

±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

PROP LAKE
(13.0 AC)

31

ROUTE 31 IS BEING EXPANDED TO 4 LANES

PROPOSED

EXCLUSIVE RETAIL LEASING

KATZ & ASSOCIATES

RETAIL REAL ESTATE ADVISORS

Lauren Powell

ASSOCIATE

laurenpowell@katzretail.com
(815) 666-7861

Allan Carlisle

SENIOR DIRECTOR

allancarlisle@katzretail.com
(561) 385-4791

Jon Cashion

PRINCIPAL

joncashion@katzretail.com
(561) 302-7071



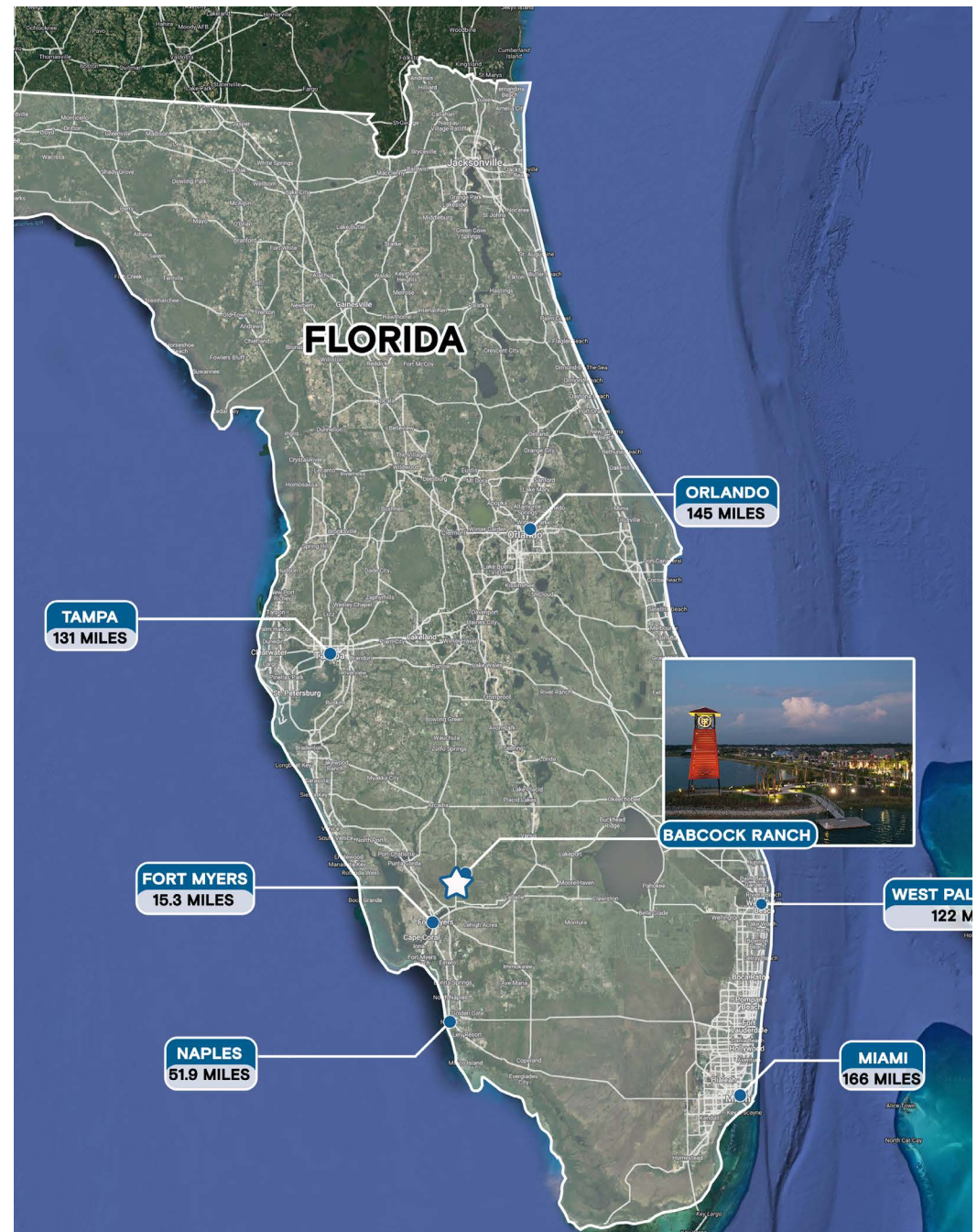
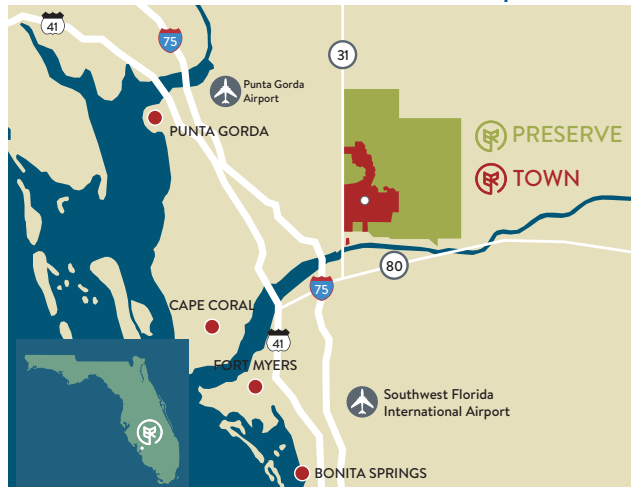
BABCOCK RANCH

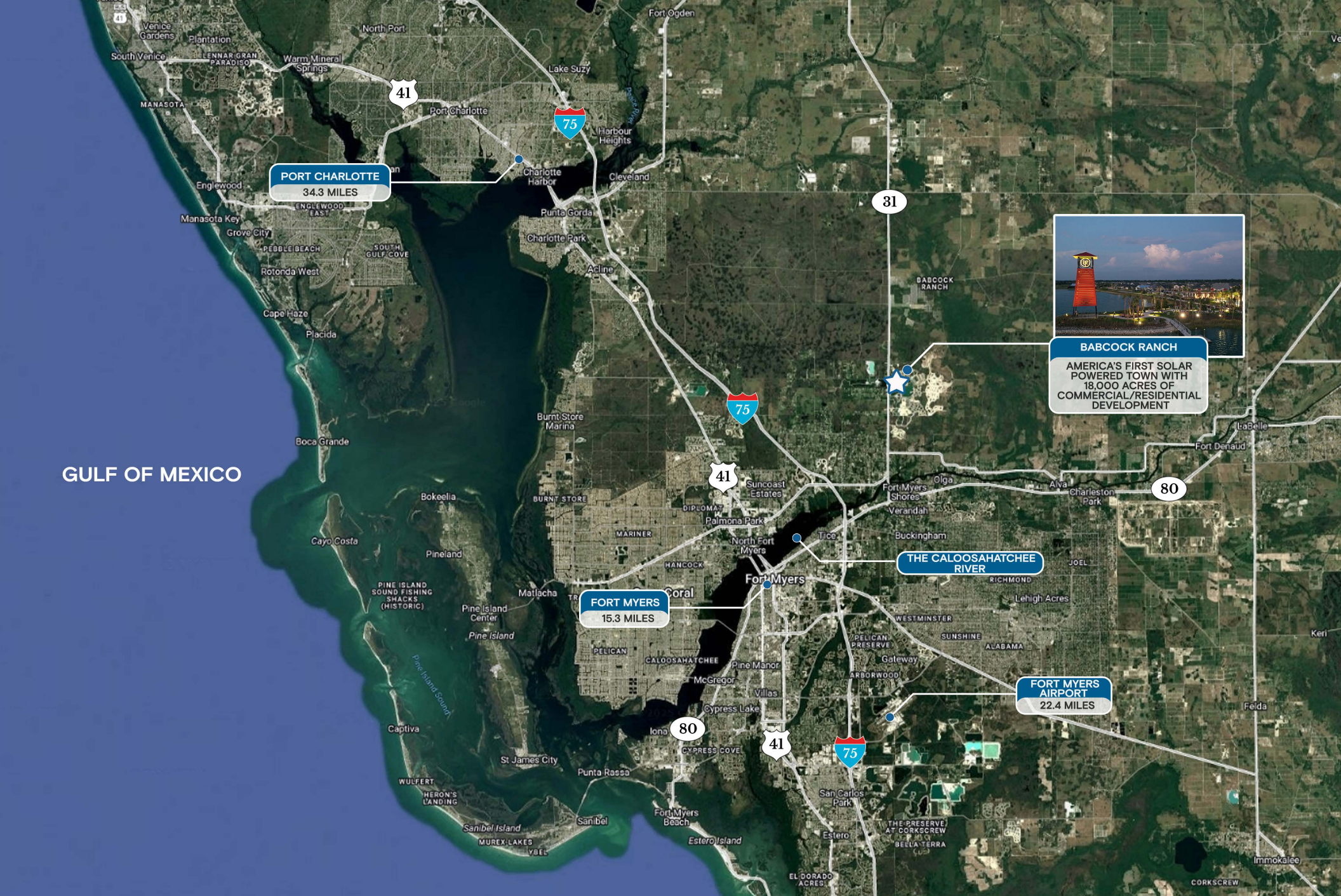
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Property Overview

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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BABCOCK RANCH MAP

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LEASSED

AT LEASE

AT LOI

IN DISCUSSIONS

AVAILABLE

The site plan shows a large commercial development area. A central feature is a large lake labeled 'PROP LAKE (13.0 AC)'. To the right of the lake is a row of buildings labeled BUILDING C through BUILDING K. BUILDING C is blue (Leased). BUILDING D is orange (In Discussions). BUILDING E through BUILDING K are purple (At LOI). To the left of the lake is a row of smaller buildings labeled A-101 through A-107, B-201 through B-207, and C-101 through C-107. Buildings A-101 through A-107 are red (Available). Buildings B-201 through B-207 are purple (At LOI). Buildings C-101 through C-107 are red (Available). The plan also shows a 'PROP DETENTION AREA 2.44 AC' and a '20' LANDSCAPE BUFFER'. Surrounding roads include 'SAW PALMETTO PKWY' and '31'. Traffic lights are shown at the intersections. A north arrow is located in the bottom right corner.

Tenant Roster

A 101-107 Available 1,300 - 9,100 SF

B 201-204 Available 1,300 - 5,300 SF

B 205-207 At LOI 3,800 SF

C Welcome Center 10,400 SF

D In Discussions 19,632 SF

E At LOI 18,000 SF

F In Discussions 15,000 SF

G At LOI 19,500 SF

H At LOI 22,500 SF

I At LOI 30,200 SF

J At LOI 60,000 SF

K At LOI 37,000 SF

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
SITE PLAN

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LEE COUNTY AREA 6
MARKET AERIAL

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Contact Agents

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