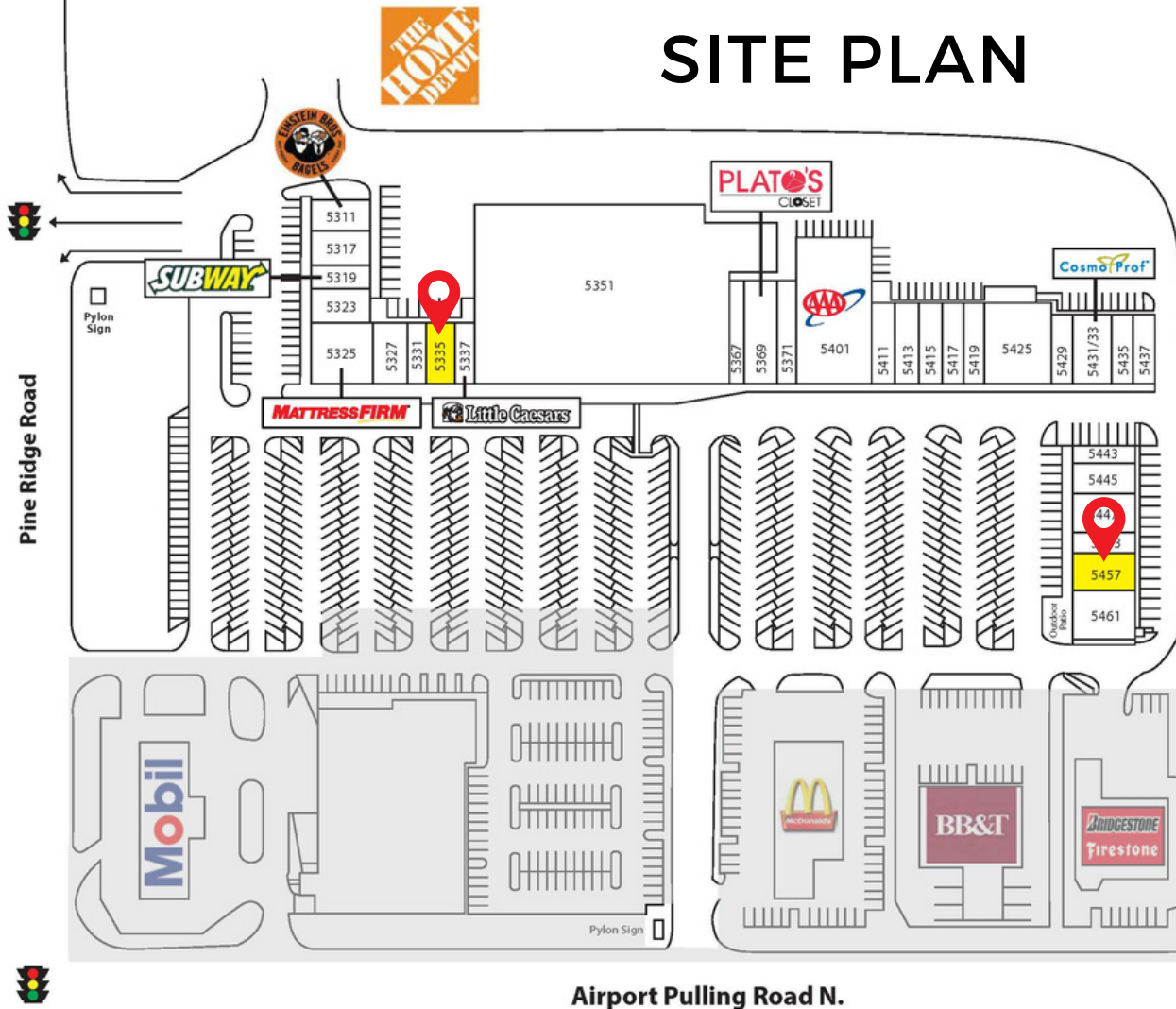
1,800 SF

2nd Generation
Medical Space





SITE PLAN



RIDGEPORT PLAZA
Naples, Florida

Suite	Tenant	Area (SF)
5311	Einstein's Bagels	
5317	Steamers	
5319	Subway	
5323	The Local	
5325	Mattress Firm	
5327	Before and After Salon	
5331	A-Z Pack & Ship	
5335	Available	1,800
5337	Little Caesars	
5351	Available	
5367	Oreck Vacuum	
5369	Plato's Closet	
5371	Dr. Orsini (Orthodontics)	
5401	AAA Auto Club	
5411	Naples Floral and Gift	
5413	Tailormade Fitness	
5415	Neapolitan Gourmet	
5417	Gustito's	
5419	Pelican Nails	
5425	Hibachi of Japan	
5429	Del Toro Insurance	
5431/33	Cosmo Professional	
5435	Latin Family Bakery	
5437	European Food Market	
5443	Beautify	
5445	Coast Dental	
5447	Chez Guy	
5453	Paradise Jewelry	
5457	Available	1,900
5461	Skillet's	

TOTAL: 111,016

AVAILABLE Separately Owned Outparcel

Landlord does not warrant that any occupant indicated herein will be a tenant in the space marked or in this shopping center. Nothing contained herein shall be deemed to limit, waive, or lessen the rights of Landlord under the lease. This exhibit shows only Tenant's location in the Landlord's property and is not a scale drawing showing size, etc.





AERIAL MAP





AERIAL MAP

