



FOR LEASE

# B STREET

Curry Preserve Drive, Babcock Ranch, FL



NEW MIXED USE LIFESTYLE CENTER



Artist's rendering. Subject to change.

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.

**±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



**B STREET**  
SITE DETAILS

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.

# 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 is planned for 21,000 residential units and ±60,000 residents
- Entitled for 6 million square feet of commercial space
- Babcock Ranch is a top 5 selling master-planned community in the country



## B STREET EXECUTIVE SUMMARY

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



**BABCOCK RANCH**  
KITSON  
& PARTNERS

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 of 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.



**B STREET**  
THE VISION

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



**BABCOCK RANCH**  
KITSON  
& PARTNERS



# B STREET BABCOCK RANCH MAP

**KIM FITZGERALD**  
 DIRECTOR OF COMMERCIAL LEASING  
[kfitzgerald@kitsonpartners.com](mailto: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.

**LEGEND**

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



**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.

## 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-107	Available	1,300 SF
A-102	At LOI	1,990 SF	E-103	Cigar Lounge at Babcock	1,200 SF	X-108	Pop's Barbershop	1,500 SF	Y-108	Available	1,300 SF
A-103	Blush Nail Lounge	2,450 SF	E-104	BBQ King Smokehouse & Tavern	3,380 SF	X-109	The UPS Store	1,548 SF	Y-109	Available	1,300 SF
B-101	Available	1,829 SF	F	In Discussions	5,850 SF	X-110	Insurance on B Street	1,500 SF	Y-201	Available	1,180 SF
B-102	Three Oaks Wellness	1,901 SF	G	Mangiamo Italian Restaurant	5,850 SF	X-111	Wholistic Motus Physical Therapy	1,500 SF	Y-202	Available	1,475 SF
B-103	Duckberry Designs	1,203 SF	H-101	In Discussions	1,228 SF	X-112	NV Realty Group	1,200 SF	Y-203	Available	1,475 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	Y-204	Available	1,180 SF
B-105	Available	1,500 SF	H-103	Burgers at lease	1,385 SF	X-200	Kitson & Partners	22,254 SF	Y-205	Available	737 SF
C-101	Sloan's Ice Cream	1,365 SF	H-104	In Discussions	2,390 SF	Y-101	Vision at lease	2,000 SF	Y-206	Available	1,622 SF
C-102	Available	1,235 SF	X-100-101	Dentist at lease	3,000 SF	Y-102	Available	600 SF	Y-207	Available	885 SF
C-103	Flourish and Pops	1,300 SF	X-102	South Florida Title	1,200 SF	Y-103	Available	1,300 SF	Y-208	Available	885 SF
C-104	At LOI	3,839 SF	X-103	Kitson & Partners	1,500 SF	Y-104	Available	1,300 SF			
D	Clase Azul	4,860 SF	X-104	At LOI	1,500 SF	Y-105	Available	650 SF			

**B STREET**  
SITE MAP

**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.



DISCOVERY CENTER

SLATER'S  
GOODS & PROVISIONS

RETAIL/  
OFFICE

KITSON PARTNERS  
**N7**  
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**



**B STREET**  
**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.

**TOWNWALK  
TOWNHOMES  
242 UNITS**

**PARKSIDE  
170 HOMES**



**B STREET  
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.



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





**B STREET**  
SITE 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.



**BABCOCK RANCH**

**KITSON**  
— & PARTNERS —

**CONTACT INFO**

**KIM FITZGERALD**

**DIRECTOR OF COMMERCIAL LEASING**

[kfitzgerald@kitsonpartners.com](mailto:kfitzgerald@kitsonpartners.com)

941.676.7254

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



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.