



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

KATZ & ASSOCIATES

RETAIL REAL ESTATE ADVISORS

Lauren Powell

ASSOCIATE

laurenpowell@katzretail.com

(561) 869-4348

Allan Carlisle

SENIOR DIRECTOR

allancarlise@katzretail.com

(561) 385-4791

Jon Cashion

PRINCIPAL

joncashion@katzretail.com

(561) 302-7071



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

103

MULTI-FAMILY HOUSING UNITS

2026

EXPECTED DELIVERY



*PROPOSED RENDERING, SUBJECT TO CHANGE

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 “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
- 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 103 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

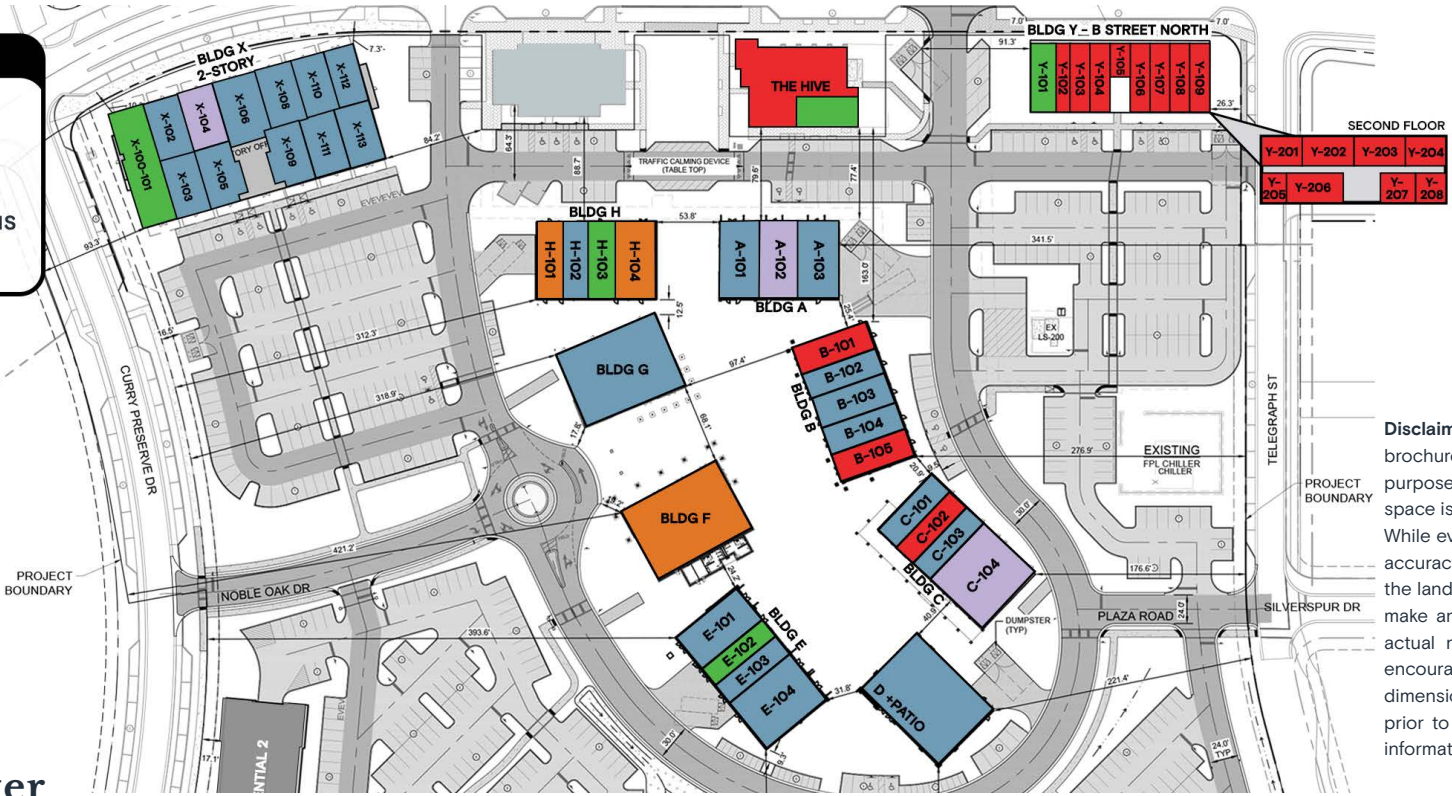


KATZ & ASSOCIATES
RETAIL REAL ESTATE ADVISORS



LEGEND

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



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.

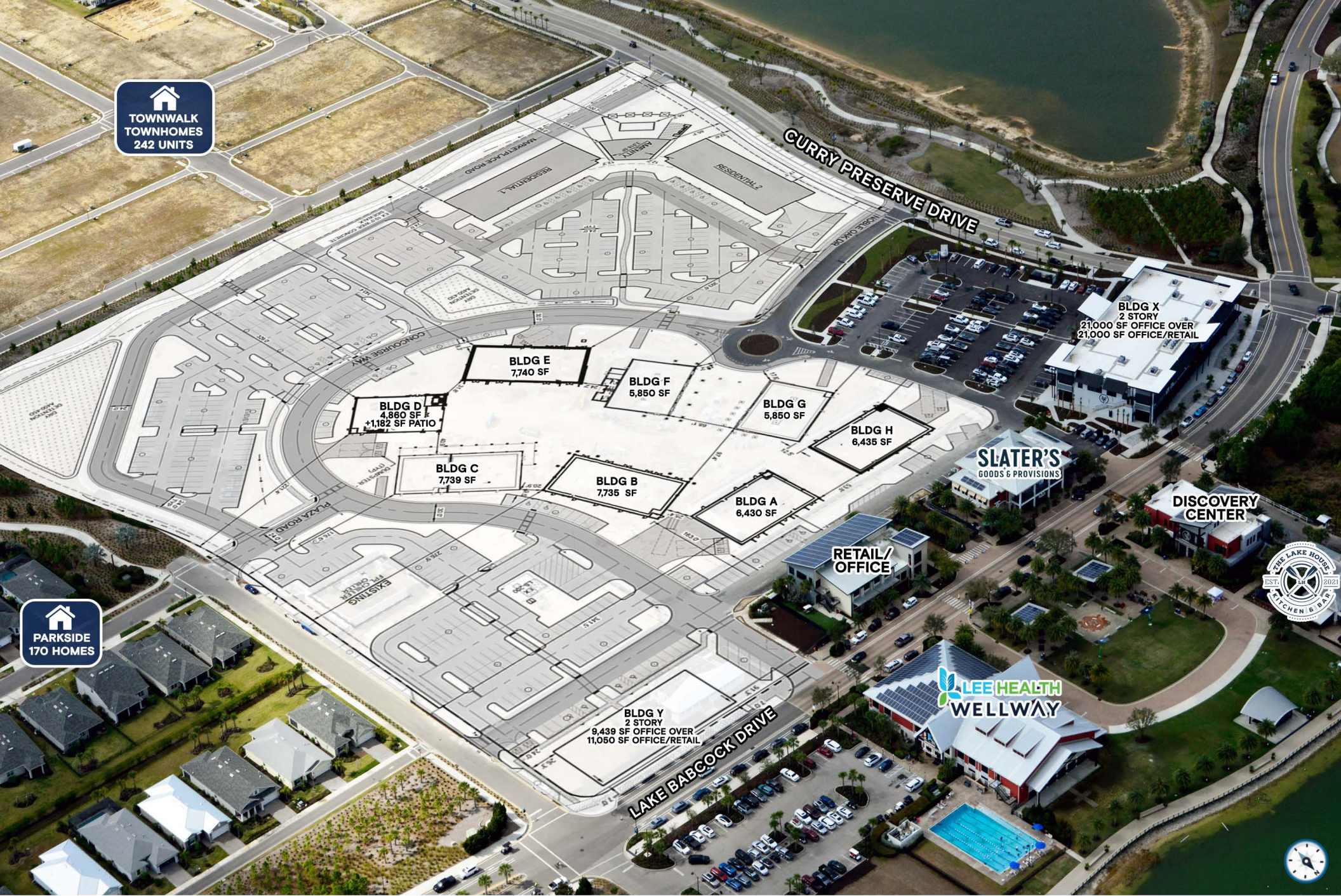
Tenant Roster

A-101	Kong Fu Ramen	1,990 SF	E-102	Bike Shop at lease	1,200 SF	X-106	Sabal Jewelers	2,250 SF	Y-107	Available	1,300 SF
A-102	At LOI	1,990 SF	E-103	Cigar Lounge at Babcock	1,200 SF	X-108	Pop's Barbershop	1,500 SF	Y-108	Available	1,300 SF
A-103	Blush Nail Lounge	2,450 SF	E-104	BBQ King Smokehouse & Tavern	3,380 SF	X-109	The UPS Store	1,548 SF	Y-109	Available	1,300 SF
B-101	Available	1,829 SF	F	In Discussions	5,850 SF	X-110	Insurance on B Street	1,500 SF	Y-201	Available	1,180 SF
B-102	Three Oaks Wellness	1,901 SF	G	Mangiamo Italian Restaurant	5,850 SF	X-111	Wholistic Motus Physical Therapy	1,500 SF	Y-202	Available	1,475 SF
B-103	Duckberry Designs	1,203 SF	H-101	In Discussions	1,228 SF	X-112	NV Realty Group	1,200 SF	Y-203	Available	1,475 SF
B-104	B Bauer Hair Lounge	1,300 SF	H-102	Studio B Pilates	1,430 SF	X-113	Ankle and Foot Care	1,500 SF	Y-204	Available	1,180 SF
B-105	Available	1,500 SF	H-103	Burgers at lease	1,385 SF	X-200	Kitson & Partners	22,254 SF	Y-205	Available	737 SF
C-101	Sloan's Ice Cream	1,365 SF	H-104	In Discussions	2,390 SF	Y-101	Vision at lease	2,000 SF	Y-206	Available	1,622 SF
C-102	Available	1,235 SF	X-100-101	Dentist at lease	3,000 SF	Y-102	Available	600 SF	Y-207	Available	885 SF
C-103	Flourish and Pops	1,300 SF	X-102	South Florida Title	1,200 SF	Y-103	Available	1,300 SF	Y-208	Available	885 SF
C-104	At LOI	3,839 SF	X-103	Kitson & Partners	1,500 SF	Y-104	Available	1,300 SF			
D	Clase Azul	4,860 SF	X-104	At LOI	1,500 SF	Y-105	Available	650 SF			
E-101	Carondelet Drink Parlor	1,930 SF	X-105	Edward Jones	1,548 SF	Y-106	Available	1,300 SF			




TOWNWALK
TOWNHOMES
242 UNITS


PARKSIDE
170 HOMES







BABCOCK NEIGHBORHOOD SCHOOL
ELEMENTARY, MIDDLE,
& HIGH SCHOOL

FOUNDERS SQUARE

SITE

PARKSIDE
170 HOMES

TRAILS EDGE
819 HOMES

PROPOSED
MEDICAL/OFFICE
CAMPUS

FLATWOODS
SINGLE FAMILY HOME
RENTAL COMMUNITY
246 UNITS

LAKE TIMBER
210 HOMES

TOWNWALK
TOWNHOMES
242 UNITS

CURRY PRESERVE DRIVE

CANOPY
APARTMENTS
363 UNITS

PROPOSED
CLASS A
OFFICE
COMPLEX

LEE COUNTY 11
PROPOSED 750,000 SF
RETAIL POWER CENTER

OAR &
IRON

TGH Tampa
General
Hospital

Pet Super
market

CURRY COMMERCE CENTER
255,000 SF FLEX/INDUSTRIAL
DELIVERING Q3 2025

ACE
Hardware

SHOPPES AT
YELLOW PINE

HomeGoods

five
BELOW

ULTA
beauty

Marshalls

CYPRESS PARKWAY

CRESCENT B
COMMONS

Starbucks

Publix

31





BABCOCK RANCH

KITSON
— & PARTNERS —

Contact Agents

Lauren Powell
ASSOCIATE

laurenpowell@katzretail.com
(561) 869-4348

Allan Carlisle
SENIOR DIRECTOR

allancarlisle@katzretail.com
(561) 385-4791

Jon Cashion
PRINCIPAL

joncashion@katzretail.com
(561) 302-7071



KATZ & ASSOCIATES

RETAIL REAL ESTATE ADVISORS

katzretail.com

The information herein was obtained from third parties and has not been independently verified by Katz & Associates. Any and all interested parties should have their choice of experts inspect the property and verify all information. Katz & Associates makes no warranties or guarantees as to the information given to any prospective buyer or tenant. REV: 05.13.26