



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

103

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 “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.



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**B STREET**  
**BABCOCK RANCH MAP** **KATZ & ASSOCIATES**

RETAIL REAL ESTATE ADVISORS



**BABCOCK RANCH**  
**KITSON**  
 & PARTNERS

**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-206	Available	1,622 SF
A-102	Available	1,990 SF	E-103	Cigar Lounge at Babcock	1,200 SF	X-108	Pop's Barbershop	1,500 SF	Y-207	Available	885 SF
A-103	Blush Nail Lounge	2,500 SF	E-104	At LOI	3,340 SF	X-109	The UPS Store	1,548 SF	Y-208	Available	885 SF
B-101	At LOI	1,830 SF	F	In Discussions	5,850 SF	X-110	Insurance on B Street	1,500 SF	Hive 1	Wealth Management Office at lease	481 SF
B-102	Three Oaks Wellness	1,900 SF	G	Mangiamo Italian Restaurant	5,850 SF	X-111	Wholistic Motus Physical Therapy	1,500 SF	Hive 2-3	Regenerative Medicine at lease	1,349 SF
B-103	Duckberry Designs	1,200 SF	H-101	At LOI	1,230 SF	X-112	NV Realty Group	1,200 SF	Hive 4	Available	768 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	Hive 5	Available	782 SF
B-105	At LOI	1,500 SF	H-103	Fire Belly Burgers	1,385 SF	X-200	Kitson & Partners	22,254 SF	Hive 6	Available	790 SF
C-101	Sloan's Ice Cream	1,365 SF	H-104	At LOI	2,400 SF	Y-101-109	At LOI	11,050 SF	Hive 7	Available	816 SF
C-102	At LOI	1,235 SF	X-100-101	Dentist at lease	3,000 SF	Y-201	Available	1,180 SF	Hive 8	Available	837 SF
C-103	Flourish and Pops	1,300 SF	X-102	South Florida Title	1,200 SF	Y-202	Available	1,475 SF	Hive 9-10	Available	718-1,840 SF
C-104	BBQ King Smokehouse & Tavern	3,839 SF	X-103	Kitson & Partners	1,500 SF	Y-203	Available	1,475 SF			
D	Clase Azul	4,860 SF	X-104	At LOI	1,500 SF	Y-204	Available	1,180 SF			
E-101	Carondelet Drink Parlor	1,940 SF	X-105	Edward Jones	1,548 SF	Y-205	Available	737 SF			



DISCOVERY CENTER

SLATER'S  
GOODS & PROVISIONS

RETAIL/  
OFFICE

**KITSON** PARTNERS REALTY GROUP  
**Way Better INSURANCE**  
**The UPS Store**  
*Wholistic Motus*  
**Edward Jones**  
**ANKLE AND FOOT CARE**

STUDIO B FIRE BELLY  
PILATES BURGERS

MANGIAMO  
ITALIAN RESTAURANT

*Blush*  
NAIL LOUNGE

**KONG FU RAMEN**

*Duckberry* B/BAUER  
HAIR LOUNGE

**THREE OAKS WELLNESS**

**SLOAN'S**  
FLOURISH AND POPS

**KING**



CARONDELET  
DRINK PARLOR

TOWNWALK  
TOWNHOMES  
242 UNITS

BLDG D  
4,860 SF  
+1,182 SF PATIO

BLDG E  
7,740 SF

BLDG C  
7,739 SF

BLDG F  
5,850 SF

BLDG B  
7,730 SF

BLDG G  
5,850 SF

BLDG A  
6,480 SF

BLDG H  
6,445 SF

BLDG Y  
2 STORY  
9,439 SF OFFICE OVER  
11,050 SF OFFICE/RETAIL

THE HIVE  
RETAIL/  
OFFICE

SLATER'S  
GOODS & PROVISIONS

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

LAKE BABCOCK DRIVE

LEE HEALTH  
WELLWAY

DISCOVERY  
CENTER

CURRY PRESERVE DRIVE







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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: 07.02.26