



FOR LEASE

# B STREET

Curry Preserve Drive, Babcock Ranch, FL



## NEW MIXED USE LIFESTYLE CENTER



CLICK TO VIEW  
**BABCOCK RANCH  
AREA VIDEO**



CLICK TO VIEW  
**B STREET VIDEO**



\*PROPOSED RENDERING, SUBJECT TO CHANGE

EXCLUSIVE RETAIL LEASING

### KATZ & ASSOCIATES

RETAIL REAL ESTATE ADVISORS

**Lauren Powell**

ASSOCIATE

laurenpowell@katzretail.com

(561) 869-4348

**Allan Carlisle**

SENIOR DIRECTOR

allancarlisle@katzretail.com

(561) 385-4791

**Jon Cashion**

PRINCIPAL

joncashion@katzretail.com

(561) 302-7071



**BABCOCK RANCH**

**KITSON**  
— & PARTNERS —



±70,200

SF RETAIL AND  
OFFICE SPACE

±42,000

SF OFFICE BUILDING  
WITH 21,000 SF  
GROUND FLOOR  
SPACE AVAILABLE

1,135

SURFACE LEVEL  
PARKING SPACES

103

MULTI-FAMILY  
HOUSING UNITS

2026

EXPECTED DELIVERY



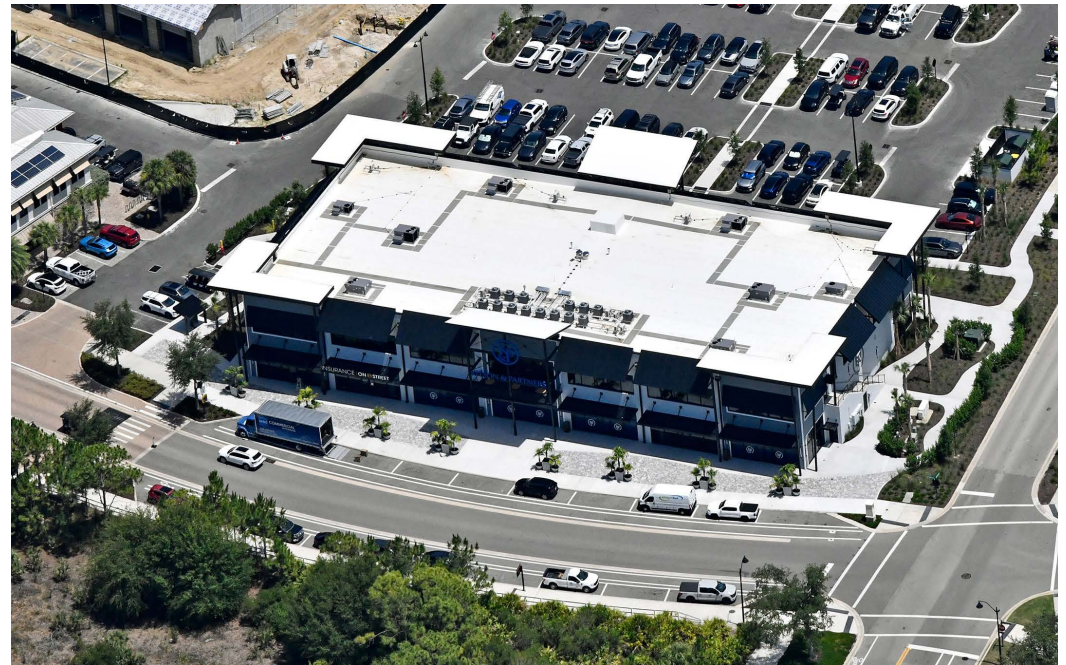
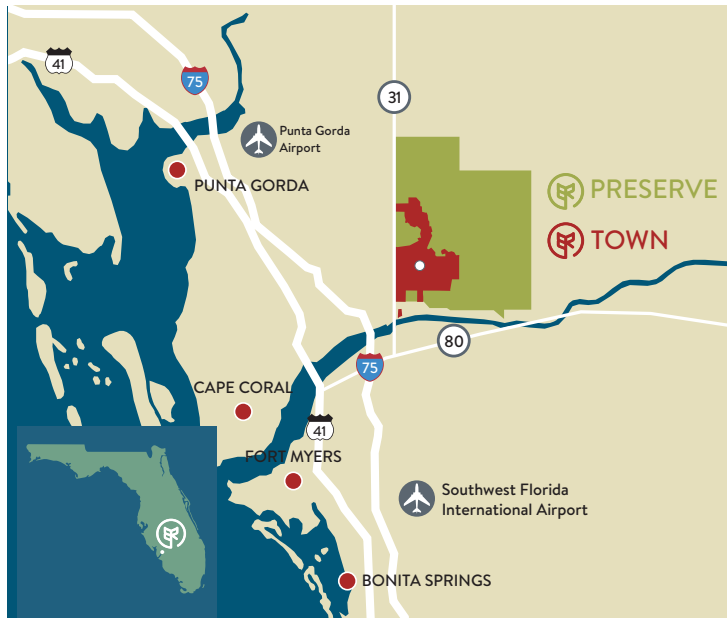
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# Property Overview

## HIGHLIGHTS

- New Mixed Use Lifestyle Center
- ±1,200 SF - 7,000 SF spaces available
- Walkable, exciting project with ample green space and parking
- Seeking restaurants, boutiques, service tenants, retail, and office
- Endcap and freestanding restaurant opportunities available
- B Street will be the epicenter of Babcock Ranch for all things arts and entertainment
- 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





B Street at Babcock Ranch is a brand new mixed-use development with approximately 70,200 square feet of ground-floor retail and office space, 42,000 square feet office building with 21,000 SF ground floor space available, two residential buildings featuring 103 units, and over 1,135 surface level parking spaces.

B Street will be the energetic anchor of Babcock Ranch where patrons and residents can indulge in unique experiences on a daily basis.

We invite you to join us in creating a vibrant atmosphere filled with art, cuisine, music, shopping, fitness and more.



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## Tenant Roster

|           |                              |          |           |                                  |          |       |                     |           |           |                                   |              |
|-----------|------------------------------|----------|-----------|----------------------------------|----------|-------|---------------------|-----------|-----------|-----------------------------------|--------------|
| A-101     | Kong Fu Ramen                | 1,990 SF | F         | Available                        | 5,850 SF | X-112 | NV Realty Group     | 1,200 SF  | Y-205     | Available                         | 737 SF       |
| A-102     | At LOI                       | 1,990 SF | G         | Mangiamo Italian Restaurant      | 5,850 SF | X-113 | Ankle and Foot Care | 1,500 SF  | Y-206     | Available                         | 1,622 SF     |
| A-103     | Blush Nail Lounge            | 2,500 SF | H-101     | At LOI                           | 1,230 SF | X-200 | Kitson & Partners   | 22,254 SF | Y-207     | Available                         | 885 SF       |
| B-101-102 | Three Oaks Wellness          | 3,730 SF | H-102     | Studio B Pilates                 | 1,430 SF | Y-101 | Available           | 1,300 SF  | Y-208     | Available                         | 885 SF       |
| B-103     | Duckberry Designs            | 1,200 SF | H-103     | Fire Belly Burgers               | 1,385 SF | Y-102 | Available           | 1,300 SF  | Hive 1    | Wealth Management Office at lease | 481 SF       |
| B-104     | B Bauer Hair Lounge          | 1,300 SF | H-104     | Luxury Boutique at lease         | 2,400 SF | Y-103 | Available           | 1,300 SF  | Hive 2    | Available                         | 593 SF       |
| B-105     | Available                    | 1,500 SF | X-100-101 | Pacific Dental                   | 3,000 SF | Y-104 | Available           | 1,300 SF  | Hive 3    | Available                         | 756 SF       |
| C-101     | Sloan's Ice Cream            | 1,365 SF | X-102     | South Florida Title              | 1,200 SF | Y-105 | Available           | 650 SF    | Hive 4    | Available                         | 768 SF       |
| C-102     | At LOI                       | 1,235 SF | X-103     | Kitson & Partners                | 1,500 SF | Y-106 | Available           | 1,300 SF  | Hive 5    | Available                         | 782 SF       |
| C-103     | Flourish and Pops            | 1,300 SF | X-104     | In Discussions                   | 1,500 SF | Y-107 | Available           | 1,300 SF  | Hive 6    | Available                         | 790 SF       |
| C-104     | BBQ King Smokehouse & Tavern | 3,839 SF | X-105     | Edward Jones                     | 1,548 SF | Y-108 | Available           | 1,300 SF  | Hive 7    | Available                         | 816 SF       |
| D         | Clase Azul                   | 4,860 SF | X-106     | Sabal Jewelers                   | 2,250 SF | Y-109 | Available           | 1,300 SF  | Hive 8    | Available                         | 837 SF       |
| E-101     | Carondelet Drink Parlor      | 1,940 SF | X-108     | Pop's Barbershop                 | 1,500 SF | Y-201 | Available           | 1,180 SF  | Hive 9-10 | Available                         | 718-1,840 SF |
| E-102     | Bike Bistro                  | 1,200 SF | X-109     | The UPS Store                    | 1,548 SF | Y-202 | Available           | 1,475 SF  |           |                                   |              |
| E-103     | Cigar Lounge at Babcock      | 1,200 SF | X-110     | Insurance on B Street            | 1,500 SF | Y-203 | Available           | 1,475 SF  |           |                                   |              |
| E-104     | Available                    | 3,400 SF | X-111     | Wholistic Motus Physical Therapy | 1,500 SF | Y-204 | Available           | 1,180 SF  |           |                                   |              |

LEGEND

LEASED

AT LEASE

AT LOI

IN DISCUSSIONS

AVAILABLE



**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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## Contact Agents

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