

FOR LEASE

CURRY COMMERCE CENTER
PREMIER FLEX/INDUSTRIAL DEVELOPMENT

SWC CYPRESS PKWY & CURRY PRESERVE DR
BABCOCK RANCH, FL 33982

ANDREW FOX
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Insite REAL ESTATE



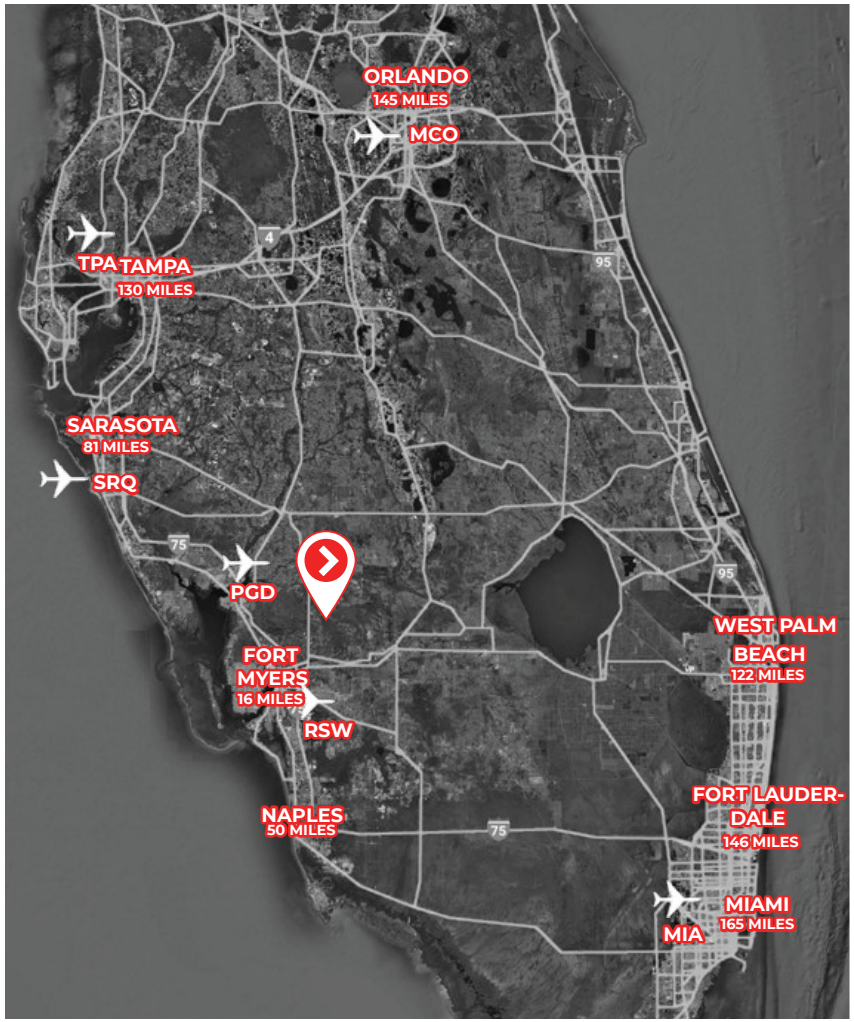
PROPERTY HIGHLIGHTS

- **±255,000 SF of new Class A Flex / Industrial space**
- 3,000-4,500 SF bays (100'-150' depth), scalable to full building of 45,000 SF
- Delivery of 20% office/showroom, 80% warehouse configuration
- 25' clear height
- At grade loading with 1 roll-up door per bay
- 572 parking spaces, ratio of 2.24/1,000 SF

2026 DEMOGRAPHICS

Population	10 Miles	102,103
	25 Miles	883,328
	50 Miles	1,792,600
Employees	10 Miles	22,756
	25 Miles	302,973
	50 Miles	648,510
Average Household Income	10 Miles	$103,239
	25 Miles	$114,112
	50 Miles	$128,081
Households	10 Miles	40,387
	25 Miles	370,130
	50 Miles	777,650

BABCOCK RANCH





BABCOCK RANCH HIGHLIGHTS

- **First solar-powered town in the United States**
- 60,000+ residents at full buildout, across 21,000 planned residential units, with entitlements for 6M SF of commercial space.
- Top 10 selling master-planned community in the United States, located in the Cape Coral-Fort Myers MSA, the 5th fastest growing MSA in the country.
- Hurricane resistant construction, hardened infrastructure, and gig speed fiber data service to all buildings.
- Retail amenities including Publix anchored Crescent B Commons shopping center and Shoppes at Yellow Pine, with restaurants and retailers including Starbucks, Panera, Five Guys, HomeGoods, Ulta Beauty, Marshalls, Five Below.

SOUTHWEST FLORIDA'S PRIME LOCATION

- **Positioned on the Charlotte and Lee County border, providing convenient access throughout Southwest Florida.**
- Project sits in Charlotte County, which provides target industry incentive opportunities.
- 10 minutes from I-75.
- Located off of SR-31, which is being widened to 4 lanes, with access to I-75 via SR-78 and SR-80.
- Large employment base to pull from between Cape Coral, Fort Myers, and Punta Gorda in addition to Babcock Ranch residents.
- 25 miles to Southwest Florida International Airport (RSW) and 28 miles to Punda Gorda Airport (PGD).
- The property's location off of Curry Preserve Drive provides convenient access within Babcock Ranch, easily accessible from two signalized intersections on SR-31.

SITE PLAN



Tenant Roster

101	Curry Creek Coffee	3,000 SF	204-208	At LOI	15,000 SF	401-403	CCMC	13,351 SF	601-606	In Discussions	4,500-27,000 SF
102	Family Initiative	3,000 SF	209-210	Burn Boot Camp	6,000 SF	404	CCMC Community Center	4,500 SF	607-610	Available	4,500-18,000 SF
103	At Lease	3,000 SF	301-302	Solar City Carts	6,000 SF	405	Available (Vanilla Box)	4,500 SF	701	Taylor Carpet One	3,000 SF
104-106	Q Fitness	9,000 SF	303	At Lease	3,000 SF	406	Available	4,500 SF	702-706	Available	3,000-15,000 SF
107	Matterhorn Fit	3,000 SF	304	At LOI	3,000 SF	407	Available (Vanilla Box)	4,500 SF	707	Certified Heating & Cooling	2,861 SF
108	Available (Vanilla Box)	3,000 SF	305	At Lease	3,000 SF	408	At LOI (Vanilla Box)	4,500 SF	801	Signature Home and Window	2,861 SF
109	At Lease	3,000 SF	306-307	Available	6,000 SF	409-410	At LOI	9,000 SF	802-803	In Discussions	6,000 SF
110	Sweet Science Boxing	2,300 SF	308	In Discussions (Vanilla Box)	3,000 SF	501	Latham Pools	3,000 SF	804-807	Available	3,000-12,000 SF
201	J. Raymond Construction	3,000 SF	309	Available (Vanilla Box)	3,000 SF	502-510	Available	3,000-27,000 SF			
202-203	Available	6,000 SF	310-311	Primer Microschool	5,861 SF						

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KITSON
& PARTNERS

FOR MORE INFORMATION PLEASE CONTACT

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