

FOR GROUND LEASE | FOR LEASE

# LEE COUNTY AREA 5

SR 31 & Saw Palmetto Parkway, Babcock Ranch, FL



CLICK TO VIEW  
LISTING VIDEO



**Eric Spritz**  
VICE PRESIDENT  
ericpritz@katzretail.com  
(954) 296-5861

**Jon Cashion**  
PRINCIPAL  
joncashion@katzretail.com  
(561) 302-7071

EXCLUSIVE RETAIL LEASING  
**KATZ & ASSOCIATES**  
RETAIL REAL ESTATE ADVISORS



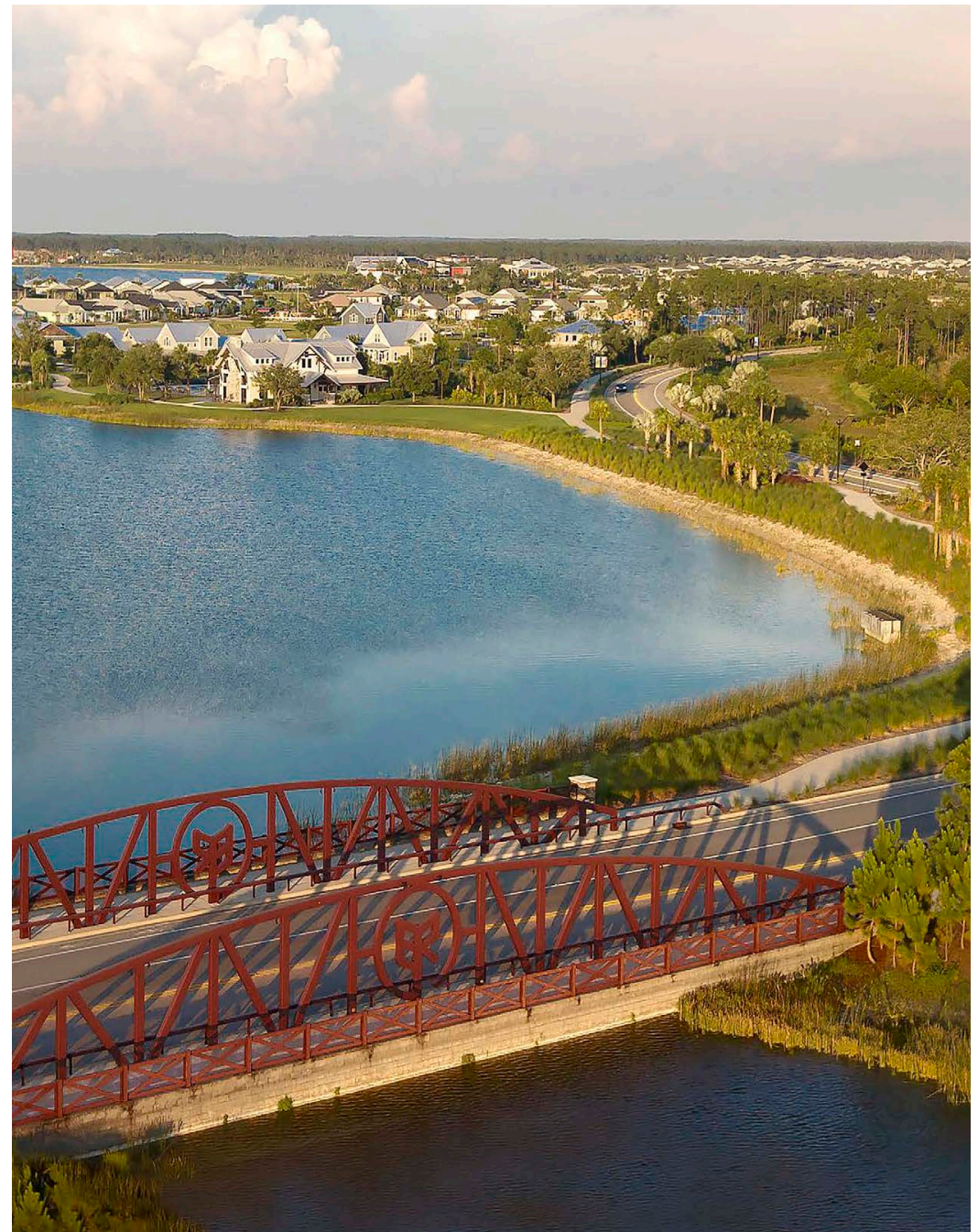
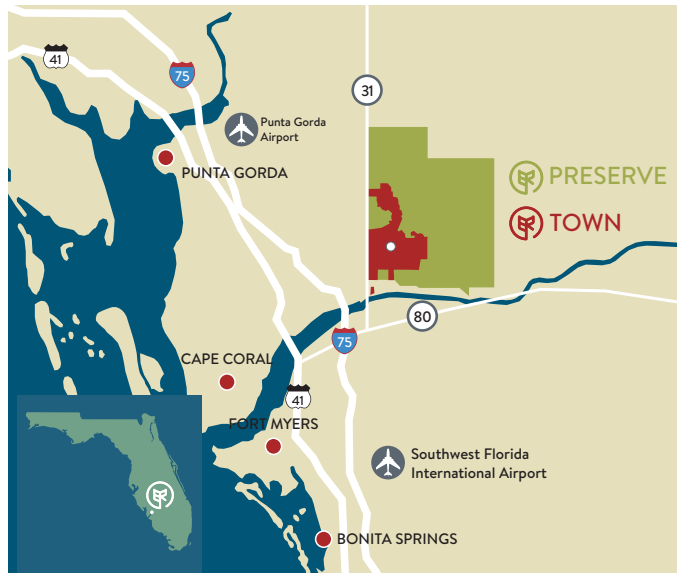
**BABCOCK RANCH**  
**KITSON**  
& PARTNERS



# Property Overview

## HIGHLIGHTS

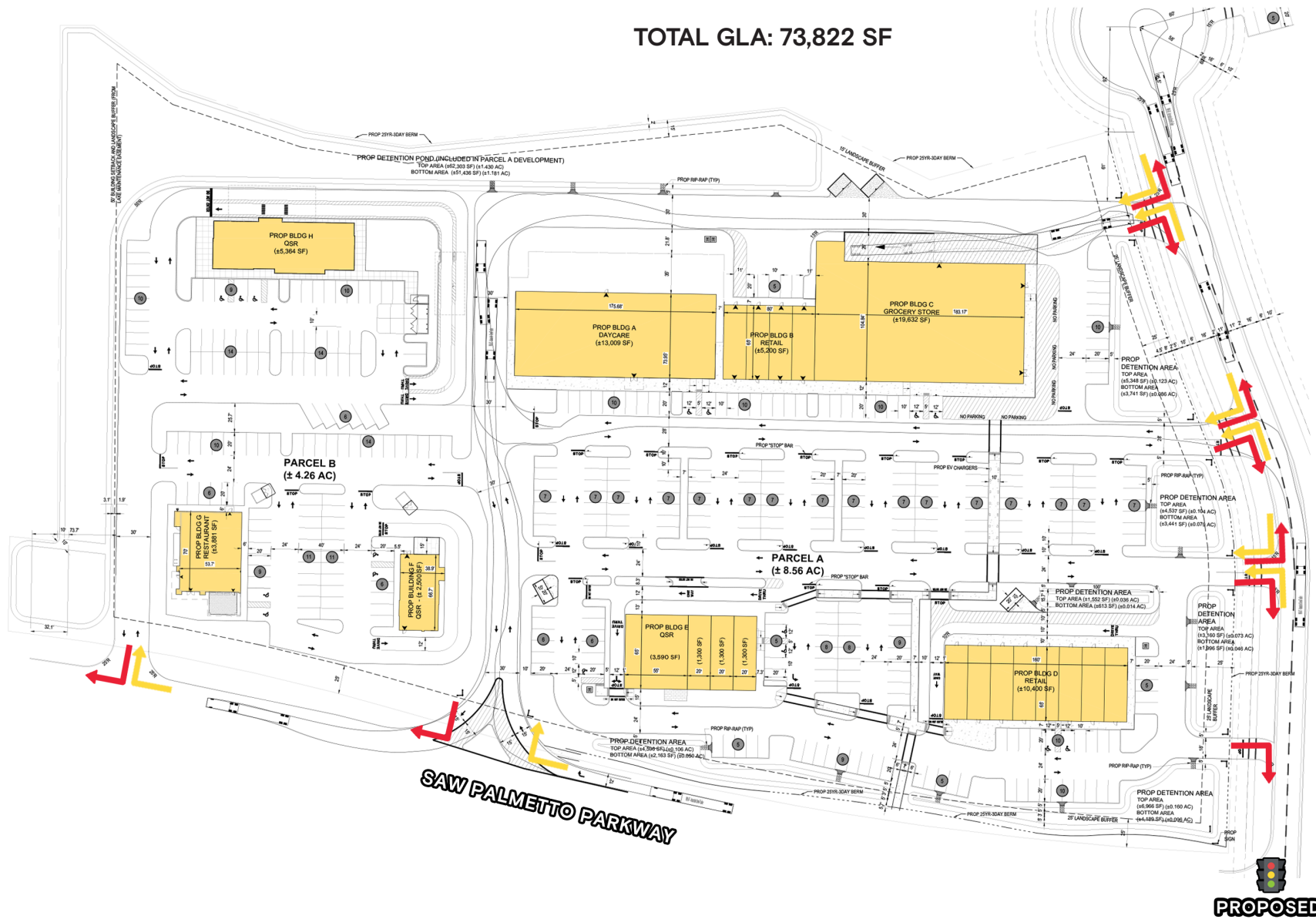
- Outparcels available
- Box/Grocery opportunity available
- Seeking QSR, Banks and more
- Small shop opportunities available
- Great visibility to State Road 31
- Signalized access and ample parking
- Babcock Ranch is an 18,000 acre, 50,000 person “new town” development in Southwest Florida
- Entitled for 19,500 residential units and 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







TOTAL GLA: 73,822 SF



31

PROPOSED

PROPOSED

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 5  
SITE PLAN

KATZ & ASSOCIATES

RETAIL REAL ESTATE ADVISORS



BABCOCK RANCH

KITSON  
& PARTNERS





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 5  
CLOSE AERIAL

KATZ & ASSOCIATES  
RETAIL REAL ESTATE ADVISORS



BABCOCK RANCH  
KITSON  
& PARTNERS





**BABCOCK RANCH**

**KITSON**  
— & PARTNERS —

## Contact Agents

**Eric Spritz**

VICE PRESIDENT

[ericspritz@katzretail.com](mailto:ericspritz@katzretail.com)

(954) 296-5861

**Jon Cashion**

PRINCIPAL

[joncashion@katzretail.com](mailto:joncashion@katzretail.com)

(561) 302-7071



**KATZ & ASSOCIATES**

RETAIL REAL ESTATE ADVISORS

[katzretail.com](http://katzretail.com)

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: 12.16.24