



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 “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



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*PROPOSED OFFICE RENDERING, SUBJECT TO CHANGE

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.



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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



Tenant Roster

A-101	At LOI	2,000 SF	E-101	Carondelet Drink Parlor	1,940 SF	X-104	At LOI	1,500 SF	Y-106	Available	1,300 SF
A-102	Kong Fu Ramen	2,000 SF	E-102	Available	1,200 SF	X-105	Edward Jones	1,548 SF	Y-107	Available	1,300 SF
A-103	Blush Nail Lounge	2,500 SF	E-103	Cigar Lounge at Babcock	1,200 SF	X-106	Jewelers at lease	2,250 SF	Y-108	Available	1,300 SF
B-101	In Discussions	1,835 SF	E-104	BBQ King Smokehouse & Tavern	3,400 SF	X-108	At LOI	1,500 SF	Y-109	Available	1,300 SF
B-102	Three Oaks Wellness	1,900 SF	F	Mexican Restaurant at lease	5,850 SF	X-109	The UPS Store	1,548 SF	Y-201	Available	1,180 SF
B-103	Duckberry Designs	1,200 SF	G	Mangiamo Italian Restaurant	5,850 SF	X-110	Way Better Insurance	1,500 SF	Y-202	Available	1,475 SF
B-104	B Bauer Hair Lounge	1,300 SF	H-101	Boutique at lease	1,230 SF	X-111	Wholistic Motus Physical Therapy	1,500 SF	Y-203	Available	1,475 SF
B-105	Sugaring LA	1,500 SF	H-102	Studio B Pilates	1,300 SF	X-112	NV Realty Group	1,200 SF	Y-204	Available	1,180 SF
C-101	Ice Cream at lease	1,365 SF	H-103	At LOI	1,325 SF	X-113	Ankle and Foot Care	1,500 SF	Y-205	Available	737 SF
C-102	Gifts & Candles at lease	1,235 SF	H-104	In Discussions	2,580 SF	X-200	Kitson & Partners	22,254 SF	Y-206	Available	1,622 SF
C-103	Flourish and Pops	1,300 SF	X-100-101	Dentist at lease	3,000 SF	Y-101-102	At LOI	2,600 SF	Y-207	Available	885 SF
C-104	At LOI	3,839 SF	X-102	South Florida Title	1,200 SF	Y-103-104	At LOI	2,600 SF	Y-208	Available	885 SF
D	At LOI + 800 SF patio	5,176 SF	X-103	Kitson & Partners	1,500 SF	Y-105	Available	650 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.



DISCOVERY CENTER

SLATER'S GOODS & PROVISIONS

RETAIL/OFFICE

KITSON & PARTNERS REALTY GROUP

Way Better INSURANCE

The UPS Store ups

Wholistic Motus

Edward Jones

ANKLE AND FOOT CARE

STUDIO B PILATES

MANGIAMO ITALIAN RESTAURANT

Blush NAIL LOUNGE

KONG FU RAMEN

sugaring LA

Duckberry HAIR LOUNGE

B/BAUER THREE OAKS WELLNESS

FLOURISH AND POPS

KING CARONDELET DRINK PARLOR

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

WILLIAM & MARY ANN SMITH SPORTS COMPLEX

PARKSIDE
170 HOMES

TOWNWALK TOWNHOMES
242 UNITS









FOUNDERS SQUARE

LAKE BABCOCK DRIVE

CURRY PRESERVE DRIVE


PARKSIDE
170 HOMES


TOWNWALK
TOWNHOMES
242 UNITS


PROPOSED
CLASS A
OFFICE
COMPLEX


CANOPY
APARTMENTS
363 UNITS



BABCOCK RANCH

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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: 02.12.26