



FOR LEASE

# B STREET

Curry Preserve Drive, Babcock Ranch, FL



## NEW MIXED USE LIFESTYLE CENTER



CLICK TO VIEW  
**BABCOCK RANCH  
AREA VIDEO**



CLICK TO VIEW  
**B STREET VIDEO**



\*PROPOSED RENDERING, SUBJECT TO CHANGE

EXCLUSIVE RETAIL LEASING

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**BABCOCK RANCH**

**KITSON**  
— & PARTNERS —

±70,200

SF RETAIL AND  
OFFICE SPACE

±42,000

SF OFFICE BUILDING  
WITH 21,000 SF  
GROUND FLOOR  
SPACE AVAILABLE

1,135

SURFACE LEVEL  
PARKING SPACES

140

MULTI-FAMILY  
HOUSING UNITS

2026

EXPECTED DELIVERY

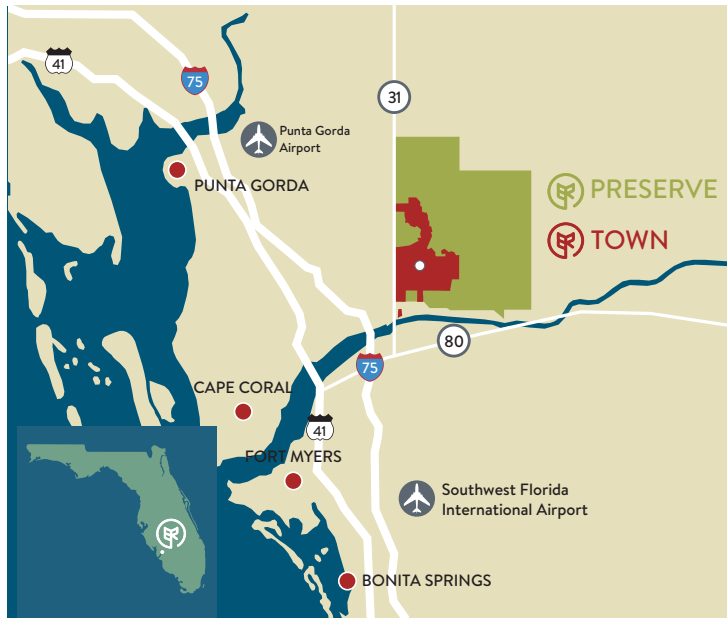


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# Property Overview

## HIGHLIGHTS

- New Mixed Use Lifestyle Center
- ±1,200 SF – 7,000 SF spaces available
- Walkable, exciting project with ample green space and parking
- Seeking restaurants, boutiques, service tenants, retail, and office
- Endcap and freestanding restaurant opportunities available
- B Street will be the epicenter of Babcock Ranch for all things arts and entertainment
- Babcock Ranch is an 18,000 acre, 50,000 person “new town” development in Southwest Florida
- Babcock Ranch is entitled for 20,000 residential units and 6 million square feet of commercial space
- Babcock Ranch is a top 10 selling master-planned community in the country



B Street at Babcock Ranch is a brand new mixed-use development with approximately 70,200 square feet of ground-floor retail and office space, 42,000 square feet office building with 21,000 SF ground floor space available, two residential buildings featuring 140 units, and over 1,135 surface level parking spaces.

B Street will be the energetic anchor of Babcock Ranch where patrons and residents can indulge in unique experiences on a daily basis.

We invite you to join us in creating a vibrant atmosphere filled with art, cuisine, music, shopping, fitness and more.



\*PROPOSED RENDERINGS, SUBJECT TO CHANGE



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- Legend**
- County Boundary
  - Property Boundary
  - Offsite Mitigation Area
  - Preserve
  - Lakes
  - Golf Course
  - Wetland Creations
  - Residential Development
  - Future Development
  - Non-Residential Development
  - Park
  - Solar Area
  - Wetlands & Uplands
  - Commercial Development

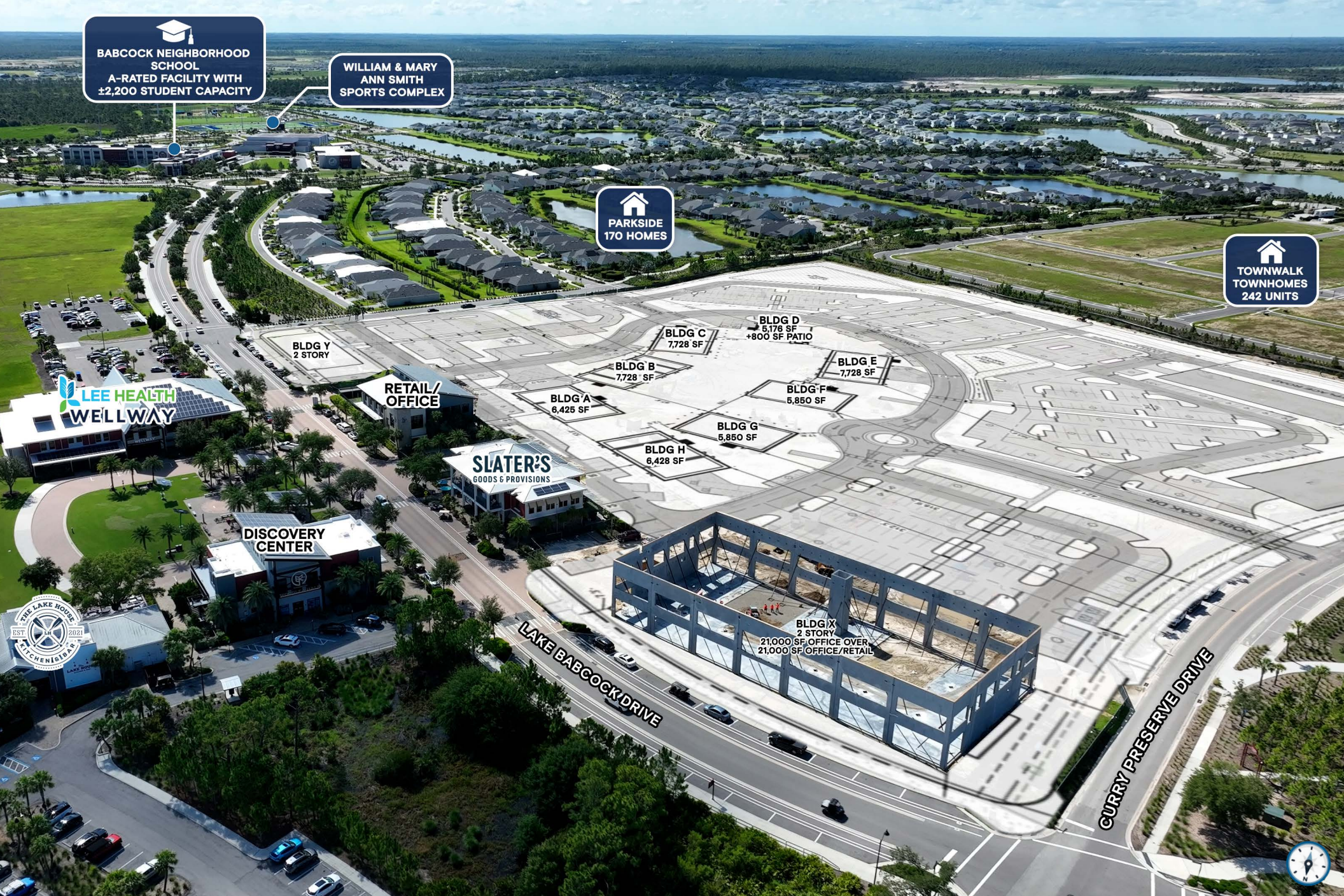


## Tenant Roster

|       |                          |          |       |                              |          |           |                     |          |       |                                  |           |
|-------|--------------------------|----------|-------|------------------------------|----------|-----------|---------------------|----------|-------|----------------------------------|-----------|
| A-101 | At LOI                   | 1,930 SF | C-103 | Flourish and Pops            | 1,300 SF | H-102     | Studio B Pilates    | 1,300 SF | X-109 | The UPS Store                    | 1,548 SF  |
| A-102 | Kong Fu Ramen            | 2,000 SF | C-104 | Available                    | 3,839 SF | H-103     | Available           | 1,302 SF | X-110 | Way Better Insurance             | 1,500 SF  |
| A-103 | Blush Nail Lounge        | 2,500 SF | D     | At LOI + 800 SF patio        | 5,176 SF | H-104     | Available           | 2,600 SF | X-111 | Wholistic Motus Physical Therapy | 1,500 SF  |
| B-101 | Available                | 1,835 SF | E-101 | Carondelet Drink Parlor      | 1,940 SF | X-100-101 | Dentist at lease    | 3,000 SF | X-112 | NV Realty Group                  | 1,200 SF  |
| B-102 | Three Oaks Wellness      | 1,900 SF | E-102 | At LOI                       | 1,200 SF | X-102     | South Florida Title | 1,200 SF | X-113 | Ankle and Foot Care              | 1,500 SF  |
| B-103 | Duckberry Designs        | 1,200 SF | E-103 | Cigar Lounge at Babcock      | 1,200 SF | X-103     | Kitson & Partners   | 1,500 SF | X-200 | Kitson & Partners                | 22,254 SF |
| B-104 | B Bauer Hair Lounge      | 1,300 SF | E-104 | BBQ King Smokehouse & Tavern | 3,400 SF | X-104     | Available           | 1,500 SF | Y     | Available 2 Story Building       | 23,400 SF |
| B-105 | Sugaring LA              | 1,500 SF | F     | Mexican Restaurant at lease  | 5,850 SF | X-105     | Edward Jones        | 1,548 SF |       |                                  |           |
| C-101 | Ice Cream at lease       | 1,365 SF | G     | Mangiamo Italian Restaurant  | 5,850 SF | X-106     | At LOI              | 2,250 SF |       |                                  |           |
| C-102 | Gifts & Candles at lease | 1,235 SF | H-101 | At LOI                       | 1,228 SF | X-108     | At LOI              | 1,500 SF |       |                                  |           |

**Disclaimer:** The information contained in this brochure is provided for general informational purposes only. The estimated rentable area of the space is approximate and subject to verification. While every effort has been made to ensure the accuracy of the information presented, neither the landlord, property manager, nor their agents make any representation or warranty as to the actual rentable area. Prospective tenants are encouraged to independently verify the actual dimensions and square footage of the space prior to entering into any lease agreement. All information is subject to change without notice.





  
**BABCOCK NEIGHBORHOOD  
SCHOOL**  
A-RATED FACILITY WITH  
±2,200 STUDENT CAPACITY

**WILLIAM & MARY  
ANN SMITH  
SPORTS COMPLEX**

  
**PARKSIDE  
170 HOMES**

  
**TOWNWALK  
TOWNHOMES  
242 UNITS**

  
**LEE HEALTH  
WELLWAY**

**RETAIL/  
OFFICE**

**SLATER'S**  
GOODS & PROVISIONS

**DISCOVERY  
CENTER**

**BLDG X  
2 STORY  
21,000 SF OFFICE OVER  
21,000 SF OFFICE/RETAIL**

**LAKE BABCOCK DRIVE**

**CURRY PRESERVE DRIVE**

  
**B STREET  
CLOSE AERIAL**

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