



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

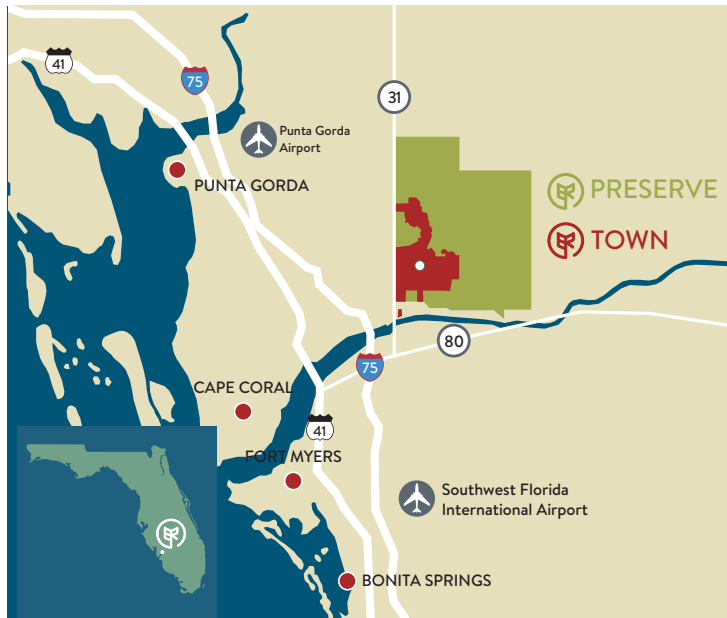


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Property Overview

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 now has 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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Tenant Roster

A-101	Available	1,930 SF	C-103	Available	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	At LOI	2,600 SF	X-111	Wholistic Motus	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	Medspa at lease	1,900 SF	E-102	Flourish and Pops	1,200 SF	X-102	South Florida Title	1,200 SF	X-113	Podiatrist at lease	1,500 SF
B-103	Duckberry Designs	1,200 SF	E-103	Cigar Lounge at lease	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	TBD
B-105	Sugaring LA	1,500 SF	F	At LOI	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	Available	2,250 SF			
C-102	Gifts & Candles at lease	1,235 SF	H-101	Available	1,228 SF	X-108	Available	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**


**THE LAKE HOUSE
KITCHEN**

LAKE BABCOCK DRIVE

CURRY PRESERVE DRIVE

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

**BLDG Y
2 STORY**

**BLDG C
7,728 SF**

**BLDG D
5,178 SF
+800 SF PATIO**

**BLDG E
7,728 SF**

**BLDG F
5,850 SF**

**BLDG A
6,425 SF**

**BLDG B
7,728 SF**

**BLDG G
5,850 SF**

**BLDG H
6,428 SF**

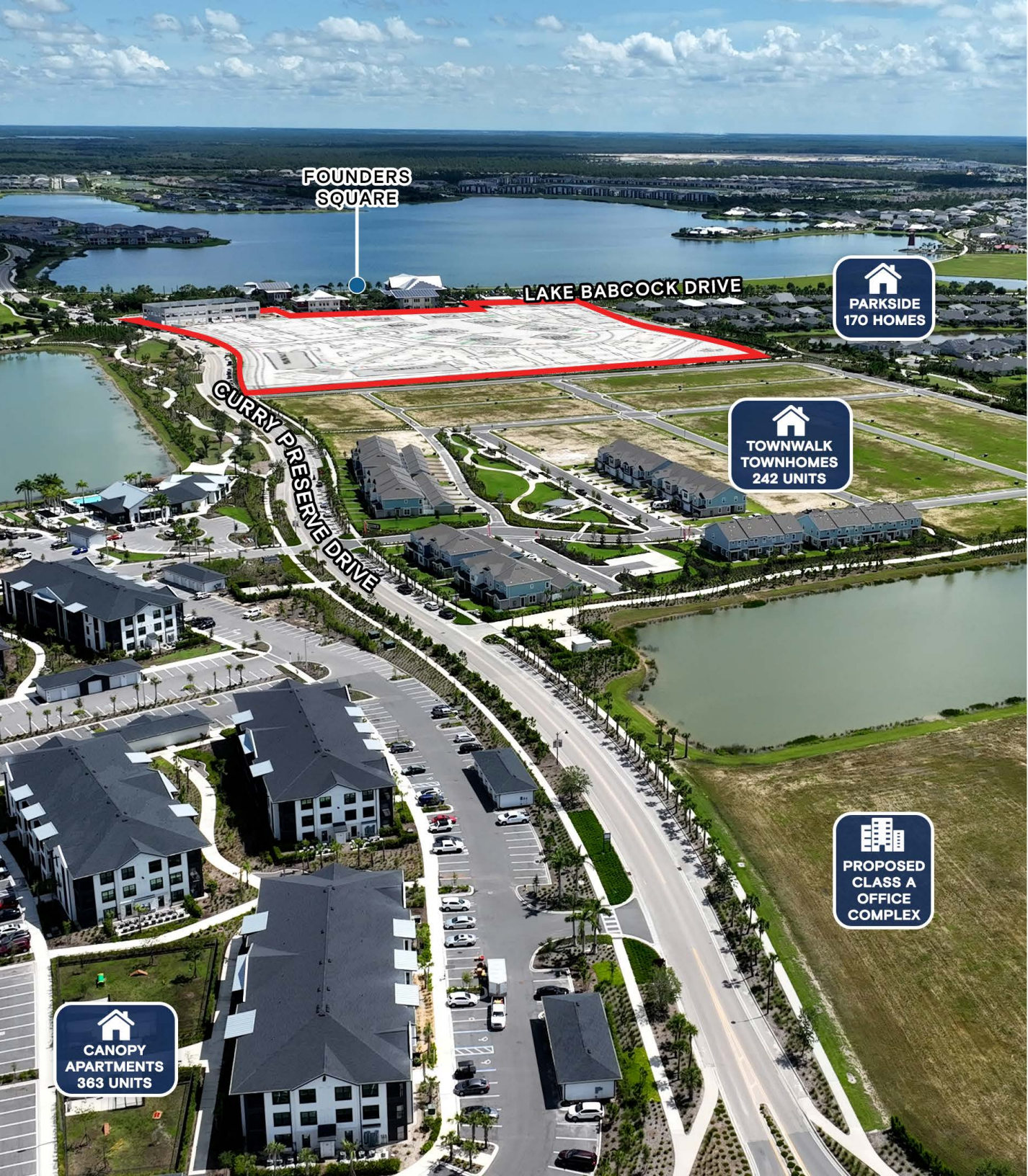

**B STREET
CLOSE AERIAL**

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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: 12.09.25