

MEDICAL, OFFICE, & RETAIL OUTPARCELS FOR LEASE

MIDTOWN 14A

Cypress Parkway, Babcock Ranch, FL



CLICK TO VIEW
LISTING VIDEO



*PROPOSED RENDERINGS

EXCLUSIVE RETAIL LEASING

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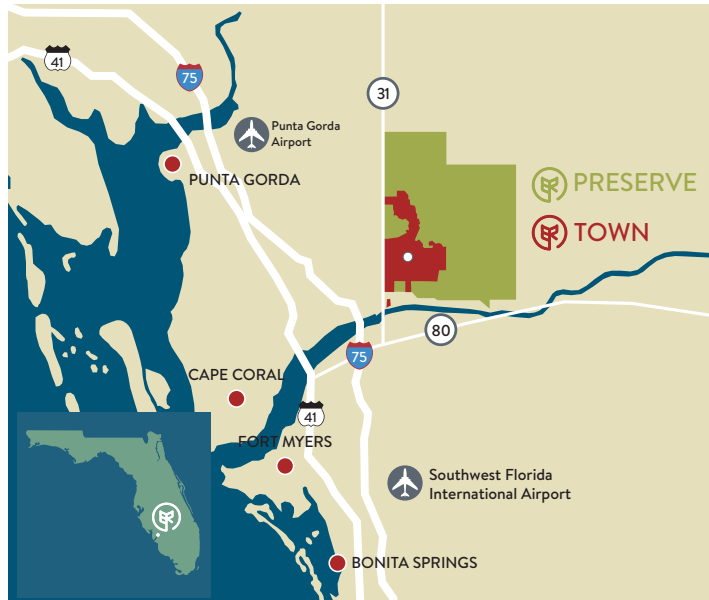
BABCOCK RANCH

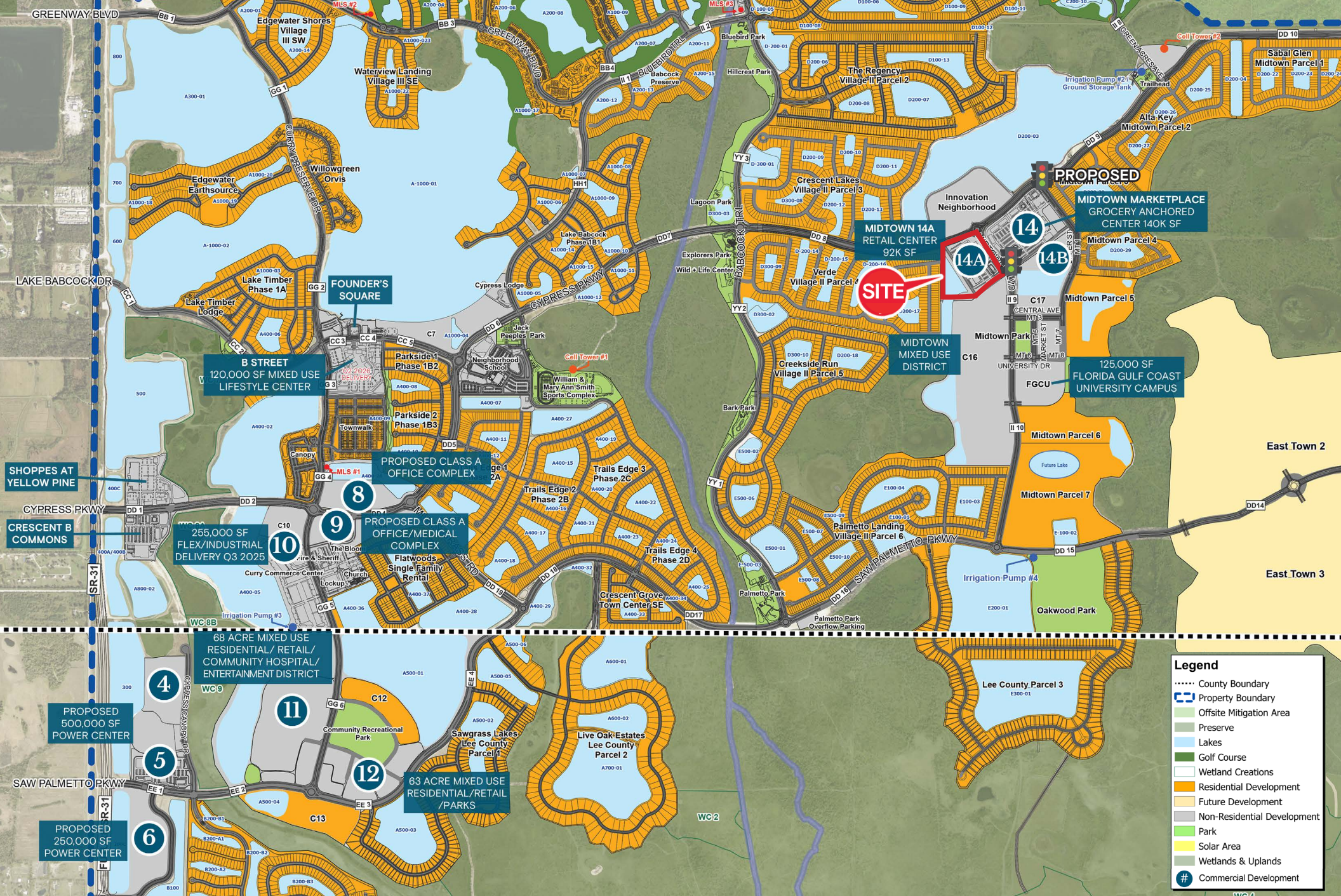
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— & PARTNERS —

Property Overview

HIGHLIGHTS

- ±1,000 – 40,000 SF medical/wellness building
- ±1,300 – 10,000 SF highly visible retail out-parcels
- End-cap drive-thru available
- Seeking all medical categories, quick or full-service restaurants, and retail service uses
- Adjacent to proposed Publix anchored shopping center
- Located at the entrance to Babcock Ranch's MidTown mixed use district featuring many residential asset classes, retail, office, medical, education, and more.
- Join **Publix** & **Florida Gulf Coast University** in MidTown
- Babcock Ranch is an 18,000 acre "new town" development in Southwest Florida which will have 21,000 homes and ±60,000 residents
- Babcock Ranch is entitled for 6 million square feet of commercial space





MIDTOWN 14A
 BABCOCK RANCH MAP

KATZ & ASSOCIATES
 RETAIL REAL ESTATE ADVISORS



LEGEND

- LEASED
- AT LEASE
- AT LOI
- IN DISCUSSIONS
- AVAILABLE



Tenant Roster

A-101-110	At LOI	10,000 SF	B-201-204	At LOI	5,200 SF	D-403	Available	1,300 SF	F-601-602	Available	2,600 SF
A-111	At LOI	1,000 SF	C-301-302	At LOI	2,600 SF	D-404-405	Available	2,600 SF	F-603	Available	1,300 SF
A-112	Available	1,000 SF	C-303	In Discussions	1,300 SF	D-406-407	Orthodontist At Lease	2,600 SF	F-604-605	Available	1,800 SF
A-113	Available	1,000 SF	C-304-305	In Discussions	2,600 SF	E-501-502	Chiropractor At Lease	2,600 SF	F-606-607	At LOI	3,400 SF
A-114	Available	1,000 SF	C-306	Available	1,500 SF	E-503-504	Oral Surgeon At Lease	2,600 SF	G-701	Daycare At Lease	13,009 SF
A-115	Available	1,000 SF	C-307-308	Available	2,400 SF	E-505-506	At LOI	2,600 SF			
A-116-140	At LOI	25,000 SF	D-401-402	Available	2,600 SF	E-507	Available	1,300 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.

MIDTOWN 14A
SITE PLAN

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MIDTOWN 14A
CLOSE INTERSECTION

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B STREET
120K SF MIXED USE
LIFESTYLE CENTER
2026 DELIVERY

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

CRESCENT LAKES
366 HOMES

REGENCY
493 HOMES

**INNOVATION
NEIGHBORHOOD**

**WILLIAM & MARY
ANN SMITH
SPORTS COMPLEX**

CREEKSIDE RUN
291 HOMES

Publix
MIDTOWN MARKETPLACE
GROCERY ANCHORED
CENTER 140K SF

MIDTOWN 3
142 HOMES
BUILD TO RENT

VERDE
399 HOMES

**PALMETTO
LANDING**
499 HOMES

**MIDTOWN
MIXED USE
DISTRICT**

**125,000 SF
FLORIDA GULF COAST
UNIVERSITY CAMPUS**

SAW PALMETTO PARKWAY

MIDTOWN BOULEVARD

MIDTOWN 5
539 HOMES

MIDTOWN 4
222 HOMES

MIDTOWN 15
250 HOMES

MIDTOWN 16
500 HOMES

**LEE COUNTY
PARCEL 3**
275 HOMES




**MIDTOWN 14A
TRADE AREA**

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