

# Lee County Area 4-5

SR 31 & Saw Palmetto Parkway, Babcock Ranch, FL



## Property Highlights

- Proposed ±500,000 SF Power Center
- Box/Grocery and outparcel opportunities available
- Seeking anchors, restaurants, out-parcel users
- Great visibility to State Road 31, expansion underway for new four-lane path
- Signalized access connecting to The Shoppes at Yellow Pine and Crescent B Commons
- Babcock Ranch is an 18,000 acre, 50,000 person “new town” development in Southwest Florida
- Entitled for 19,500 residential units and 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, Ulta Beauty, Five Below, Panera Bread, Tampa General and more



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LISTING VIDEO

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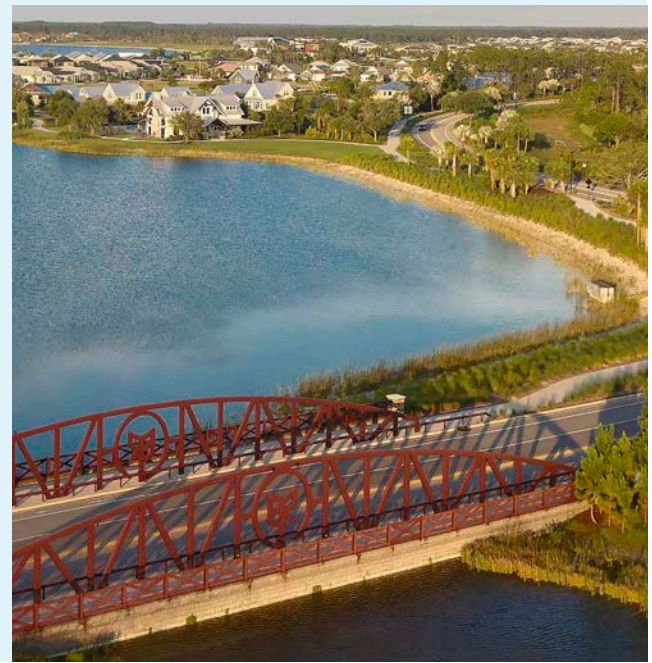
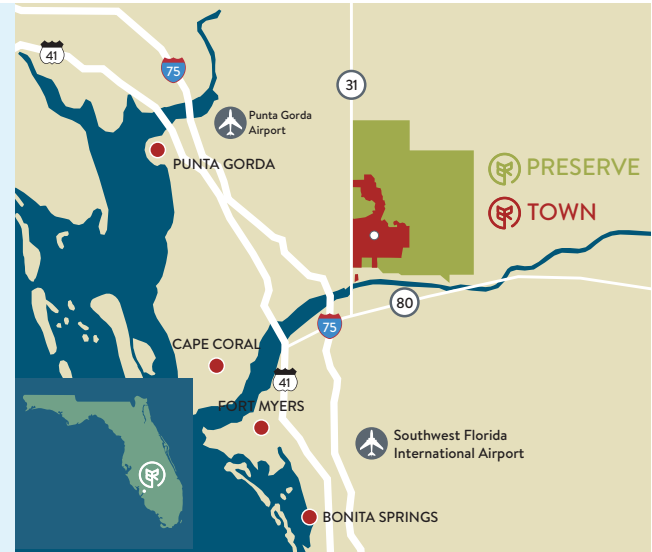


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## Property Location



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# Babcock Ranch Map



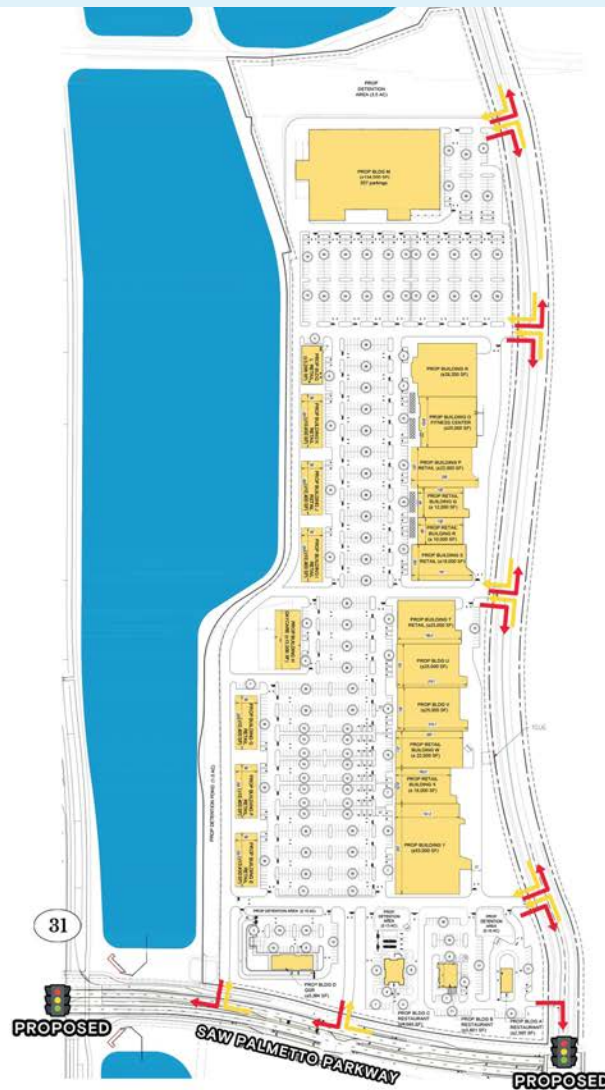
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## Property Site Plan



TOTAL GLA: 510,469 SF

TOTAL GLA: 93,372 SF

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## Close Aerial



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