

PROPOSED ±500,000 SF POWER CENTER

# LEE COUNTY AREA 4-5

SR 31 & Saw Palmetto Parkway, Babcock Ranch, FL



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EXCLUSIVE RETAIL LEASING

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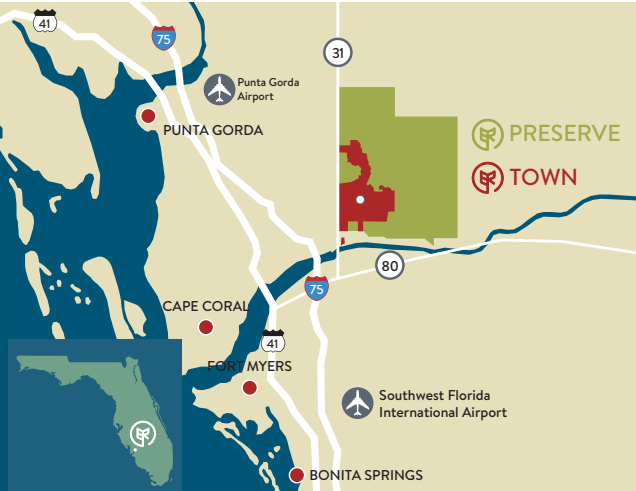
**BABCOCK RANCH**

**KITSON**  
& PARTNERS

# Property Overview

## HIGHLIGHTS

- Proposed ±500,000 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 “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
- First city in the United States powered by Solar Energy
- Join nearby retailers:





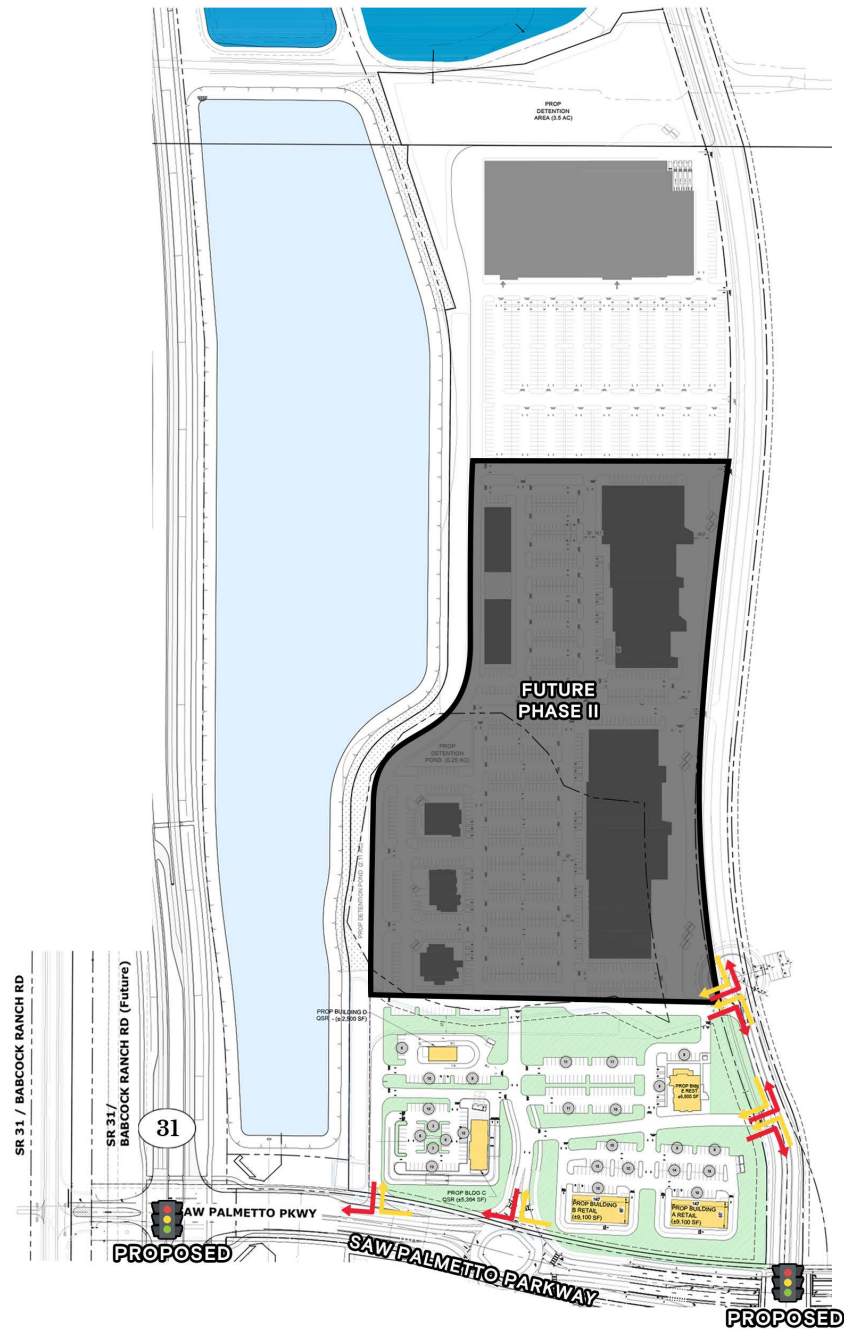
**Legend**

- ..... County Boundary
- Property Boundary
- Offsite Mitigation Area
- Preserve
- Lakes
- Golf Course
- Wetland Creations
- Residential Development
- Future Development
- Non-Residential Development
- Park
- Solar Area
- Wetlands & Uplands
- # Commercial Development

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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**SHOPPES AT YELLOW PINE**

Marshalls HomeGoods  
 ULTA five BELOW ACE Hardware  
 OAR & IRON  
 TGH Tampa General Hospital

**B STREET**

CLASE AZUL  
 KING  
 SLOAN'S  
 B/BAUER HAIR LOUNGE  
 Duckberry

FOUNDERS SQUARE

**BABCOCK NEIGHBORHOOD SCHOOL ELEMENTARY, MIDDLE, & HIGH SCHOOL**

**PROPOSED MEDICAL/CLASS A OFFICES**

**CRESCENT B COMMONS**

Publix  
 Pet Super market  
 Starbucks

**CURRY COMMERCE CENTER 255,000 SF FLEX/INDUSTRIAL**

**FUTURE TOWNHOMES**

**SITE**

PROPOSED

LEE COUNTY AREA 6

**TERRAWALK BY DIVOSTA 1,000 HOMES**

31

ROUTE 31 IS BEING EXPANDED TO 4 LANES

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LEE COUNTY AREA 4-5  
 MARKET AERIAL

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