

FOR GROUND LEASE | FOR LEASE

LEE COUNTY AREA 6

SR 31 & Saw Palmetto Parkway, Babcock Ranch, FL



CLICK TO VIEW LISTING VIDEO



PROPOSED

PROPOSED

SITE

ROUTE 31 IS BEING EXPANDED TO 4 LANES BY 2026

31

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EXCLUSIVE RETAIL LEASING

KATZ & ASSOCIATES

RETAIL REAL ESTATE ADVISORS



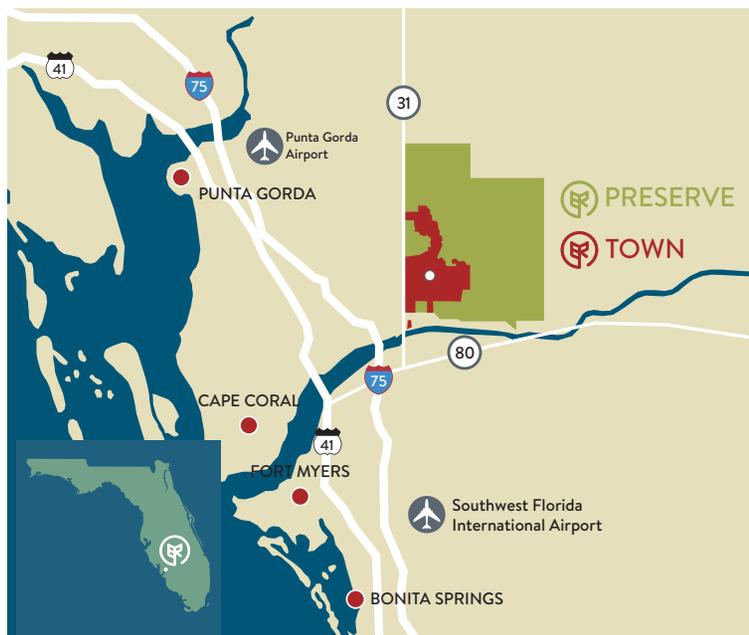
BABCOCK RANCH

KITSON & PARTNERS

Property Overview

HIGHLIGHTS

- Outparcels available
- Big Box and Junior Box opportunities available
- Seeking QSR, Pharmacy, Banks and more
- Great visibility to State Road 31
- 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







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 6
CLOSE AERIAL

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BABCOCK RANCH

KITSON
& PARTNERS



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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: 04.15.25



**TERRAWALK
BY DIVOSTA
1,000 HOMES**

SITE

31

SAW PALMETTO PARKWAY



PROPOSED



PROPOSED

**LEE COUNTY 11
PROPOSED 750,000 SF
RETAIL POWER CENTER**

**LEE COUNTY AREA 5
90,000 SF GROCERY
ANCHORED CENTER**

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**CRESCENT B
COMMONS**
Publix
Pet Supermarket

CYPRESS PARKWAY



PROPOSED

**SHOPPES AT
YELLOW PINE**

