



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

103

MULTI-FAMILY
HOUSING UNITS

2026

EXPECTED DELIVERY

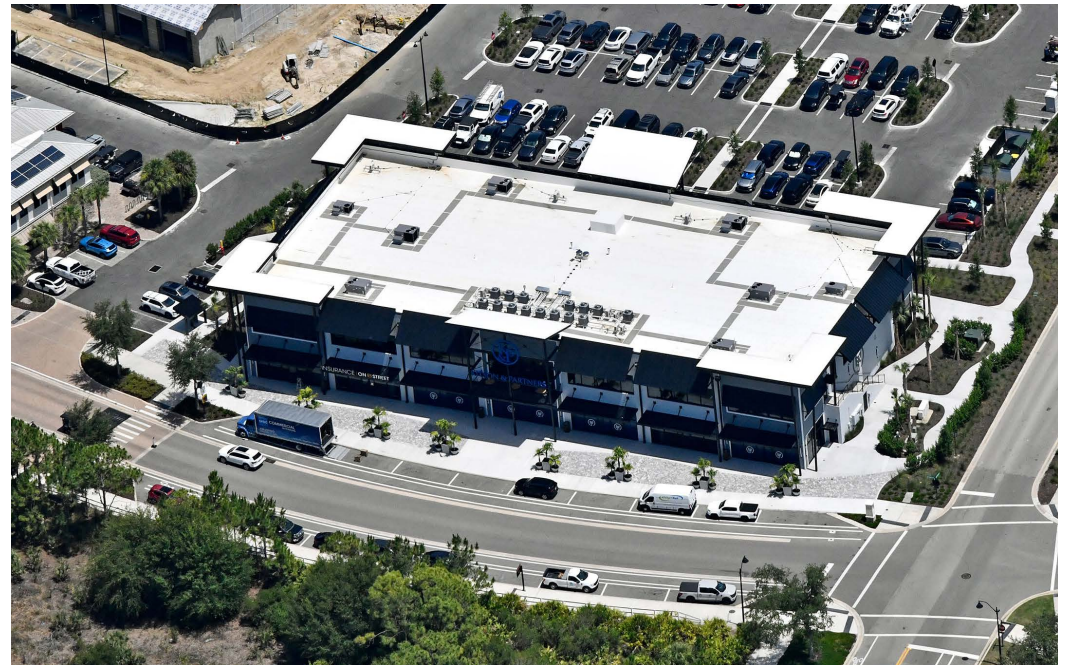
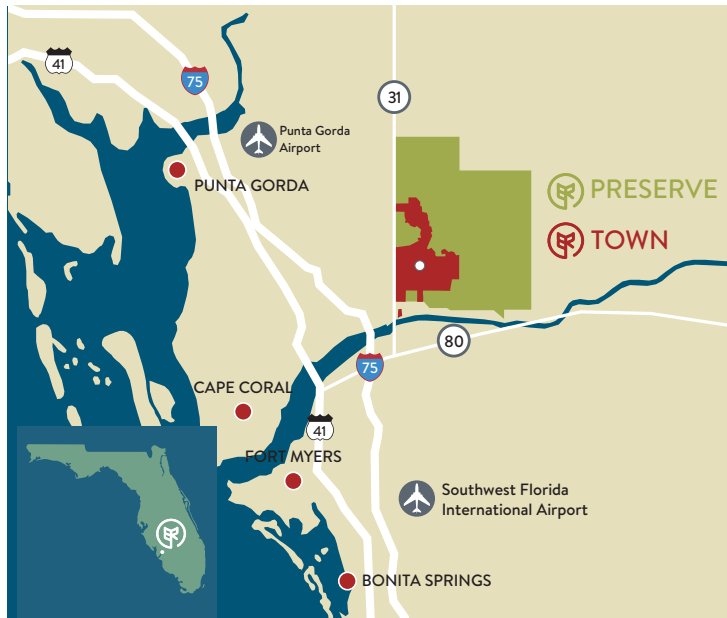


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Property Overview

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



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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.



*PROPOSED RENDERINGS, SUBJECT TO CHANGE



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RETAIL REAL ESTATE ADVISORS





- Legend**
- County Boundary
 - Property Boundary
 - Offsite Mitigation Area
 - Preserve
 - Lakes
 - Golf Course
 - Wetland Creations
 - Residential Development
 - Future Development
 - Non-Residential Development
 - Park
 - Solar Area
 - Wetlands & Uplands
 - Commercial Development

LEGEND

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



Tenant Roster

A-101	Kong Fu Ramen	1,990 SF	E-102	Bike Shop at lease	1,200 SF	X-106	Sabal Jewelers	2,250 SF	Y-206	Available	1,622 SF
A-102	Available	1,990 SF	E-103	Cigar Lounge at Babcock	1,200 SF	X-108	Pop's Barbershop	1,500 SF	Y-207	Available	885 SF
A-103	Blush Nail Lounge	2,500 SF	E-104	In Discussions	3,340 SF	X-109	The UPS Store	1,548 SF	Y-208	Available	885 SF
B-101	At LOI	1,830 SF	F	In Discussions	5,850 SF	X-110	Insurance on B Street	1,500 SF	Hive 1	Wealth Management Office at lease	481 SF
B-102	Three Oaks Wellness	1,900 SF	G	Mangiamo Italian Restaurant	5,850 SF	X-111	Wholistic Motus Physical Therapy	1,500 SF	Hive 2	Available	593 SF
B-103	Duckberry Designs	1,200 SF	H-101	At LOI	1,230 SF	X-112	NV Realty Group	1,200 SF	Hive 3	Available	756 SF
B-104	B Bauer Hair Lounge	1,300 SF	H-102	Studio B Pilates	1,430 SF	X-113	Ankle and Foot Care	1,500 SF	Hive 4	Available	768 SF
B-105	At LOI	1,500 SF	H-103	Fire Belly Burgers	1,385 SF	X-200	Kitson & Partners	22,254 SF	Hive 5	Available	782 SF
C-101	Sloan's Ice Cream	1,365 SF	H-104	At LOI	2,400 SF	Y-101-109	At LOI	11,050 SF	Hive 6	Available	790 SF
C-102	At LOI	1,235 SF	X-100-101	Dentist at lease	3,000 SF	Y-201	Available	1,180 SF	Hive 7	Available	816 SF
C-103	Flourish and Pops	1,300 SF	X-102	South Florida Title	1,200 SF	Y-202	Available	1,475 SF	Hive 8	Available	837 SF
C-104	BBQ King Smokehouse & Tavern	3,839 SF	X-103	Kitson & Partners	1,500 SF	Y-203	Available	1,475 SF	Hive 9-10	Available	718-1,840 SF
D	Clase Azul	4,860 SF	X-104	Available	1,500 SF	Y-204	Available	1,180 SF			
E-101	Carondelet Drink Parlor	1,940 SF	X-105	Edward Jones	1,548 SF	Y-205	Available	737 SF			











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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: 07.07.26