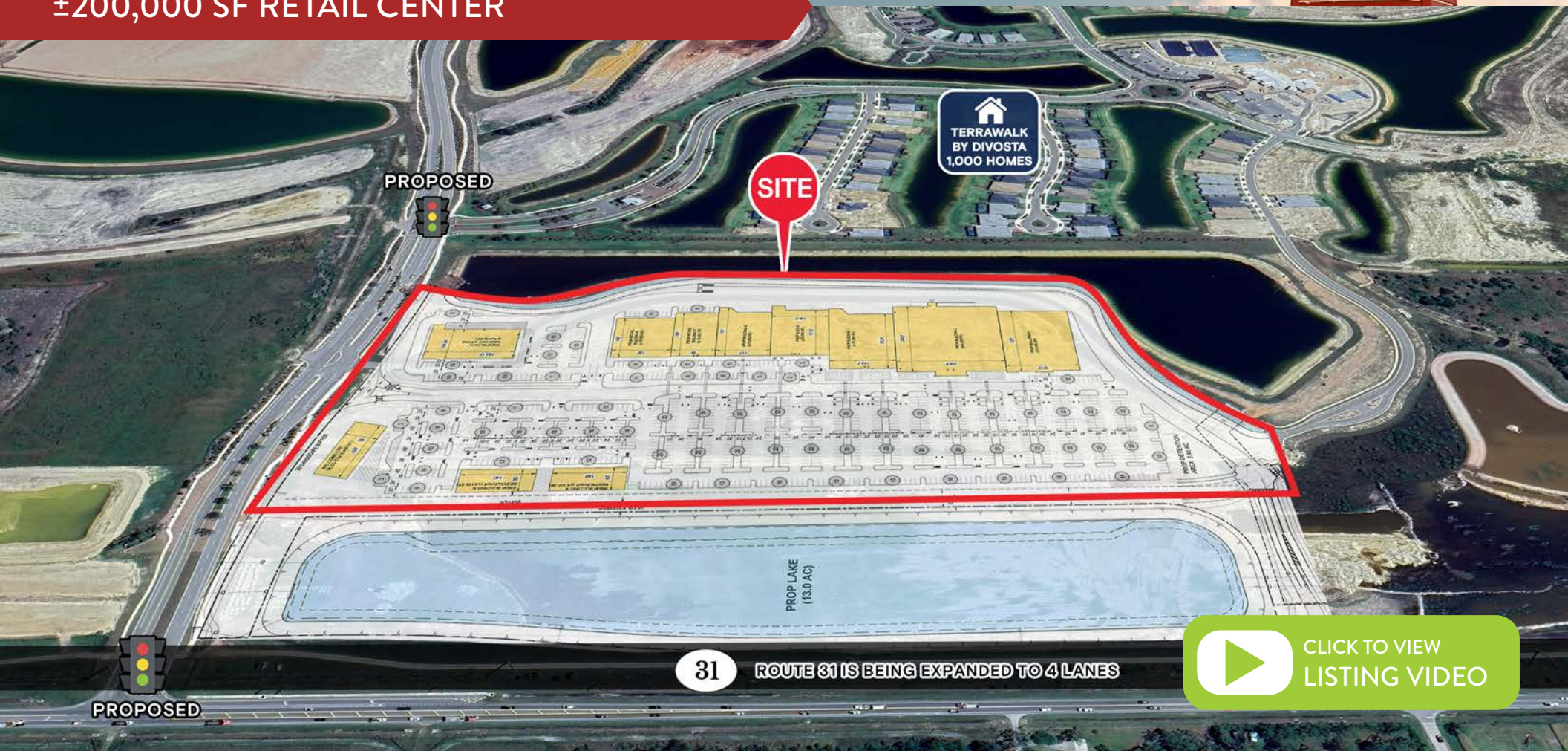


NOW LEASING

LEE COUNTY AREA 6

SR 31 & Saw Palmetto Pkwy, Babcock Ranch, FL

±200,000 SF RETAIL CENTER



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

- Proposed ±206,200 Retail Power Center at the SE corner of State Rd 31 & Saw Palmetto Pkwy
- From 1,200 to 25,000 SF
- Seeking outlet retailers, restaurants, QSRs, or out-parcel users
- Great visibility to State Road 31
- Ample parking
- 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 Hospital and more



LEE COUNTY AREA 6 BABCOCK RANCH MAP

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



BABCOCK RANCH
KITSON
— & PARTNERS —



LEE COUNTY AREA 6 BABCOCK RANCH MAP

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

BabcockRanchForBusiness.com



BABCOCK RANCH

KITSON
— & PARTNERS —

LEGEND

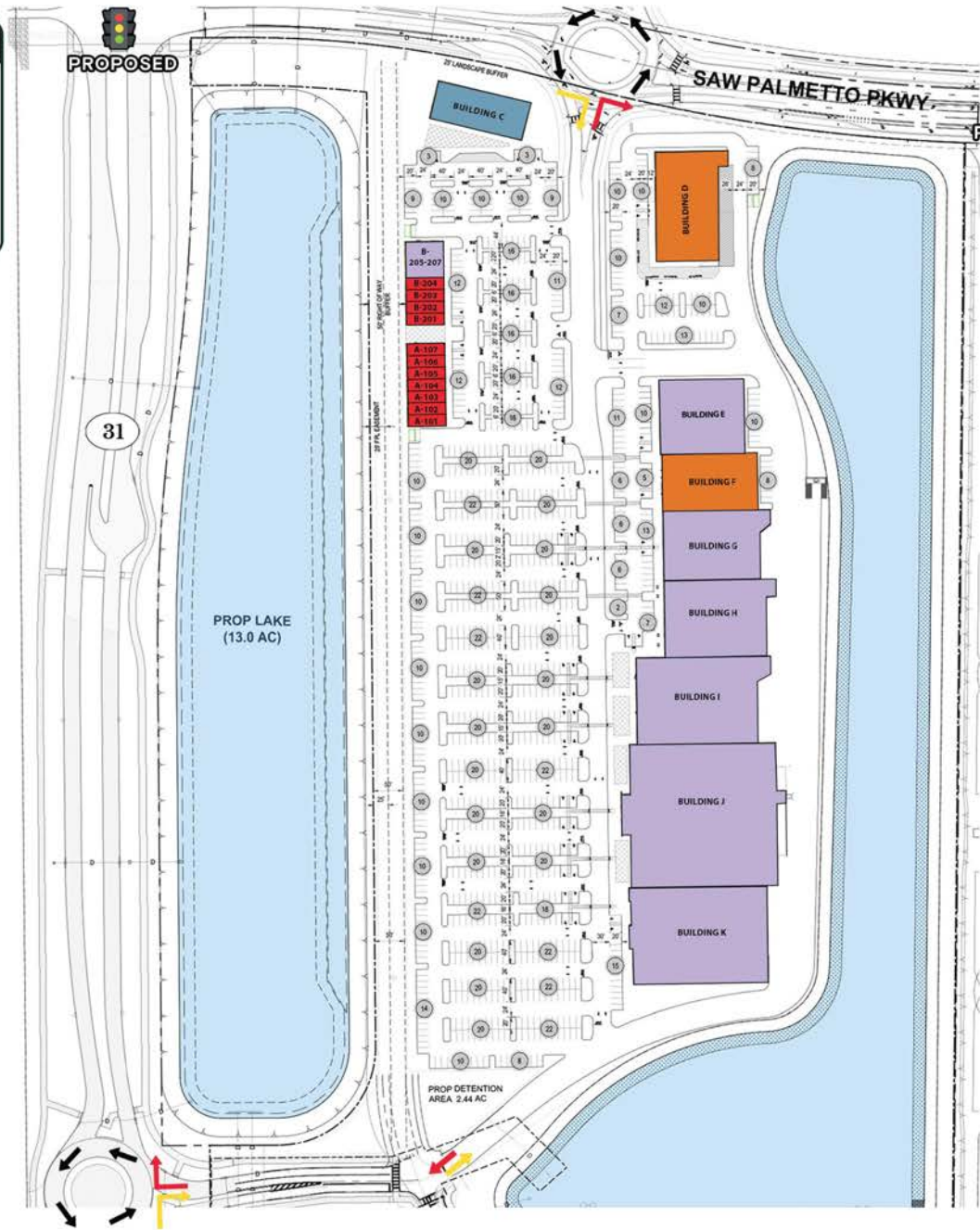
LEASED

AT LEASE

AT LOI

IN DISCUSSIONS

AVAILABLE



Tenant Roster

A 101-107	Available	1,300 - 9,100 SF
B 201-204	Available	1,300 - 5,300 SF
B 205-207	At LOI	3,800 SF
C	Welcome Center	10,400 SF
D	In Discussions	19,632 SF
E	At LOI	18,000 SF
F	In Discussions	15,000 SF
G	At LOI	19,500 SF
H	At LOI	22,500 SF
I	At LOI	30,200 SF
J	At LOI	60,000 SF
K	At LOI	37,000 SF

LEE COUNTY AREA 6

SITE PLAN

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 6 MARKET AERIAL

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

BabcockRanchForBusiness.com



BABCOCK RANCH
KITSON
— & PARTNERS —



BABCOCK RANCH

KITSON
— & PARTNERS —

CONTACT INFO

KIM FITZGERALD

DIRECTOR OF COMMERCIAL LEASING

kfitzgerald@kitsonpartners.com

941.676.7254

BabcockRanchForBusiness.com

LEE COUNTY AREA 6

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.

