

PROPOSED ±400,000 SF POWER CENTER

# LEE COUNTY AREA 4-5

SR 31 & Saw Palmetto Parkway, Babcock Ranch, FL



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LISTING VIDEO



EXCLUSIVE RETAIL LEASING

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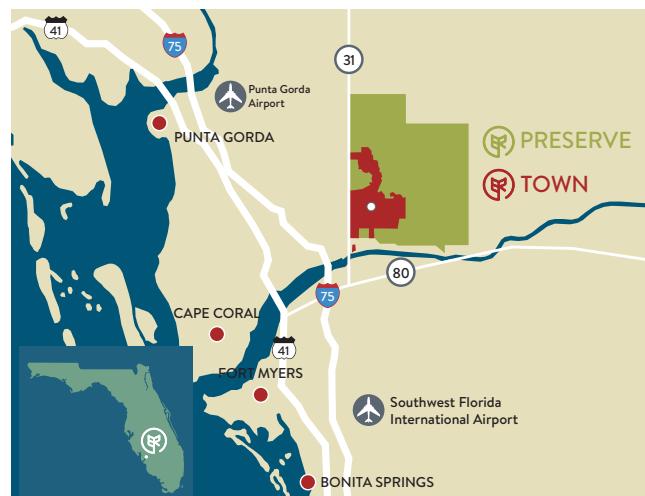
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**KITSON**  
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# Property Overview

## HIGHLIGHTS

- Proposed ±400,000 SF Power Center
- Box/Grocery opportunity available
- Seeking anchors, restaurants, out-parcel users
- Great visibility to State Road 31, expansion underway for new 4 lane road
- 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
- First city in the United States powered by Solar Energy

Join nearby retailers: **Publix** **Marshalls** **HomeGoods**  
**ULTA BEAUTY** **five BELOW** **Panera BREAD** **TGH Tampa General Hospital.**



LEE COUNTY AREA 4-5  
EXECUTIVE SUMMARY

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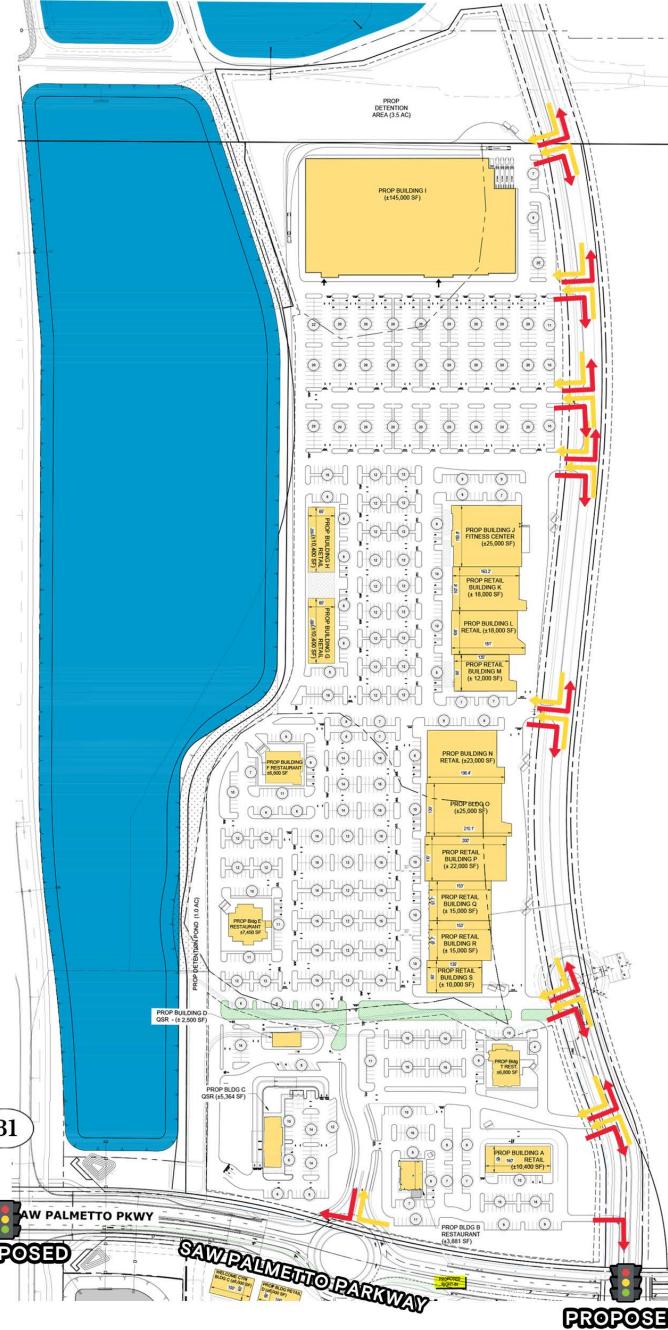
LEE COUNTY AREA 4-5  
BABCOCK RANCH MAP

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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.

# LEE COUNTY AREA 4-5 **SITE PLAN**

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LEE COUNTY AREA 4-5  
MARKET AERIAL

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