

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

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

BabcockRanchForBusiness.com



BABCOCK RANCH

KITSON
& PARTNERS

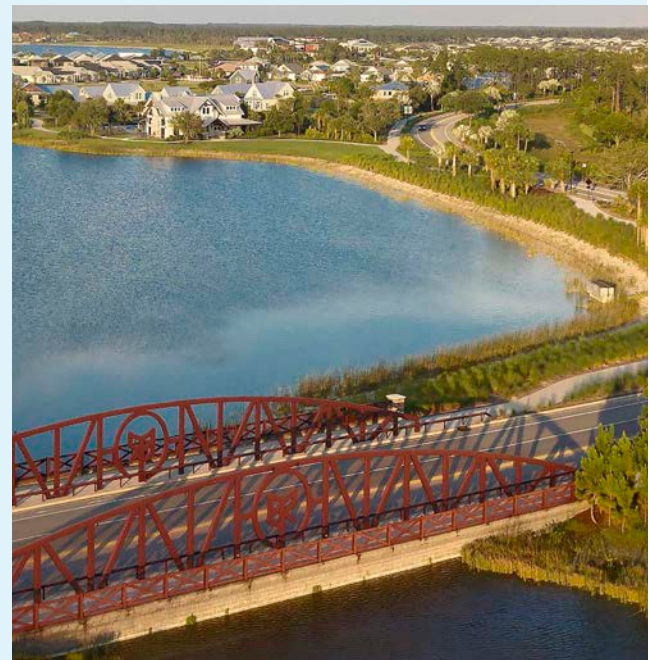
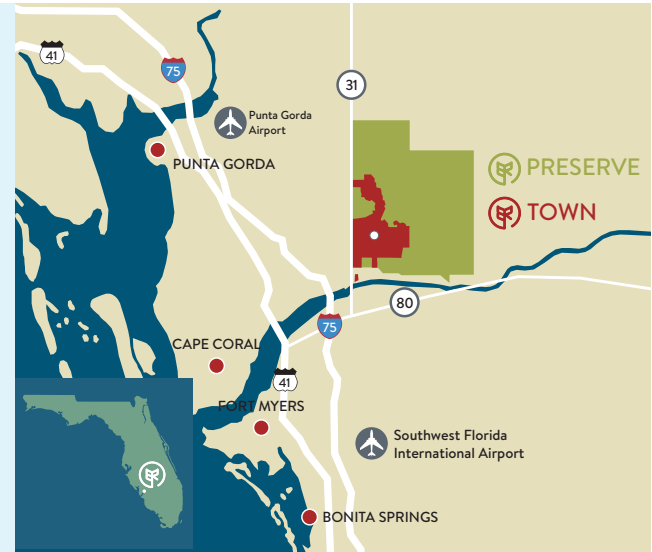
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease 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.

Lee County Area 4-5

SR 31 & Saw Palmetto Parkway, Babcock Ranch, FL



Property Location



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

BabcockRanchForBusiness.com



BABCOCK RANCH

KITSON
& PARTNERS

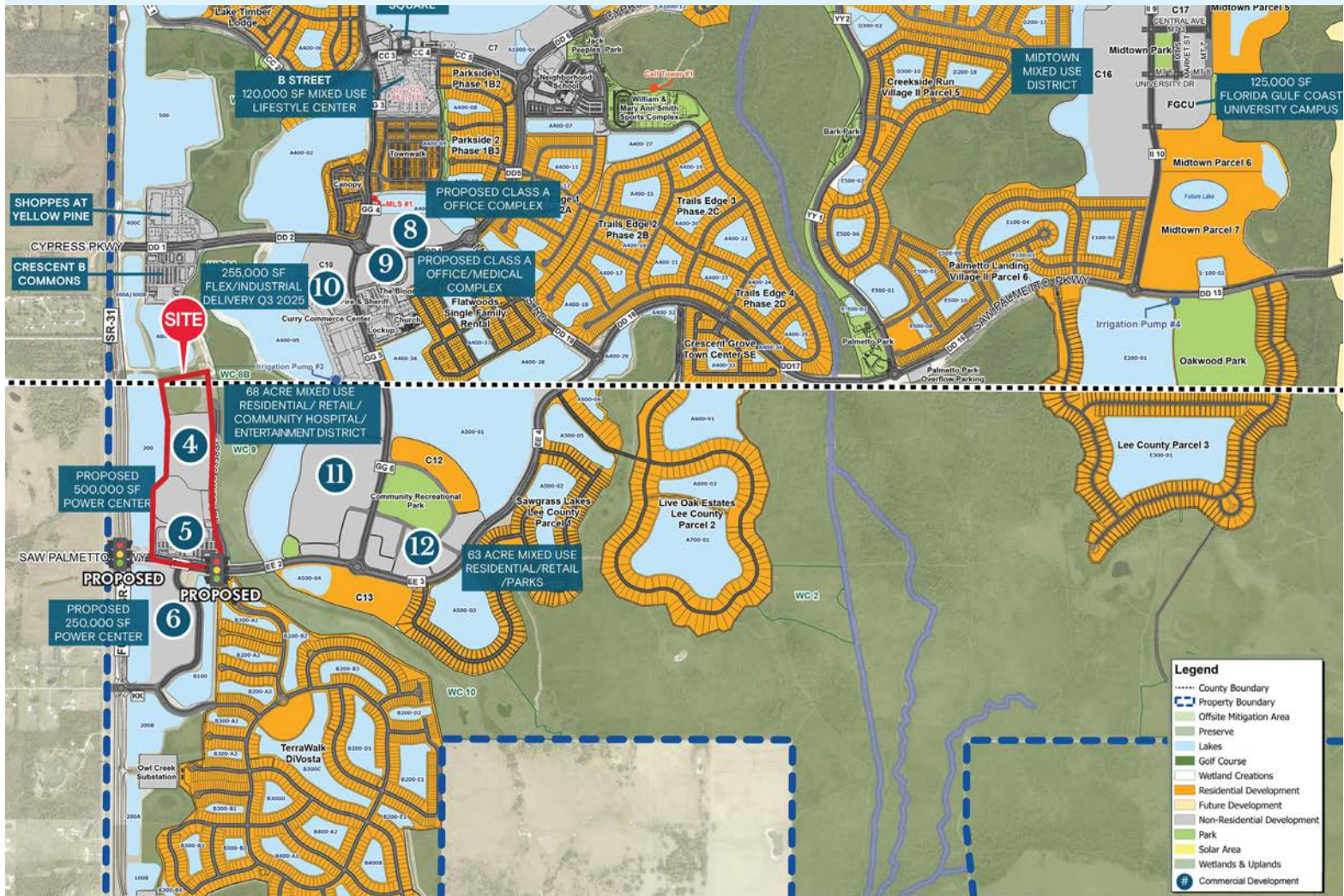
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease 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.

Lee County Area 4-5

SR 31 & Saw Palmetto Parkway, Babcock Ranch, FL



Babcock Ranch 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.

Lee County Area 4-5

SR 31 & Saw Palmetto Parkway, Babcock Ranch, FL



Property Site Plan



TOTAL GLA: 93,372 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.

Lee County Area 4-5

SR 31 & Saw Palmetto Parkway, Babcock Ranch, FL



Close Aerial



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.

Lee County Area 4-5

SR 31 & Saw Palmetto Parkway, Babcock Ranch, FL



High Altitude Aerial View



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.