

±250,000 SF RETAIL CENTER

# LEE COUNTY AREA 6

SR 31 & Saw Palmetto Parkway, Babcock Ranch, FL

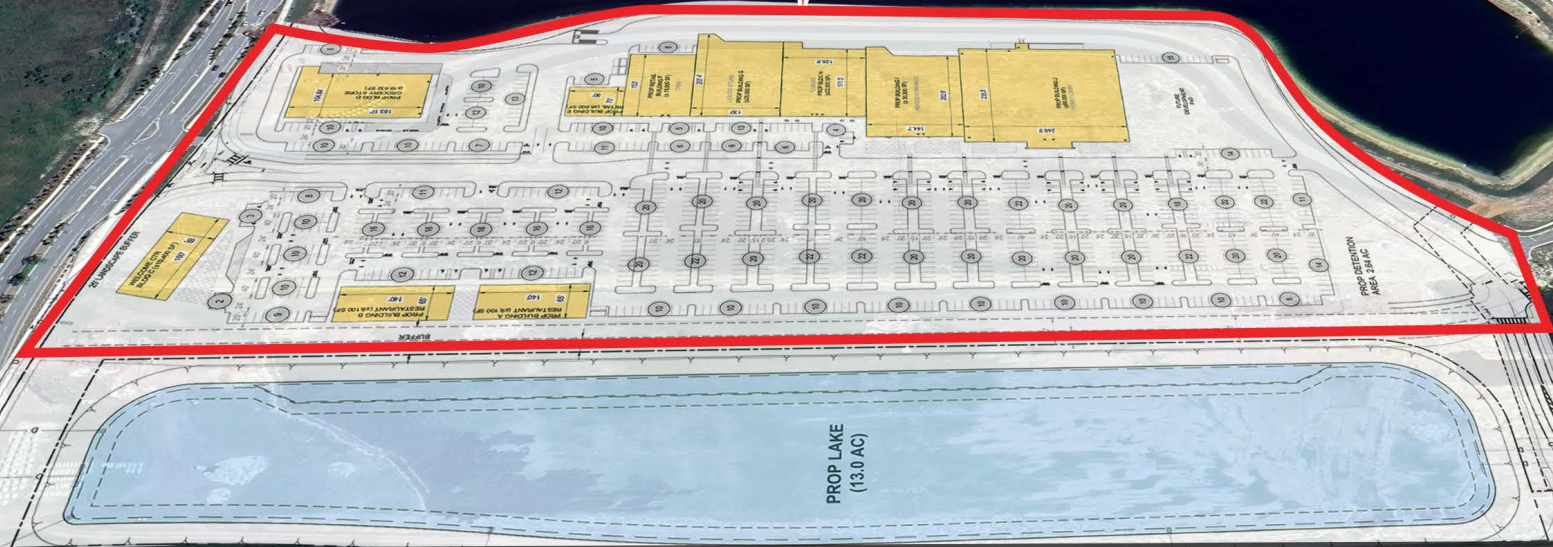


CLICK TO VIEW LISTING VIDEO

TERRAWALK BY DIVOSTA 1,000 HOMES

SITE

PROPOSED



31 ROUTE 31 IS BEING EXPANDED TO 4 LANES

PROPOSED

EXCLUSIVE RETAIL LEASING  
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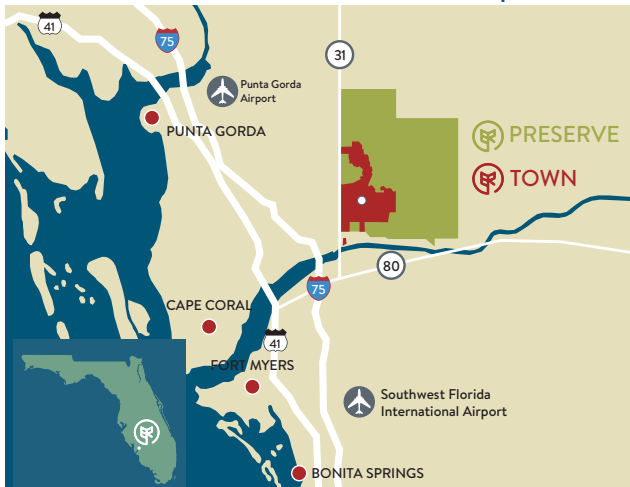


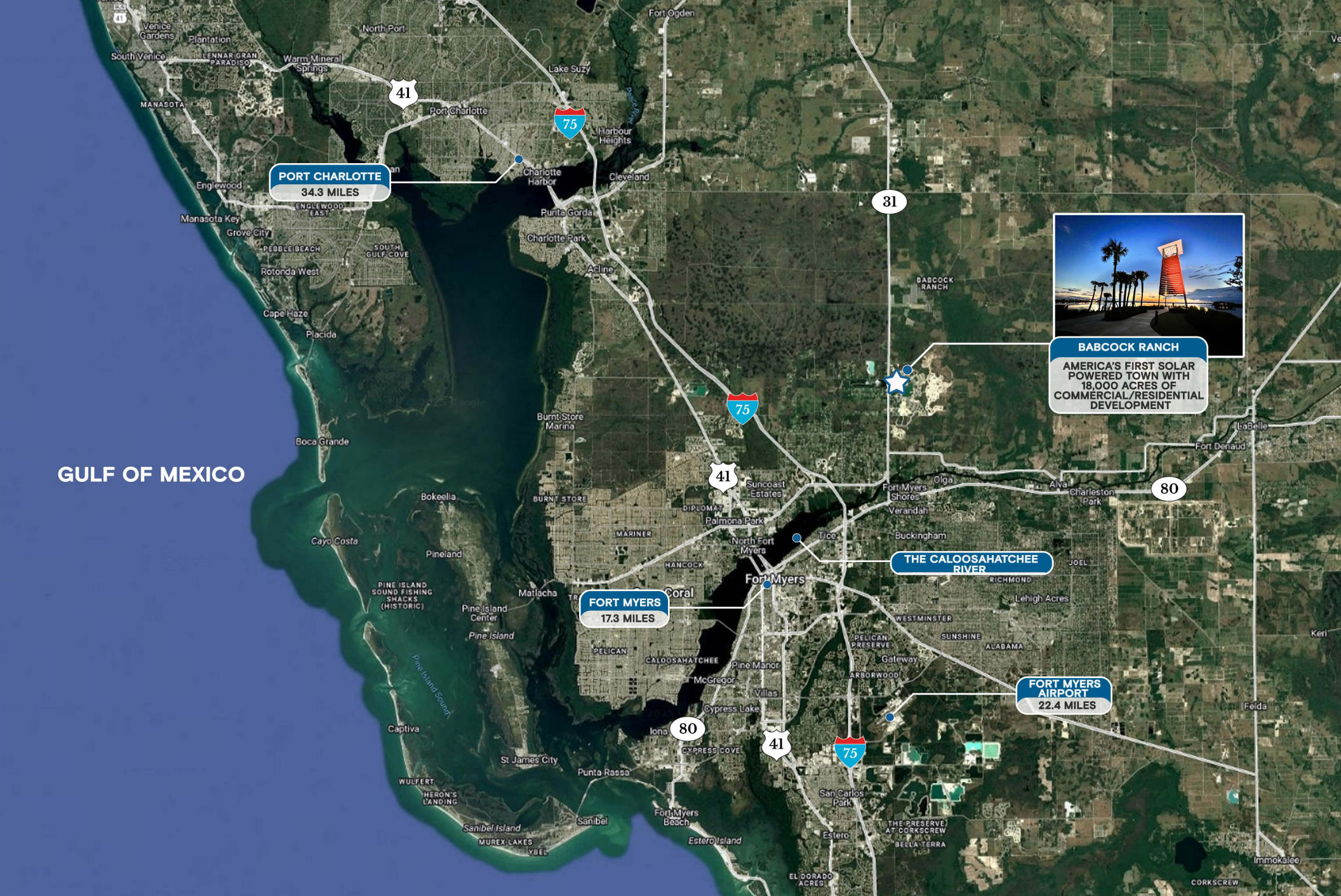
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**KITSON**  
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# Property Overview

## HIGHLIGHTS

- Proposed ±250,000 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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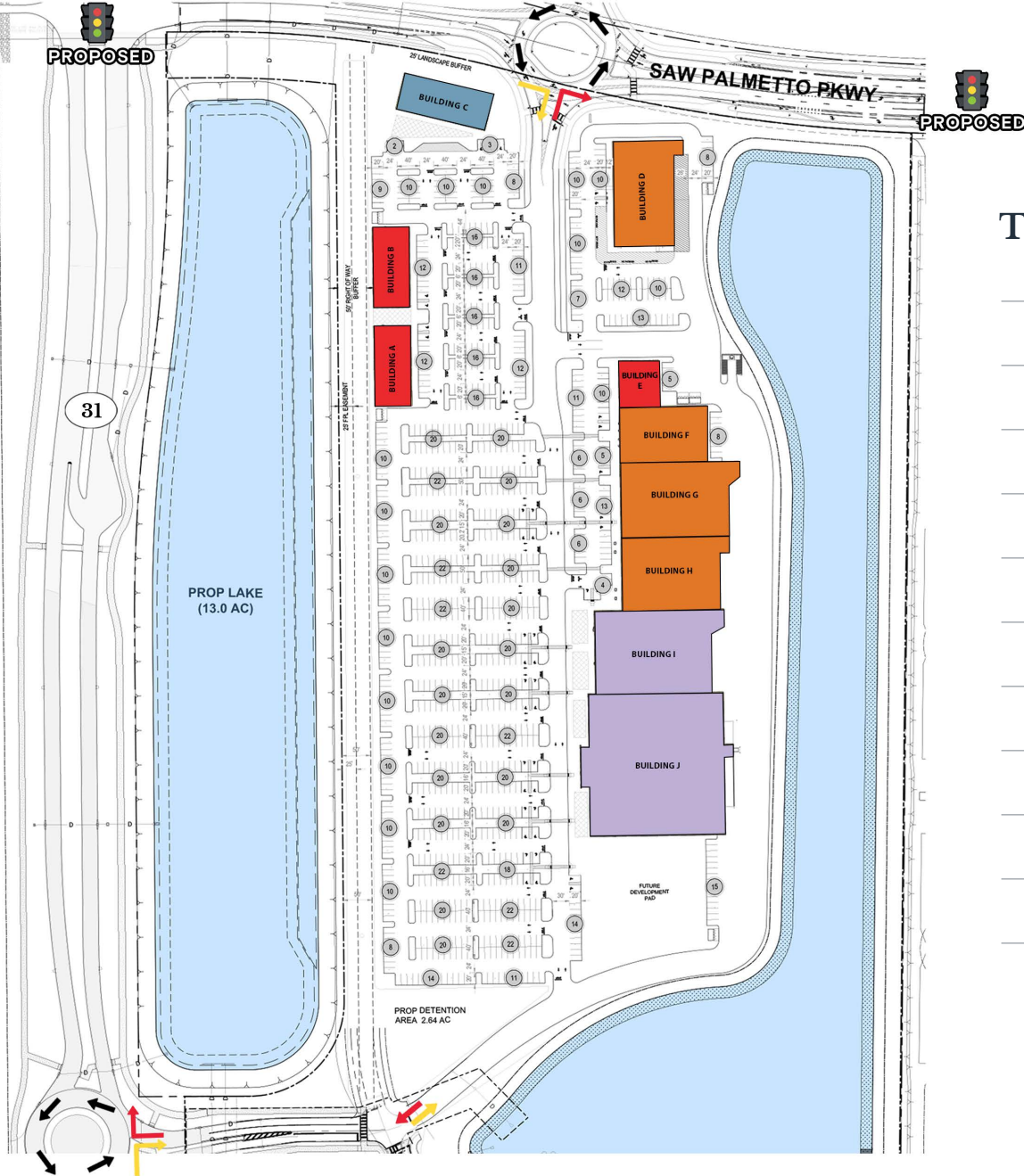
BABCOCK RANCH

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**LEGEND**

- LEASED
- AT LEASE
- AT LOI
- IN DISCUSSIONS
- AVAILABLE



## Tenant Roster

<b>A</b>	<b>Available</b>	<b>9,100 SF</b>
<b>B</b>	<b>Available</b>	<b>9,100 SF</b>
<b>C</b>	<b>Welcome Center</b>	<b>10,400 SF</b>
<b>D</b>	<b>In Discussions</b>	<b>9,632 SF</b>
<b>E</b>	<b>Available</b>	<b>5,600 SF</b>
<b>F</b>	<b>In Discussions</b>	<b>15,000 SF</b>
<b>G</b>	<b>In Discussions</b>	<b>25,000 SF</b>
<b>H</b>	<b>In Discussions</b>	<b>22,500 SF</b>
<b>I</b>	<b>At LOI</b>	<b>30,200 SF</b>
<b>J</b>	<b>At LOI</b>	<b>60,000 SF</b>

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.



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LEE COUNTY AREA 6  
MARKET AERIAL

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## Contact Agents

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