

# The Shoppes at Yellow Pine

42030-42080 Cypress Parkway, Babcock Ranch, FL



## Property Highlights

- Box and Outparcel Opportunities available at main entrance to Babcock Ranch
- Join Marshalls, Ace Hardware, Five Below, Tampa General Hospital, and more!
- Across the street from brand new Publix anchored center
- Prime availability at signalized intersection
- 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 ranked top selling master-planned community in the country
- Developed as an innovative new town that sets a whole new standard for sustainable, responsible growth
- First city in the United States powered by Solar Energy



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LISTING VIDEO

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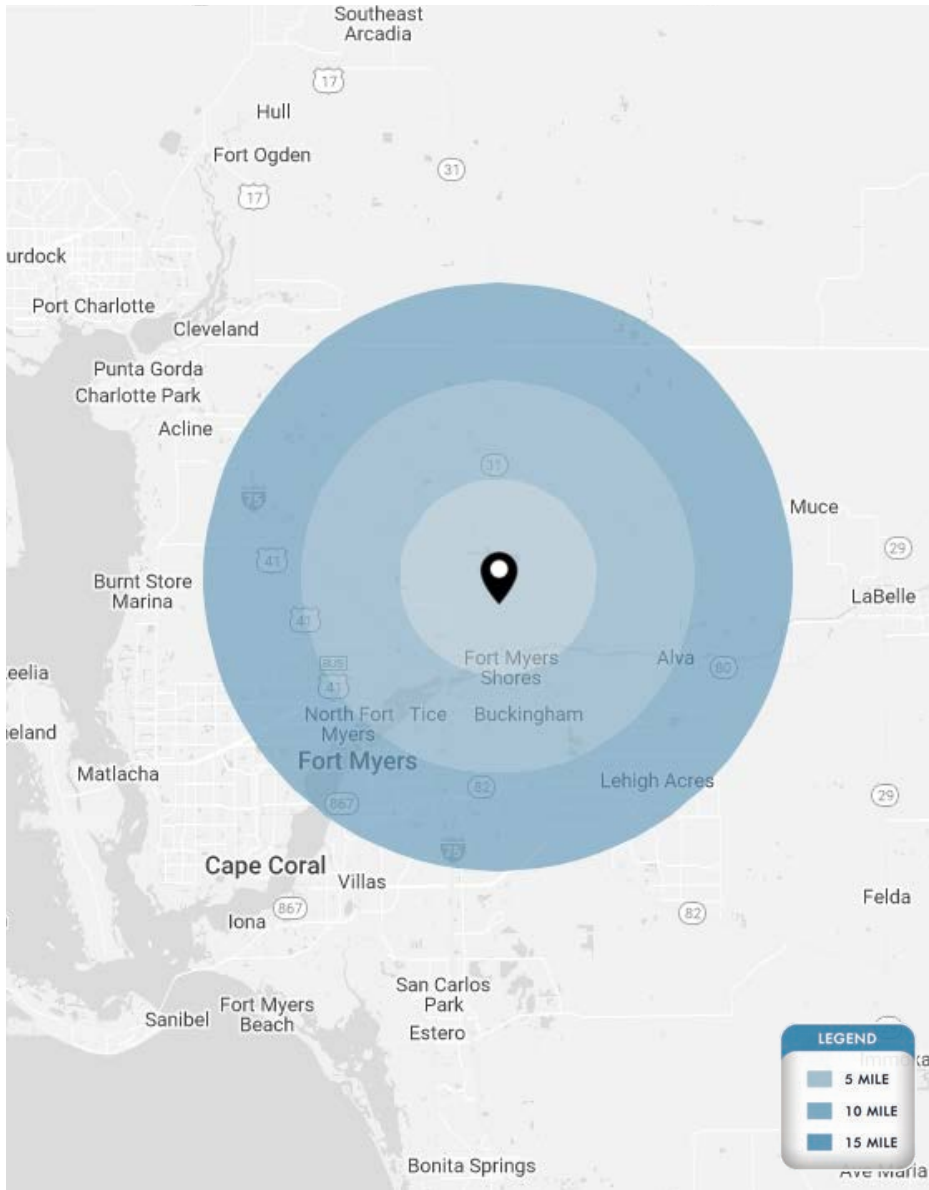
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## Property Location



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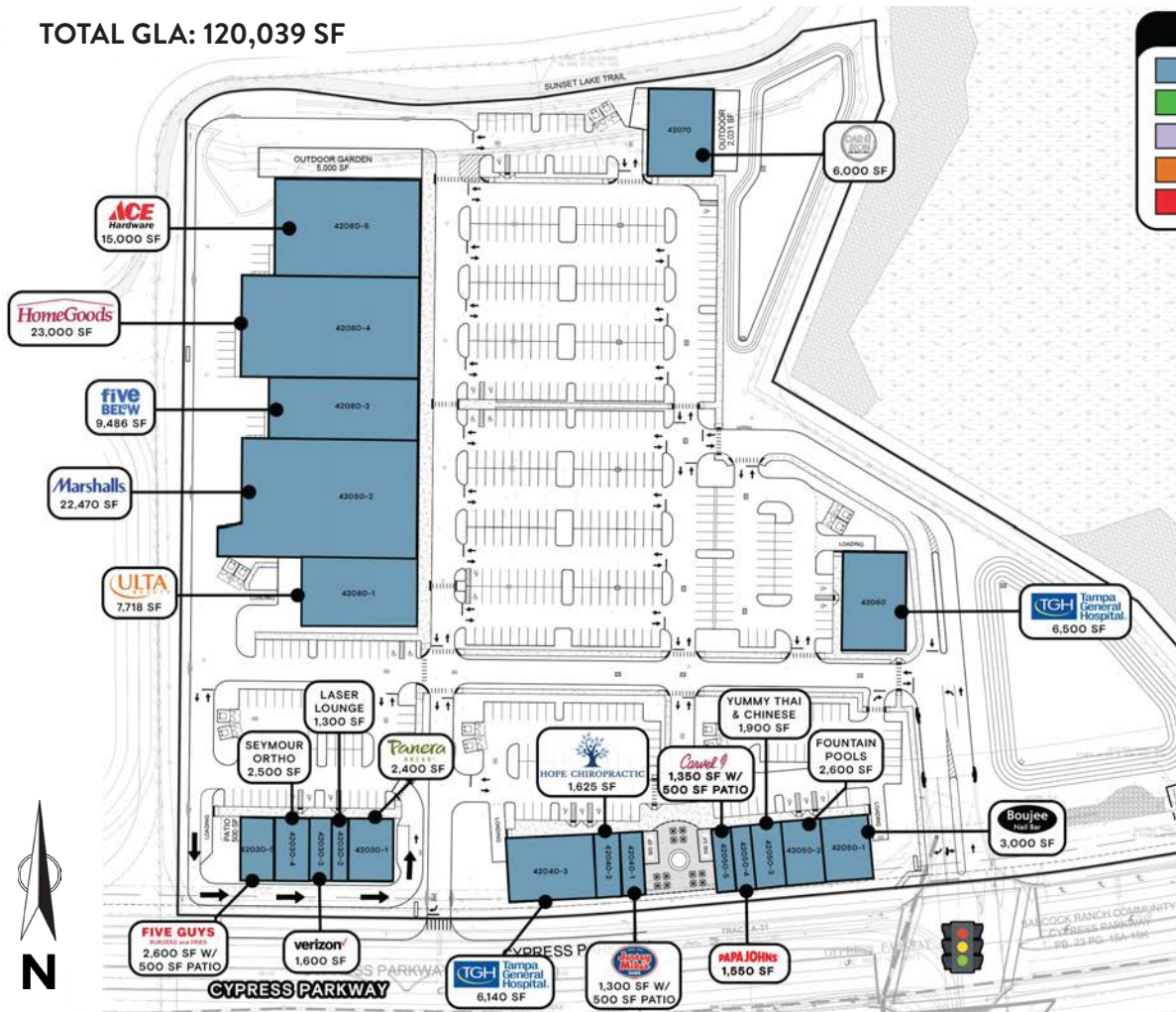
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## Property Site Plan

TOTAL GLA: 120,039 SF



### LEGEND

Blue	LEASED
Green	AT LEASE
Purple	AT LOI
Orange	IN DISCUSSIONS
Red	AVAILABLE

### Tenant Roster

42030-1	Panera	2,400 SF
42030-2	Laser Lounge	1,300 SF
42030-3	Verizon	1,600 SF
42030-4	Seymour Ortho	2,500 SF
42030-5	Five Guys	2,600 SF
42040-1	Jersey Mikes	1,300 SF
42040-2	Hope Chiropractic	1,625 SF
42040-3	Tampa General	6,140 SF
42050-1	Boujee Nail Bar	3,000 SF
42050-2	Fountain Pools	2,600 SF
42050-3	Yummy Thai & Chinese	1,900 SF
42050-4	Papa Johns	1,550 SF
42050-5	Carvel	1,350 SF
42060	Tampa General	6,500 SF
42070	Oar & Iron	6,000 SF
42080-1	Ulta Beauty	7,718 SF
42080-2	Marshalls	22,470 SF
42080-3	Five Below	9,486 SF
42080-4	HomeGoods	23,000 SF
42080-5	Ace Hardware	15,000 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.

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## Aerial Site



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## Close Intersection



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