



# B Street

Curry Preserve Drive, Babcock Ranch, FL



## NEW MIXED USE LIFESTYLE CENTER



Artist's rendering. Subject to change.



CLICK TO VIEW  
B STREET VIDEO

### Property Highlights

- ±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, 50,000 person “new town” development in Southwest Florida
- Entitled for 21,000 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

**KIM FITZGERALD**  
DIRECTOR OF COMMERCIAL LEASING  
kfitzgerald@kitsonpartners.com  
941.676.7254

BabcockRanchForBusiness.com



**BABCOCK RANCH**

**KITSON**  
& PARTNERS

# B Street

Curry Preserve Drive, Babcock Ranch, FL



## Site Details & The Vision

**±70,200**

SF RETAIL AND  
OFFICE SPACE

**±42,000**

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

**1,135**

SURFACE LEVEL  
PARKING SPACES

**140**

MULTI-FAMILY  
HOUSING UNITS

**2026**

EXPECTED DELIVERY



Artist's rendering. Subject to change.

B Street at Babcock Ranch is a brand new mixed-use development with approximately 70,200 square feet of ground-floor retail space, 42,000 square foot office building with 21,000 square feet of 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 daily.

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

**KIM FITZGERALD**  
DIRECTOR OF COMMERCIAL LEASING  
kfitzgerald@kitsonpartners.com  
941.676.7254

[BabcockRanchForBusiness.com](http://BabcockRanchForBusiness.com)



**BABCOCK RANCH**

**KITSON**  
& PARTNERS

# B Street

Curry Preserve Drive, Babcock Ranch, FL



## Babcock Ranch Map



KIM FITZGERALD  
DIRECTOR OF COMMERCIAL LEASING  
kfitzgerald@kitsonpartners.com  
941.676.7254

BabcockRanchForBusiness.com



BABCOCK RANCH

KITSON  
& PARTNERS

# B Street

Curry Preserve Drive, Babcock Ranch, FL



## Proposed Site Plan



### Tenant Roster

A-101	At LOI	2,000 SF	E-101	Carondelet Drink Parlor	1,940 SF	X-104	At LOI	1,500 SF	Y-106	Available	1,300 SF
A-102	Kong Fu Ramen	2,000 SF	E-102	Available	1,200 SF	X-105	Edward Jones	1,548 SF	Y-107	Available	1,300 SF
A-103	Blush Nail Lounge	2,500 SF	E-103	Cigar Lounge at Babcock	1,200 SF	X-106	Jewelers at lease	2,250 SF	Y-108	Available	1,300 SF
B-101	In Discussions	1,835 SF	E-104	BBQ King Smokehouse & Tavern	3,400 SF	X-108	At LOI	1,500 SF	Y-109	Available	1,300 SF
B-102	Three Oaks Wellness	1,900 SF	F	Mexican Restaurant at lease	5,850 SF	X-109	The UPS Store	1,548 SF	Y-201	Available	1,180 SF
B-103	Duckberry Designs	1,200 SF	G	Mangiamo Italian Restaurant	5,850 SF	X-110	Way Better Insurance	1,500 SF	Y-202	Available	1,475 SF
B-104	B Bauer Hair Lounge	1,300 SF	H-101	Boutique at lease	1,230 SF	X-111	Wholistic Motus Physical Therapy	1,500 SF	Y-203	Available	1,475 SF
B-105	Sugaring LA	1,500 SF	H-102	Studio B Pilates	1,300 SF	X-112	NV Realty Group	1,200 SF	Y-204	Available	1,180 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-205	Available	737 SF
C-102	Gifts & Candles at lease	1,235 SF	H-104	In Discussions	2,580 SF	X-200	Kitson & Partners	22,254 SF	Y-206	Available	1,622 SF
C-103	Flourish and Pops	1,300 SF	X-100-101	Dentist at lease	3,000 SF	Y-101-102	At LOI	2,600 SF	Y-207	Available	885 SF
C-104	At LOI	3,839 SF	X-102	South Florida Title	1,200 SF	Y-103-104	At LOI	2,600 SF	Y-208	Available	885 SF
D	At LOI + 800 SF patio	5,176 SF	X-103	Kitson & Partners	1,500 SF	Y-105	Available	650 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.

**KIM FITZGERALD**  
 DIRECTOR OF COMMERCIAL LEASING  
 kfitzgerald@kitsonpartners.com  
 941.676.7254

BabcockRanchForBusiness.com



**BABCOCK RANCH**

**KITSON**  
 & PARTNERS

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

# B Street

Curry Preserve Drive, Babcock Ranch, FL



## Close Aerial



KIM FITZGERALD  
DIRECTOR OF COMMERCIAL LEASING  
kfitzgerald@kitsonpartners.com  
941.676.7254

BabcockRanchForBusiness.com



BABCOCK RANCH

KITSON  
& PARTNERS

# B Street

Curry Preserve Drive, Babcock Ranch, FL



## Close Aerial



KIM FITZGERALD  
DIRECTOR OF COMMERCIAL LEASING  
kfitzgerald@kitsonpartners.com  
941.676.7254

BabcockRanchForBusiness.com



BABCOCK RANCH

KITSON  
& PARTNERS

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

# B Street

Curry Preserve Drive, Babcock Ranch, FL



## Founder's Square



KIM FITZGERALD  
DIRECTOR OF COMMERCIAL LEASING  
kfitzgerald@kitsonpartners.com  
941.676.7254

[BabcockRanchForBusiness.com](http://BabcockRanchForBusiness.com)



**BABCOCK RANCH**

**KITSON**  
& PARTNERS

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

# B Street

Curry Preserve Drive, Babcock Ranch, FL



## Crescent B Commons & The Shoppes at Yellow Pine



KIM FITZGERALD  
DIRECTOR OF COMMERCIAL LEASING  
kfitzgerald@kitsonpartners.com  
941.676.7254

BabcockRanchForBusiness.com



BABCOCK RANCH

KITSON  
& PARTNERS

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

# B Street

Curry Preserve Drive, Babcock Ranch, FL



## Location to Founder's Square



**KIM FITZGERALD**  
DIRECTOR OF COMMERCIAL LEASING  
kfitzgerald@kitsonpartners.com  
941.676.7254

[BabcockRanchForBusiness.com](http://BabcockRanchForBusiness.com)



**BABCOCK RANCH**

**KITSON**  
& PARTNERS