

±200,000 SF RETAIL CENTER

LEE COUNTY AREA 6

SR 31 & Saw Palmetto Parkway, Babcock Ranch, FL



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LISTING VIDEO



EXCLUSIVE RETAIL LEASING

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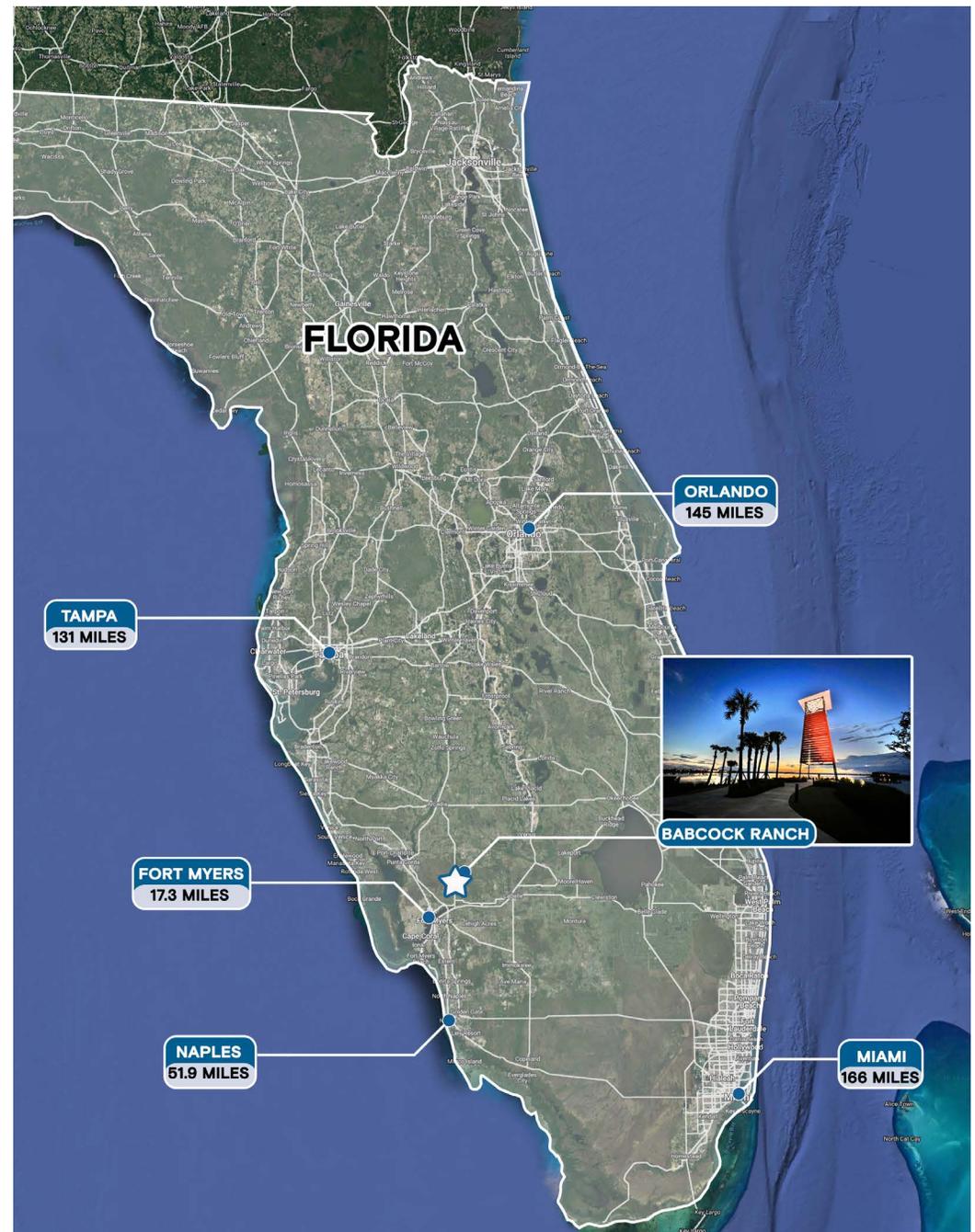
BABCOCK RANCH

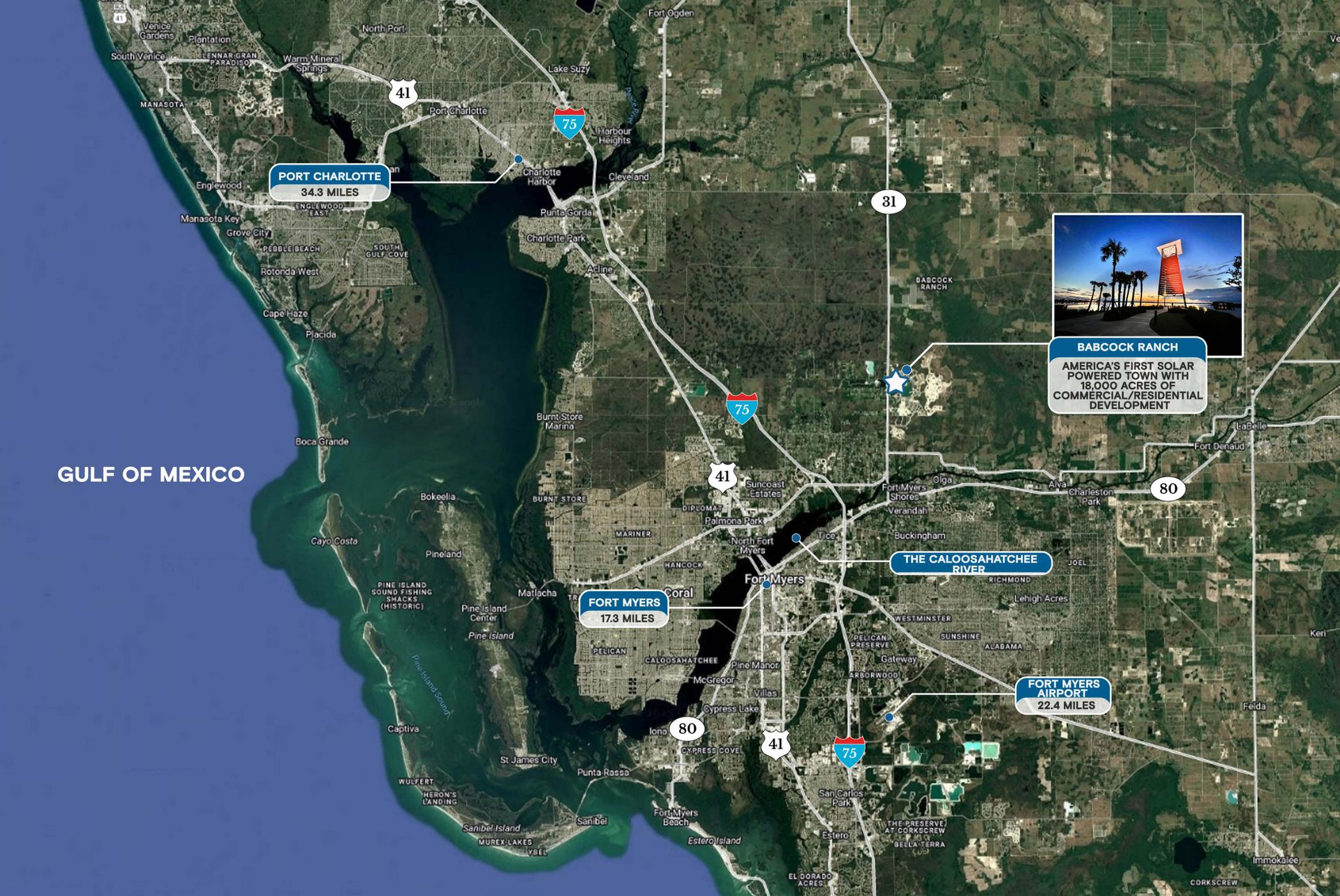
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Property Overview

HIGHLIGHTS

- Proposed ±200,000 SF Retail Power Center at the SE corner of State Rd 31 & Saw Palmetto Parkway
- 1,200 SF - 8,000 SF out-parcel buildings
- 10,000 SF - 60,000 SF box space
- Seeking retailers, restaurants, QSR's, or out-parcel users
- Great visibility to State Road 31
- Ample parking
- 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: **Publix** **Marshalls** **HomeGoods**





LEE COUNTY AREA 6
BABCOCK RANCH MAP

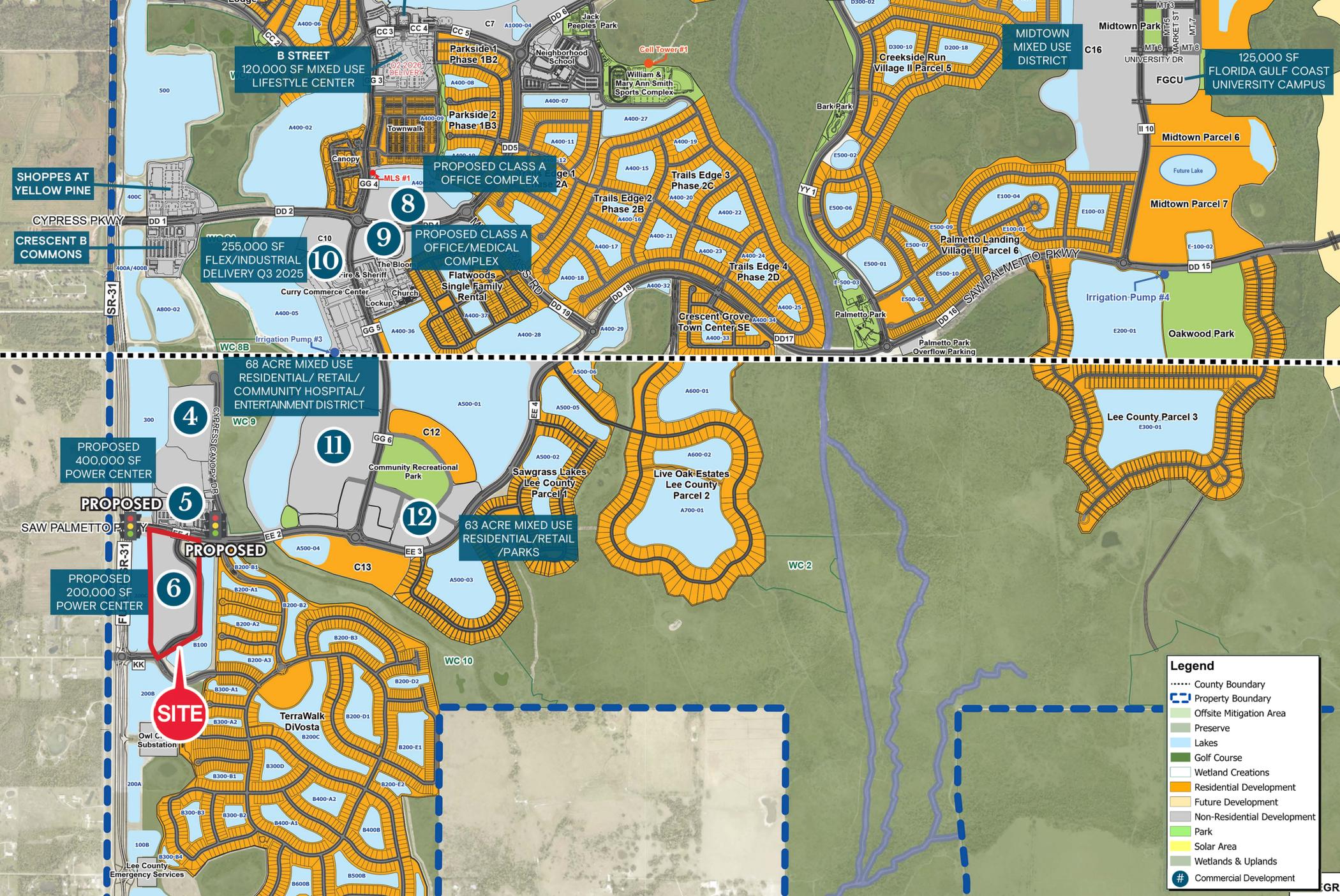
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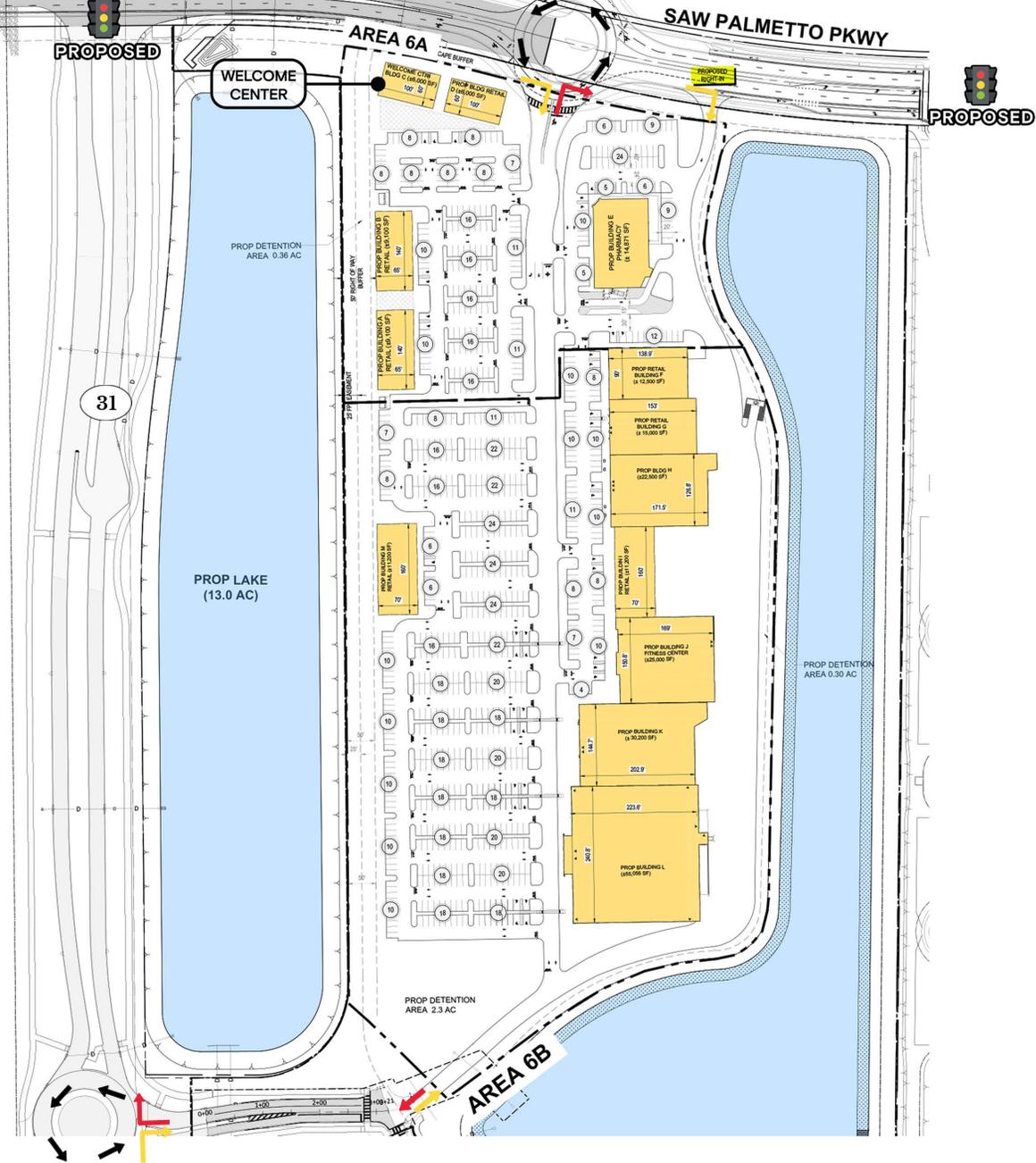
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LEE COUNTY AREA 6
SITE PLAN

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SHOPPES AT YELLOW PINE

Marshall's HomeGoods
 ULTA five BELOW ACE Hardware
 OAR & IRON
 TGH Tampa General Hospital

B STREET
 120,000 SF MIXED USE LIFESTYLE CENTER

BABCOCK NEIGHBORHOOD SCHOOL
 ELEMENTARY, MIDDLE, & HIGH SCHOOL

FOUNDERS SQUARE

CURRY COMMERCE CENTER
 255,000 SF FLEX/INDUSTRIAL

PROPOSED CLASS A OFFICE COMPLEX

CRESCENT B COMMONS

Publix Supermarket
 Pet

PROPOSED MEDICAL/OFFICE CAMPUS

PROPOSED

PROPOSED

FUTURE TOWNHOMES

31

SITE

TERRAWALK BY DIVOSTA
 1,000 HOMES

ROUTE 31 IS BEING EXPANDED TO 4 LANES



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**LEE COUNTY AREA 6
 MARKET AERIAL**

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