

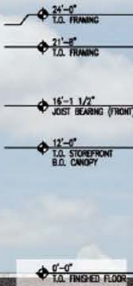
MEDICAL, OFFICE, & RETAIL OUTPARCELS FOR LEASE

# MIDTOWN 14A

Cypress Parkway, Babcock Ranch, FL



CLICK TO VIEW  
LISTING VIDEO



\*PROPOSED RENDERINGS

EXCLUSIVE RETAIL LEASING

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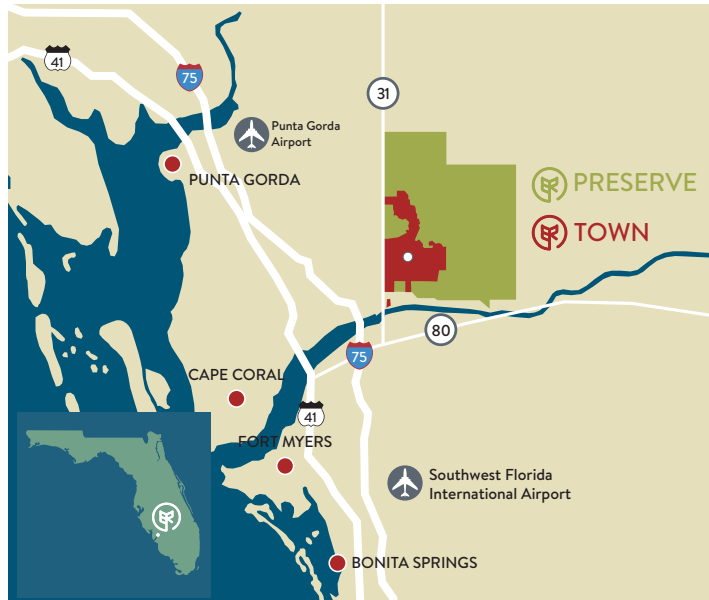
**BABCOCK RANCH**

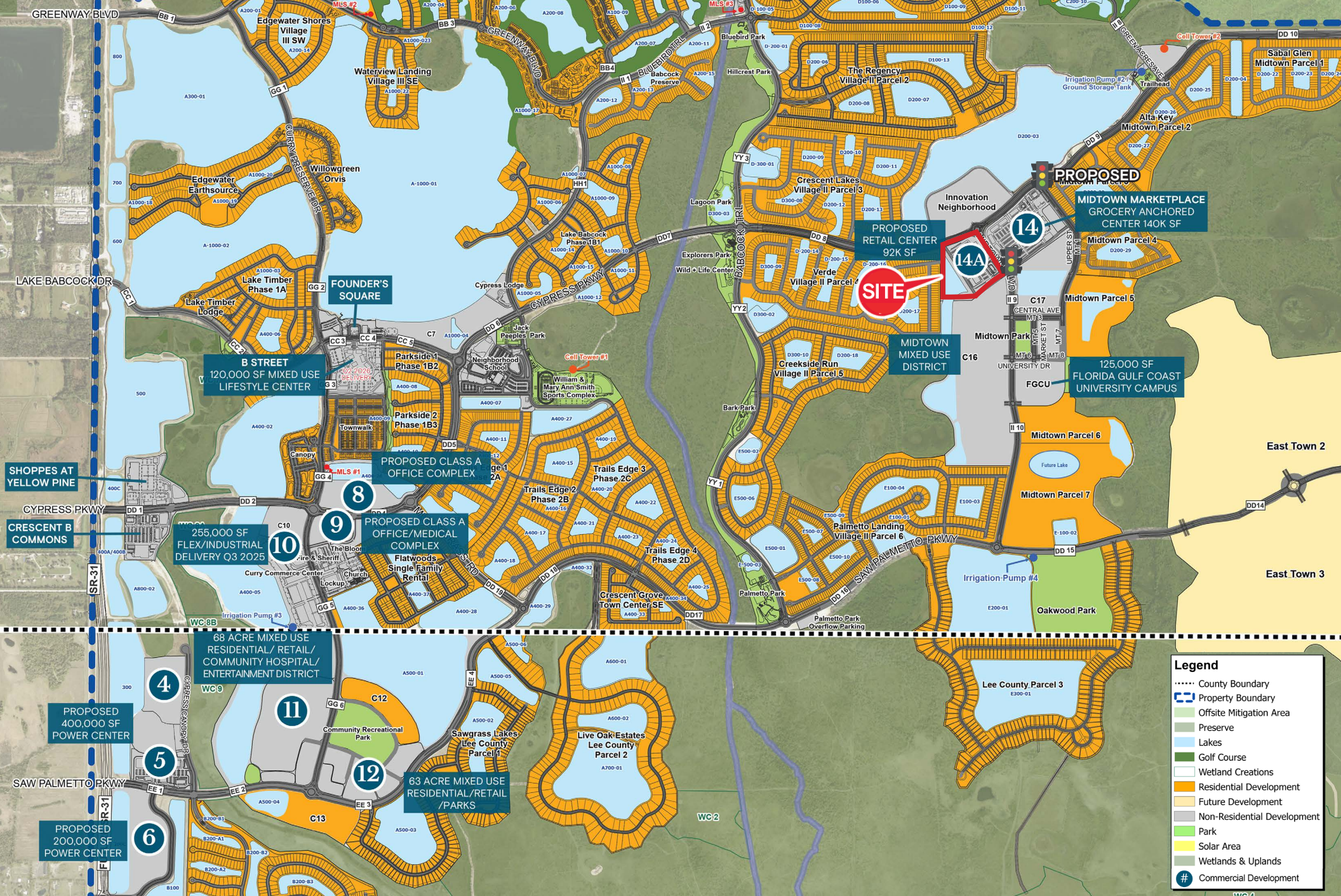
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# Property Overview

## HIGHLIGHTS

- ±1,000 – 40,000 SF medical/wellness building
- ±1,300 – 10,000 SF highly visible retail out-parcels
- End-cap drive-thru available
- Seeking all medical categories, quick or full-service restaurants, and retail service uses
- Adjacent to proposed Publix anchored shopping center
- Located at the entrance to Babcock Ranch's MidTown mixed use district featuring many residential asset classes, retail, office, medical, education, and more.
- Join **Publix** & **Florida Gulf Coast University** in MidTown
- Babcock Ranch is an 18,000 acre "new town" development in Southwest Florida which will have 21,000 homes and ±60,000 residents
- Babcock Ranch is entitled for 6 million square feet of commercial space

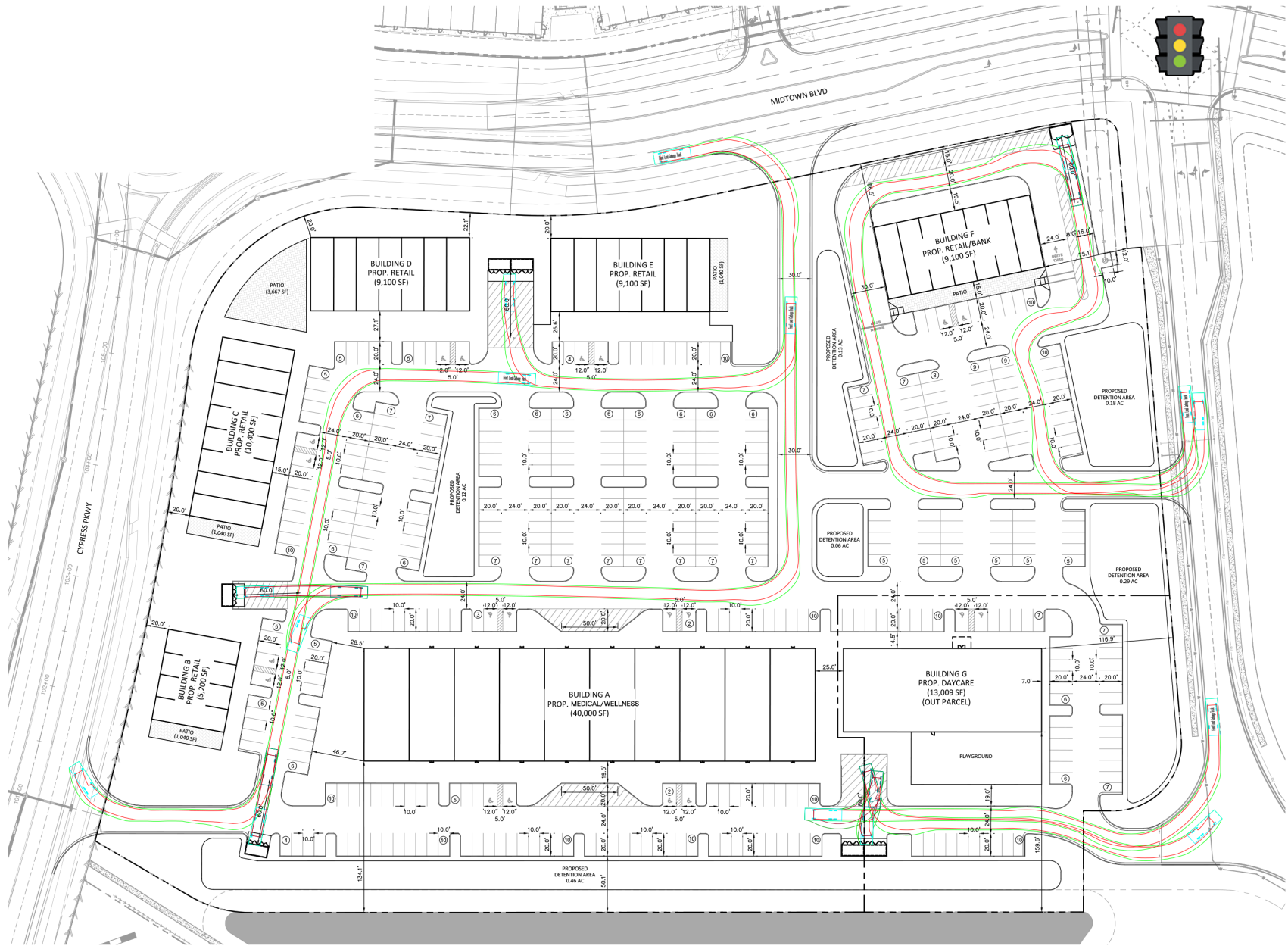




MIDTOWN 14A  
 BABCOCK RANCH MAP

KATZ & ASSOCIATES  
 RETAIL REAL ESTATE ADVISORS

BABCOCK RANCH  
 KITSON  
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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.

MIDTOWN 14A  
SITE PLAN

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MIDTOWN 14A  
CLOSE INTERSECTION

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**B STREET**  
120K SF MIXED USE  
LIFESTYLE CENTER  
2026 DELIVERY

**BABCOCK NEIGHBORHOOD  
SCHOOL**  
A-RATED FACILITY WITH  
±2,200 STUDENT CAPACITY

**CRESCENT LAKES**  
366 HOMES

**REGENCY**  
493 HOMES

**INNOVATION  
NEIGHBORHOOD**

**WILLIAM & MARY  
ANN SMITH  
SPORTS COMPLEX**

**CREEKSIDE RUN**  
291 HOMES

**CYPRESS PARKWAY**

**VERDE**  
399 HOMES

**SITE**

**Publix**  
MIDTOWN MARKETPLACE  
GROCERY ANCHORED  
CENTER 140K SF

**MIDTOWN 3**  
142 HOMES  
BUILD TO RENT

**PALMETTO  
LANDING**  
499 HOMES

**SAW PALMETTO PARKWAY**

**MIDTOWN  
MIXED USE  
DISTRICT**

**125,000 SF  
FLORIDA GULF COAST  
UNIVERSITY CAMPUS**

**MIDTOWN 5**  
539 HOMES

**MIDTOWN BOULEVARD**

**MIDTOWN 16**  
500 HOMES

**MIDTOWN 15**  
250 HOMES

**MIDTOWN 4**  
222 HOMES

**LEE COUNTY  
PARCEL 3**  
275 HOMES


**MIDTOWN 14A  
TRADE AREA**

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A-RATED FACILITY WITH  
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**BABCOCK RANCH**

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The information herein was obtained from third parties and has not been independently verified by Katz & Associates. Any and all interested parties should have their choice of experts inspect the property and verify all information. Katz & Associates makes no warranties or guarantees as to the information given to any prospective buyer or tenant. REV: 04.20.26