

MEDICAL, OFFICE, & RETAIL OUTPARCELS FOR LEASE

MIDTOWN 14A

Cypress Parkway, Babcock Ranch, FL



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*PROPOSED RENDERINGS

EXCLUSIVE RETAIL LEASING

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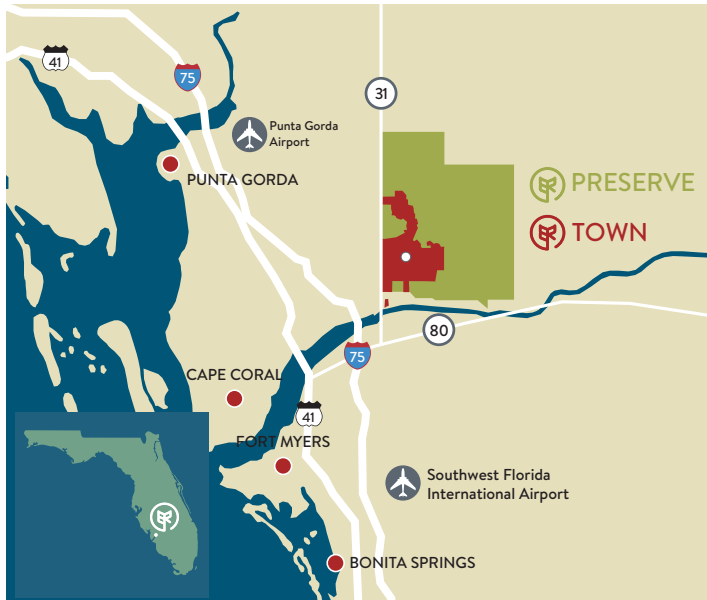
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Property Overview

HIGHLIGHTS

- ±1,500 – 40,000 SF medical/wellness building
- ±1,300 – 10,000 SF highly visible retail out-parcels
- End-cap drive-thru available
- Seeking all medical categories, quick or full-service restaurants, and retail service uses
- Adjacent to proposed Publix anchored shopping center
- Located at the entrance to Babcock Ranch's MidTown mixed use district featuring many residential asset classes, retail, office, medical, education, and more.
- Join **Publix** & **Florida Gulf Coast University** in MidTown
- 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



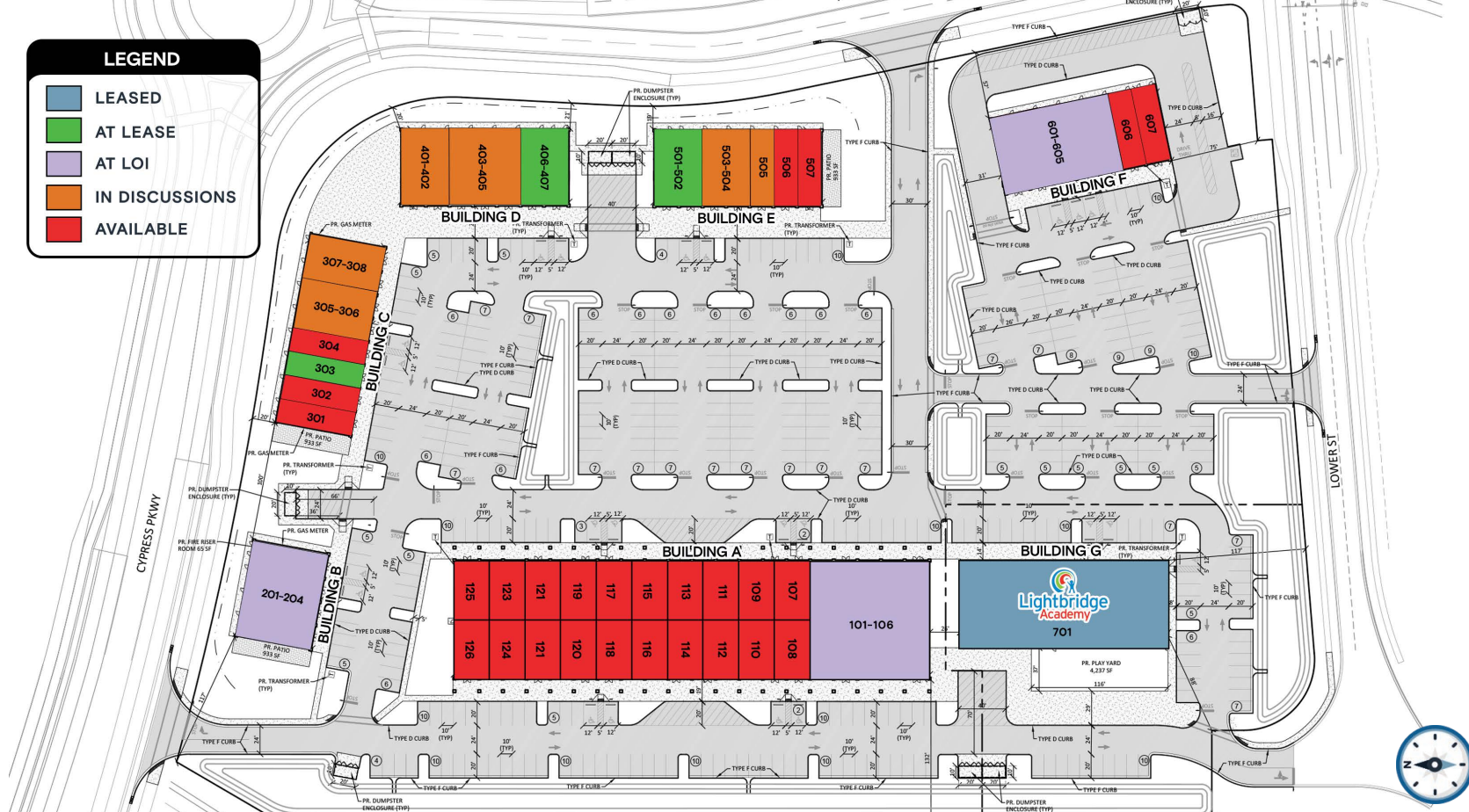


MIDTOWN 14A
BABCOCK RANCH MAP

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Tenant Roster

A-101-106	At LOI	10,000 SF	C-304	Available	1,500 SF	D-406-407	Orthodontist At Lease	2,600 SF	F601-605	At LOI	6,400 SF
A-107-126	Available	1,500 SF - 30,000 SF	C-305-306	In Discussions	1,600 SF	E-501-502	Chiropractor At Lease	2,600 SF	F-606-607	Available	1,300 SF - 2,700 SF
B-201-204	At LOI	5,200 SF	C-307-308	In Discussions	2,400 SF	E-503-504	In Discussions	2,600 SF	G-701	Lightbridge Academy	13,009 SF
C-301-302	Available	1,300 SF - 2,600 SF	D-401-402	In Discussions	2,600 SF	E-505	In Discussions	1,300 SF			
C-303	Wellness store at lease	1,300 SF	D-403-405	In Discussions	3,900 SF	E-506-507	Available	1,300 SF - 2,600 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.

MIDTOWN 14A
SITE PLAN

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CLOSE INTERSECTION

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TRADE AREA

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**BABCOCK NEIGHBORHOOD
SCHOOL**
A-RATED FACILITY WITH
±2,200 STUDENT CAPACITY

**WILLIAM & MARY
ANN SMITH
SPORTS COMPLEX**



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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: 08.31.26