

PROPOSED ±400,000 SF POWER CENTER

# LEE COUNTY AREA 4-5

SR 31 & Saw Palmetto Parkway, Babcock Ranch, FL



CLICK TO VIEW LISTING VIDEO



LEE COUNTY AREA 11

TERRAWALK BY DIVOSTA  
1,000 HOMES

LEE COUNTY AREA 6

31

ROUTE 31 IS BEING EXPANDED TO 4 LANES

CYPRESS CANOPY DRIVE

SAW PALMETTO PARKWAY

PROPOSED

PROPOSED

Publix

EXCLUSIVE RETAIL LEASING

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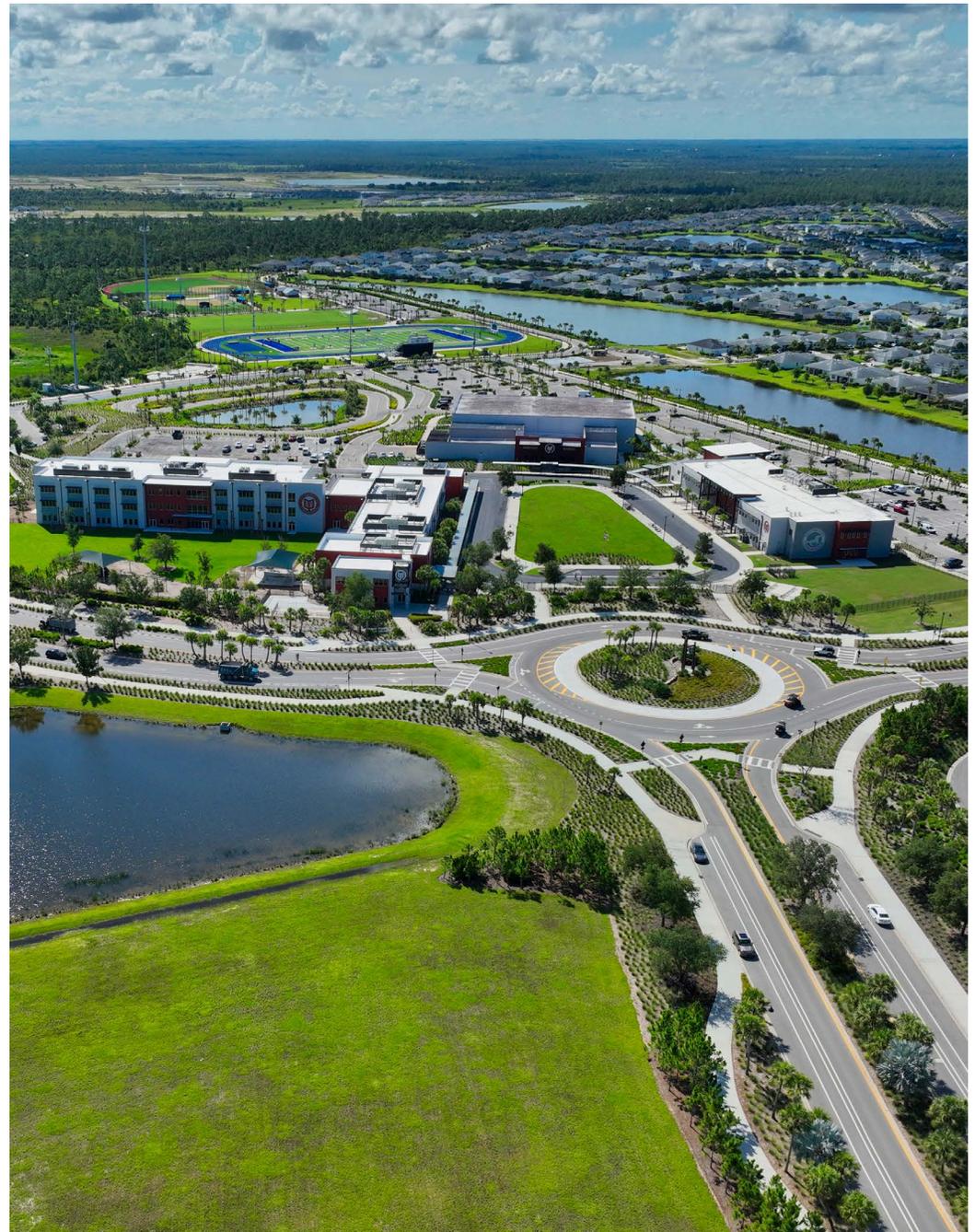
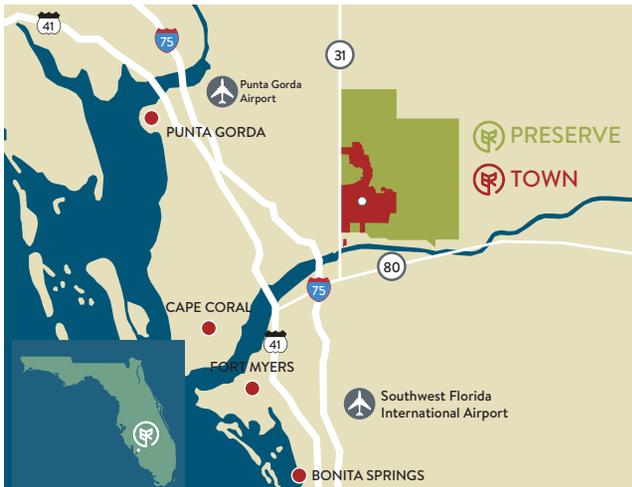
BABCOCK RANCH

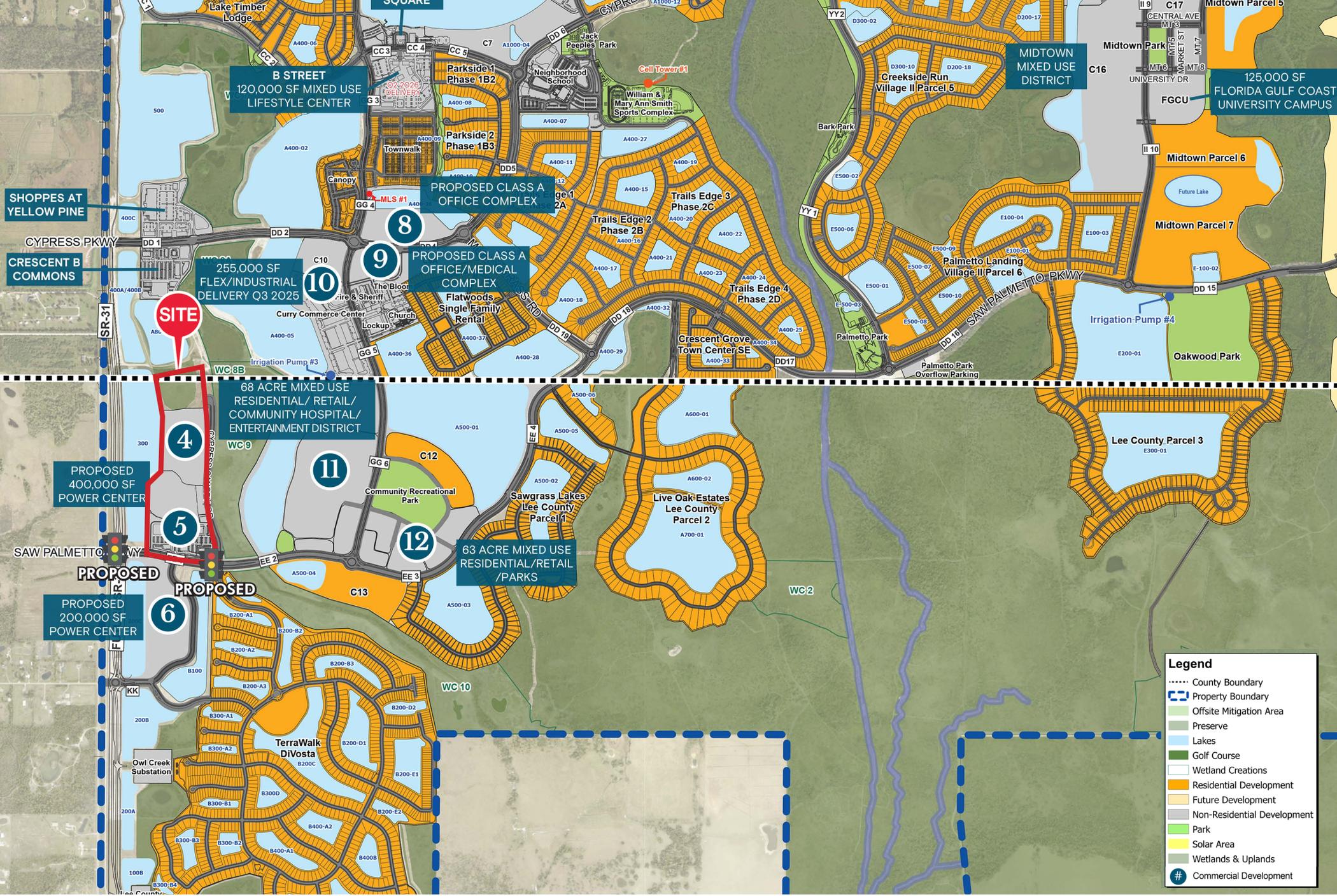
KITSON  
& PARTNERS

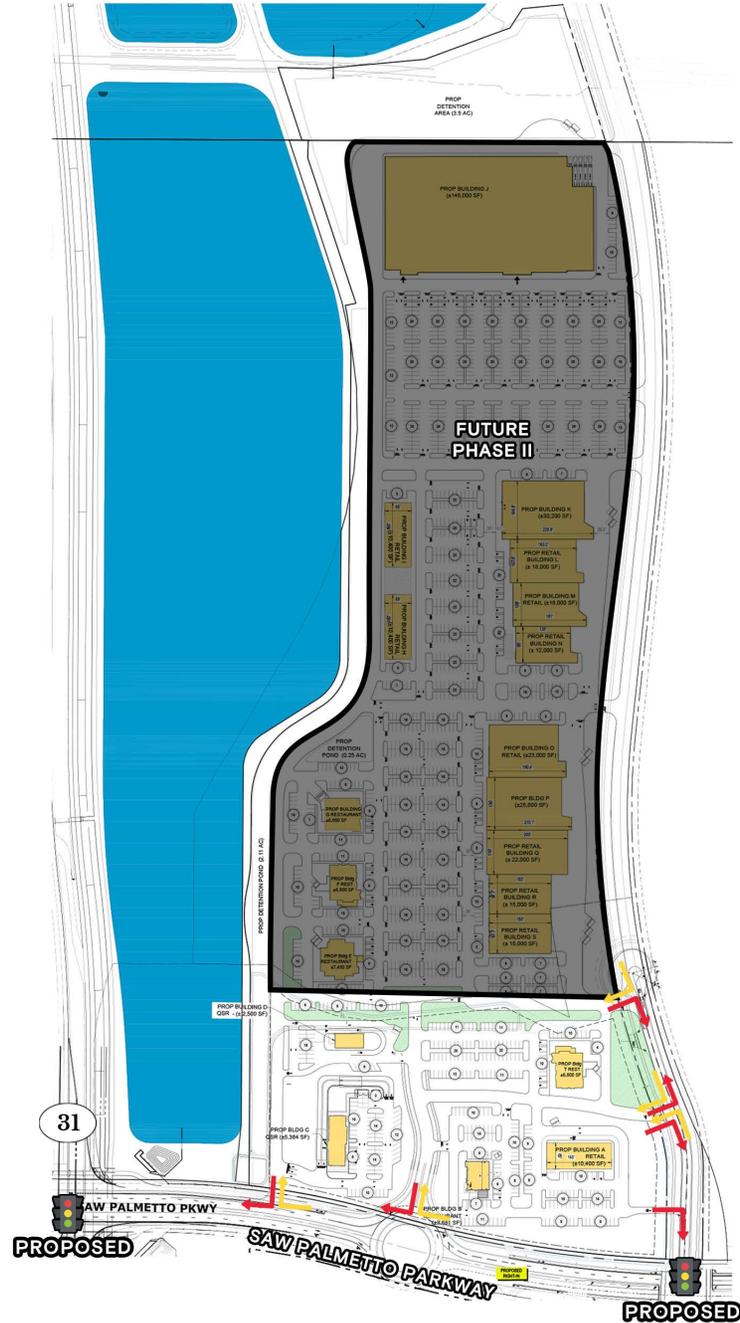
# Property Overview

## HIGHLIGHTS

- Proposed ±400,000 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:







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  
 OAR & IRON Hardware  
 TGH Tampa General Hospital

**CRESCENT B COMMONS**

Publix Supermarket  
 Pet Starbucks

**B STREET**  
 120,000 SF MIXED USE LIFESTYLE CENTER

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

**FOUNDERS SQUARE**

**PROPOSED CLASS A OFFICE COMPLEX**

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

**PROPOSED MEDICAL/OFFICE CAMPUS**

**LEE COUNTY AREA 11**

**LEE COUNTY AREA 12**

**FUTURE TOWNHOMES**

**LEE COUNTY AREA 6**

**TERRAWALK BY DIVOSTA**  
 1,000 HOMES

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LEE COUNTY AREA 4-5  
 MARKET AERIAL

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



  
**TERRAWALK  
BY DIVOSTA  
1,000 HOMES**

**LEE COUNTY  
AREA 6**

**31**

**PROPOSED**

**SAW PALMETTO PARKWAY**

**SITE**

**PROPOSED**

**ROUTE 31 IS BEING EXPANDED TO 4 LANES**

**CYPRESS CANOPY DRIVE**

**CRESCENT B  
COMMONS**  
publix  
Pet Supermarket  


**CYPRESS PARKWAY**

**SHOPPES AT  
YELLOW PINE**



**BABCOCK RANCH**

**KITSON  
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