



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

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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

140

MULTI-FAMILY HOUSING UNITS

2026

EXPECTED DELIVERY



*PROPOSED RENDERING, SUBJECT TO CHANGE

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 140 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.



*PROPOSED RENDERINGS, SUBJECT TO CHANGE



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LEGEND

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



Tenant Roster

A-101	At LOI	1,990 SF	E-101	Carondelet Drink Parlor	1,930 SF	X-104	Available	1,500 SF	Y-105	Available	650 SF
A-102	Kong Fu Ramen	1,990 SF	E-102	Available	1,200 SF	X-105	Edward Jones	1,548 SF	Y-106	Available	1,300 SF
A-103	Blush Nail Lounge	2,450 SF	E-103	Cigar Lounge at Babcock	1,200 SF	X-106	Sabal Jewelers	2,250 SF	Y-107	Available	1,300 SF
B-101	Available	1,829 SF	E-104	BBQ King Smokehouse & Tavern	3,380 SF	X-108	Pop's Barbershop	1,500 SF	Y-108	Available	1,300 SF
B-102	Three Oaks Wellness	1,901 SF	F	In Discussions	5,850 SF	X-109	The UPS Store	1,548 SF	Y-109	Available	1,300 SF
B-103	Duckberry Designs	1,203 SF	G	Mangiamo Italian Restaurant	5,850 SF	X-110	Insurance on B Street	1,500 SF	Y-201	Available	1,180 SF
B-104	B Bauer Hair Lounge	1,300 SF	H-101	In Discussions	1,228 SF	X-111	Wholistic Motus Physical Therapy	1,500 SF	Y-202	Available	1,475 SF
B-105	Available	1,500 SF	H-102	Studio B Pilates	1,300 SF	X-112	NV Realty Group	1,200 SF	Y-203	Available	1,475 SF
C-101	Sloan's Ice Cream	1,365 SF	H-103	At LOI	1,325 SF	X-113	Ankle and Foot Care	1,500 SF	Y-204	Available	1,180 SF
C-102	Available	1,235 SF	H-104	In Discussions	2,580 SF	X-200	Kitson & Partners	22,254 SF	Y-205	Available	737 SF
C-103	Flourish and Pops	1,300 SF	X-100-101	Dentist at lease	3,000 SF	Y-101-102	Vision at lease	2,600 SF	Y-206	Available	1,622 SF
C-104	At LOI	3,839 SF	X-102	South Florida Title	1,200 SF	Y-103	Available	1,300 SF	Y-207	Available	885 SF
D	At LOI + 1,182 SF patio	4,860 SF	X-103	Kitson & Partners	1,500 SF	Y-104	Available	1,300 SF	Y-208	Available	885 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.



DISCOVERY CENTER

SLATER'S
GOODS & PROVISIONS

RETAIL/
OFFICE

KITSON **N7**
A PARTNERS REALTY GROUP
Way Better INSURANCE
The UPS Store
Wholistic Motus
Edward Jones
ANKLE AND FOOT CARE

STUDIO B
PILATES

MANGIAMO
ITALIAN RESTAURANT

Blush
NAIL LOUNGE
KONG FU
RAMEN

Duckberry
B/BAUER
HAIR LOUNGE
THREE OAKS
WELLNESS

SLOAN'S
FLOURISH
AND POPS

KING
CARONDELET
DRINK PARLOR

TOWNWALK
TOWNHOMES
242 UNITS

PARKSIDE
170 HOMES

BLDG D
4,880 SF ±
+1,182 SF PATIO

BLDG E
7,740 SF

BLDG F
5,850 SF

BLDG G
5,850 SF

BLDG H
6,435 SF

BLDG C
7,739 SF

BLDG B
7,735 SF

BLDG A
6,430 SF

BLDG Y
2 STORY
9,439 SF OFFICE OVER
11,050 SF OFFICE/RETAIL

BLDG X
2 STORY
21,000 SF OFFICE OVER
21,000 SF OFFICE/RETAIL

SLATER'S
GOODS & PROVISIONS

DISCOVERY
CENTER

THE LAKE HOUSE
EST. 2021
KITCHEN & BAR

RETAIL/
OFFICE

LEE HEALTH
WELLWAY

B STREET
B STREET
CLOSE AERIAL

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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: 04.21.26