



**OFFERING MEMORANDUM**

# 10,584 ± SF Commercial Medical Multi-Use Building

---

772 Cortaro Drive  
Ruskin, FL 33573

**Brent Nye**  
Partner  
C: 813.997.3333  
brent@nyecommercial.com

**Luis Cardenas**  
Senior Associate  
C: 813.830.2031  
luis@nyecommercial.com



# Table of Contents

## CONFIDENTIALITY & DISCLAIMER

All materials and information received or derived from NYE Commercial Advisors its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither NYE Commercial Advisors its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. NYE Commercial Advisors will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. NYE Commercial Advisors makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. NYE Commercial Advisors does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by NYE Commercial Advisors in compliance with all applicable fair housing and equal opportunity laws.

## TABLE OF CONTENTS

PROPERTY INFORMATION	3
PROPERTY SUMMARY	4
PROPERTY DETAILS & HIGHLIGHTS	5
ADDITIONAL PHOTOS-EXTERIOR	6
ADDITIONAL PHOTOS-1ST FLOOR	7
ADDITIONAL PHOTOS-2ND FLOOR	8
FLOOR PLANS	9
LOCATION INFORMATION	10
REGIONAL MAP	11
LOCATION MAP	12
RETAILERS	13
ADDITIONAL PHOTOS	14
DEMOGRAPHICS	15
DEMOGRAPHICS MAP & REPORT	16
MEET THE TEAM	17

**SECTION 1**

# PROPERTY INFORMATION



# Property Summary



## PROPERTY DESCRIPTION

Introducing a prestigious 10,584 sq. ft. commercial medical, multi-use building situated on 1.58 acres of prime real estate. Designed with flexibility and functionality in mind, the first floor features fully plumbed office suites ideal for medical or healthcare users, while the second floor is built out for traditional office use, accommodating a wide range of professional applications. With over 40 parking spaces and a highly desirable layout, this property is perfectly positioned for an owner-user seeking a flagship location or an investor looking to generate strong, consistent cash flow from a versatile asset.

Located just minutes from Moffitt Cancer Center, this property offers exceptional access to premier healthcare services. Sun City Center, renowned for its active adult communities, is ideally positioned near major corridors including I-75 and U.S. Highway 301, providing convenient connectivity to both Tampa and St. Petersburg. The area features a variety of shopping and dining options at Sun City Center Plaza and Cypress Village Shopping Center, along with access to quality healthcare providers such as Sun City Center Emergency Squad and HCA Florida South Shore Hospital.

## OFFERING SUMMARY

<b>Sale Price:</b>	<b>\$3,995,000</b>
<b>Lot Size:</b>	<b>1.58 Acres</b>
<b>Building Size:</b>	<b>10,584 SF</b>

<b>DEMOGRAPHICS</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
<b>Total Households</b>	3,223	18,763	38,533
<b>Total Population</b>	5,714	42,916	100,541
<b>Average HH Income</b>	\$68,699	\$87,811	\$99,889

# Property Details & Highlights

Property Type	Office
Property Subtype	Medical
APN	056776-0987
Traffic Counts:	43,000
Building Size	10,584 SF
Lot Size	1.58 Acres
Building Class	C
Year Built	2003
Number of Floors	2
Average Floor Size	5,000 SF
Construction Status	Existing
Roof	Truss (Wood/Metal)
Free Standing	Yes
Number of Buildings	1

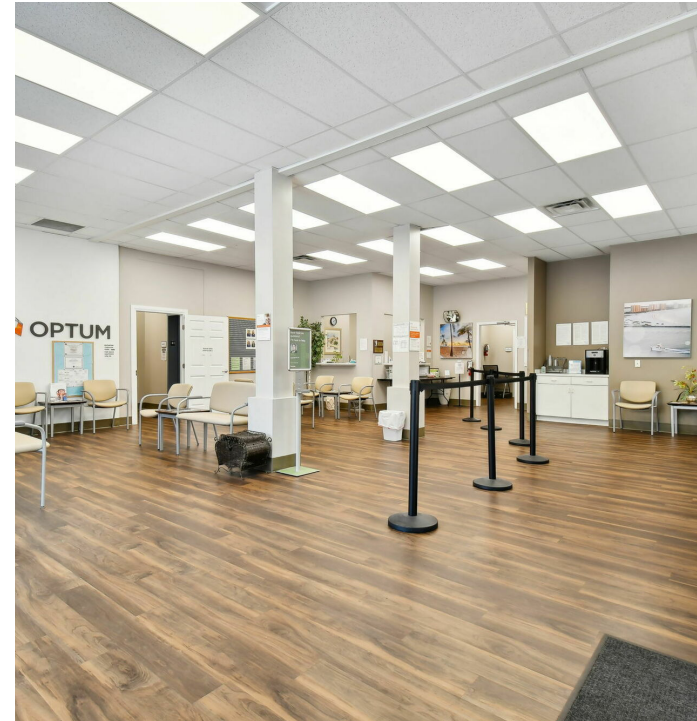


- 10,584 ± SF commercial medical / multi-use building
- Situated on 1.58 acres of prime real estate
- First floor fully plumbed for medical or healthcare use
- Second floor configured for professional office space
- Over 40 parking spaces to accommodate staff and clients
- Flexible layout suitable for multiple business types
- Ideal for owner-user or investment opportunity
- Strong income potential with multi-tenant capability

# Additional Photos-Exterior

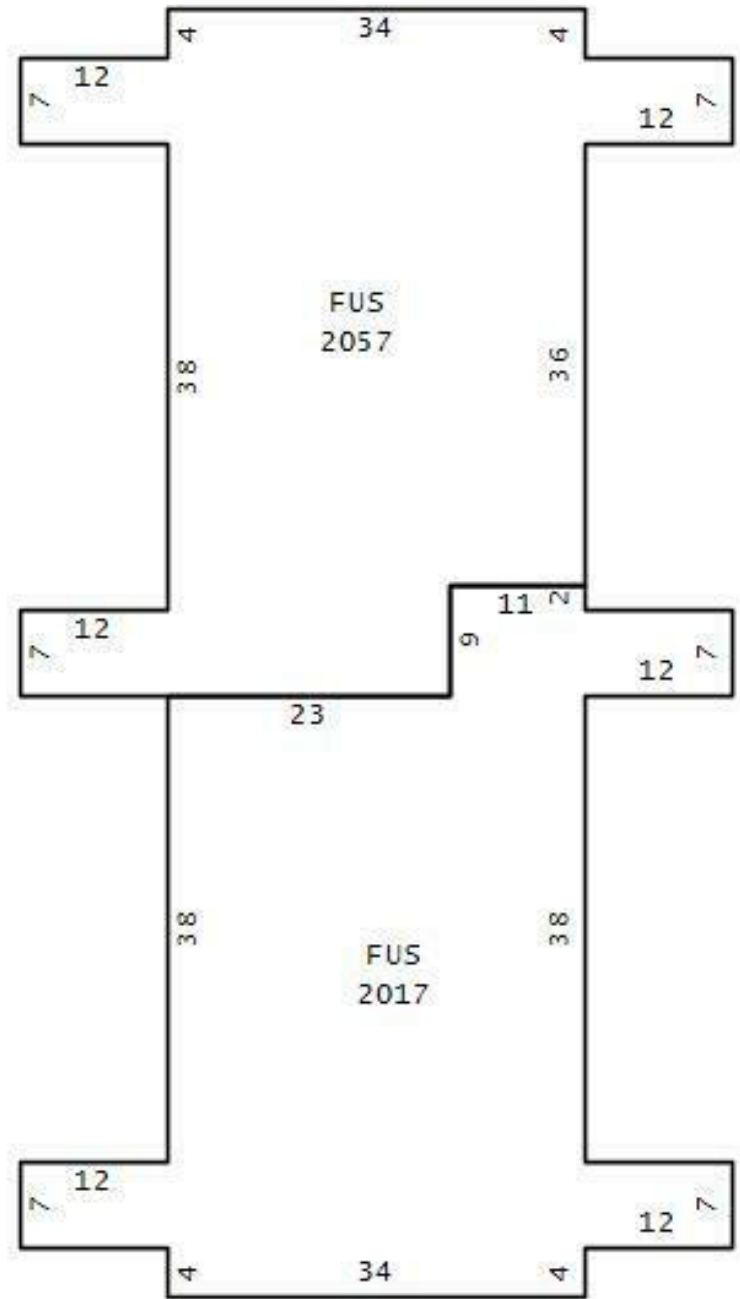
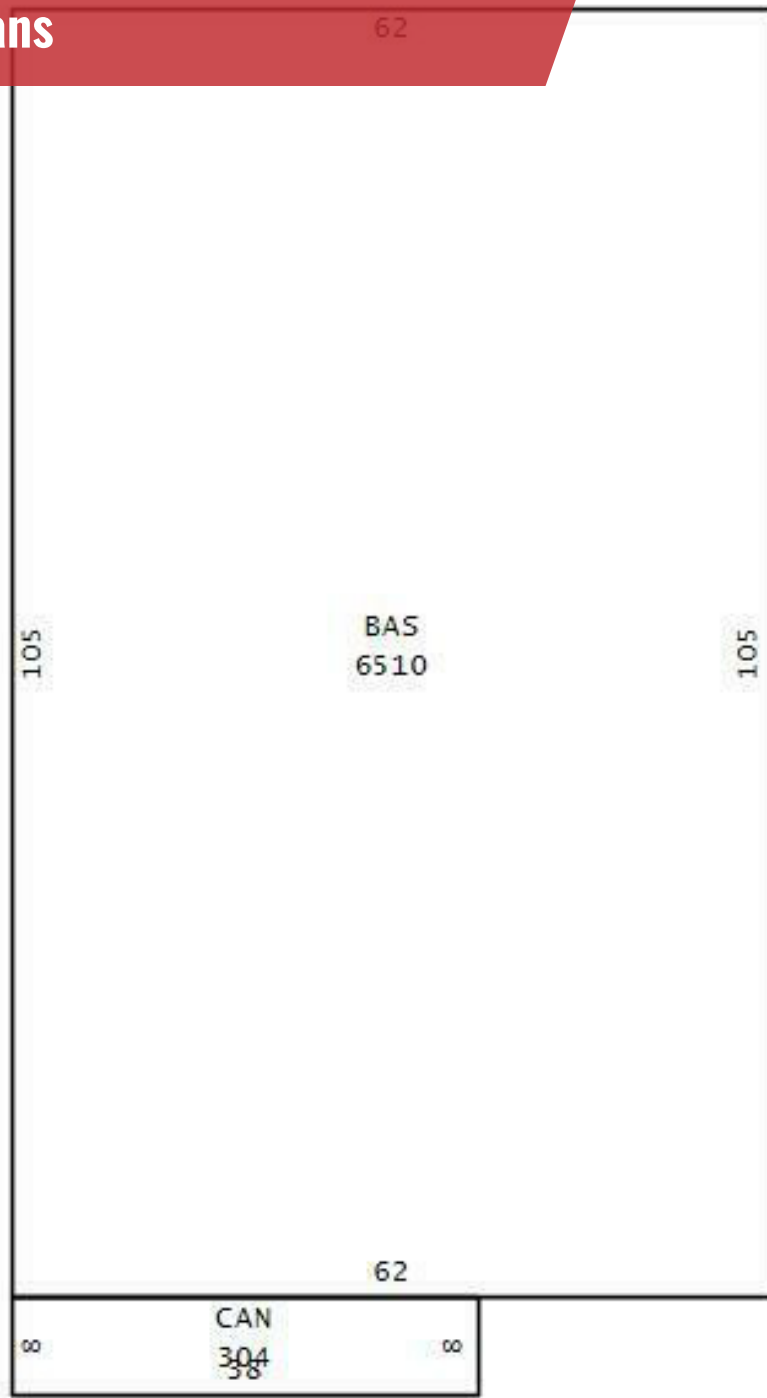


# Additional Photos-1st floor



# Additional Photos-2nd Floor



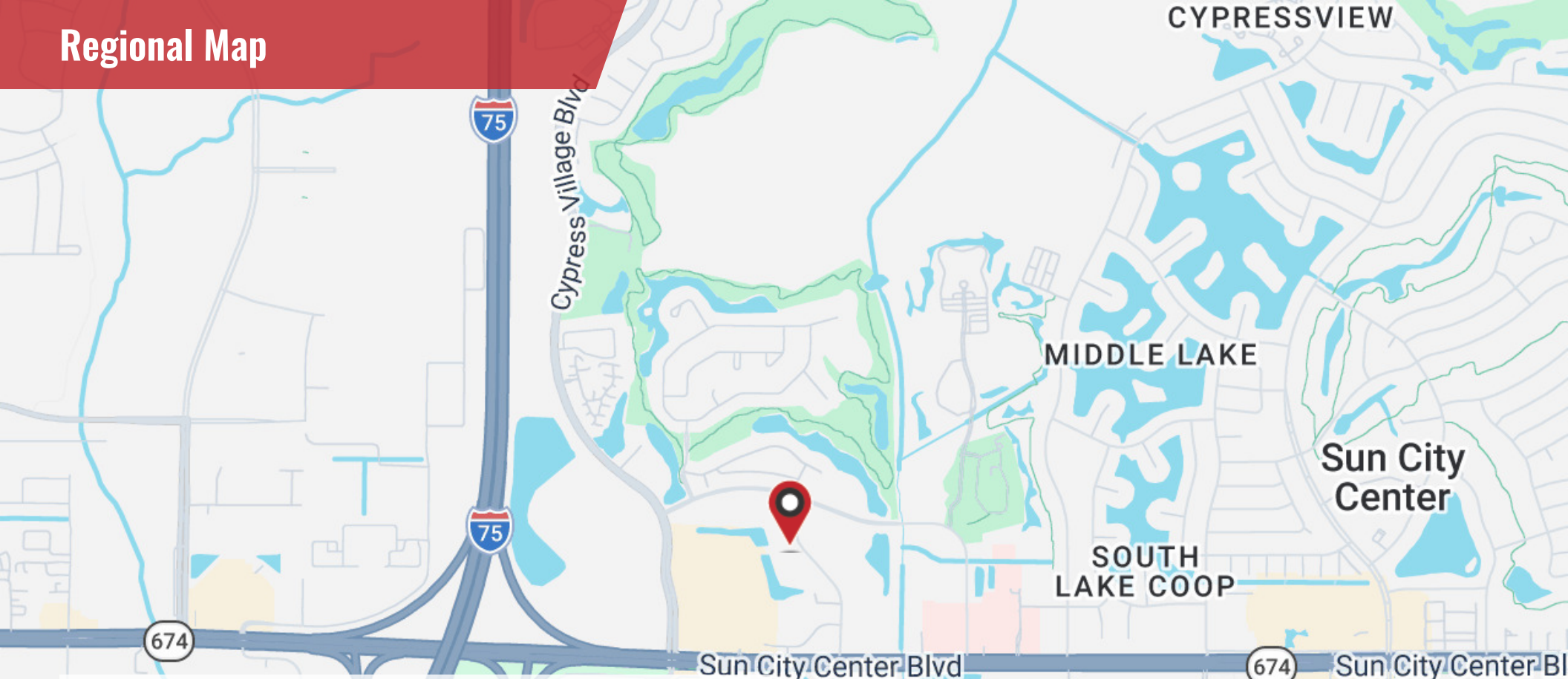


**SECTION 2**

# LOCATION INFORMATION



# Regional Map



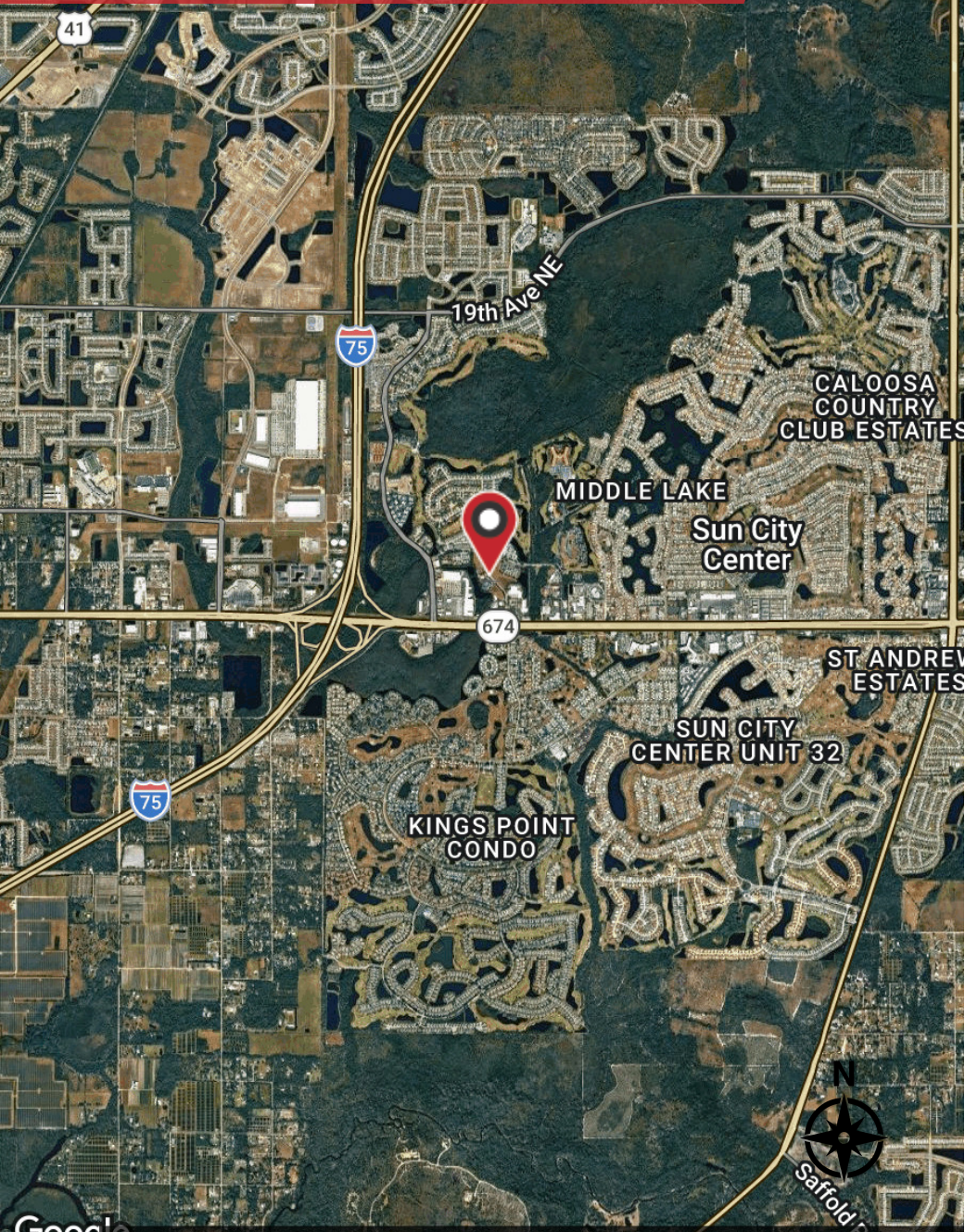
## LOCATION OVERVIEW

Sun City Center is a highly sought-after destination for empty nesters relocating to the Tampa Bay area and is widely recognized as one of the nation's premier 55+ communities. The area is centered around an active lifestyle, offering a strong mix of recreational, cultural, and educational opportunities supported by a well-established network of community and volunteer services. Adjacent to Apollo Beach—a rapidly growing market experiencing significant residential and commercial development—Sun City Center benefits from both stability and continued growth. The community is characterized by an established, affluent demographic, with much of the commercial corridor along SR 674 anchored by medical and service-oriented users. The subject property is strategically located along the north side of the SR 674 corridor between I-75 and U.S. 301, where commercial vacancy across retail, office, and medical space remains extremely limited at approximately 0.2%.

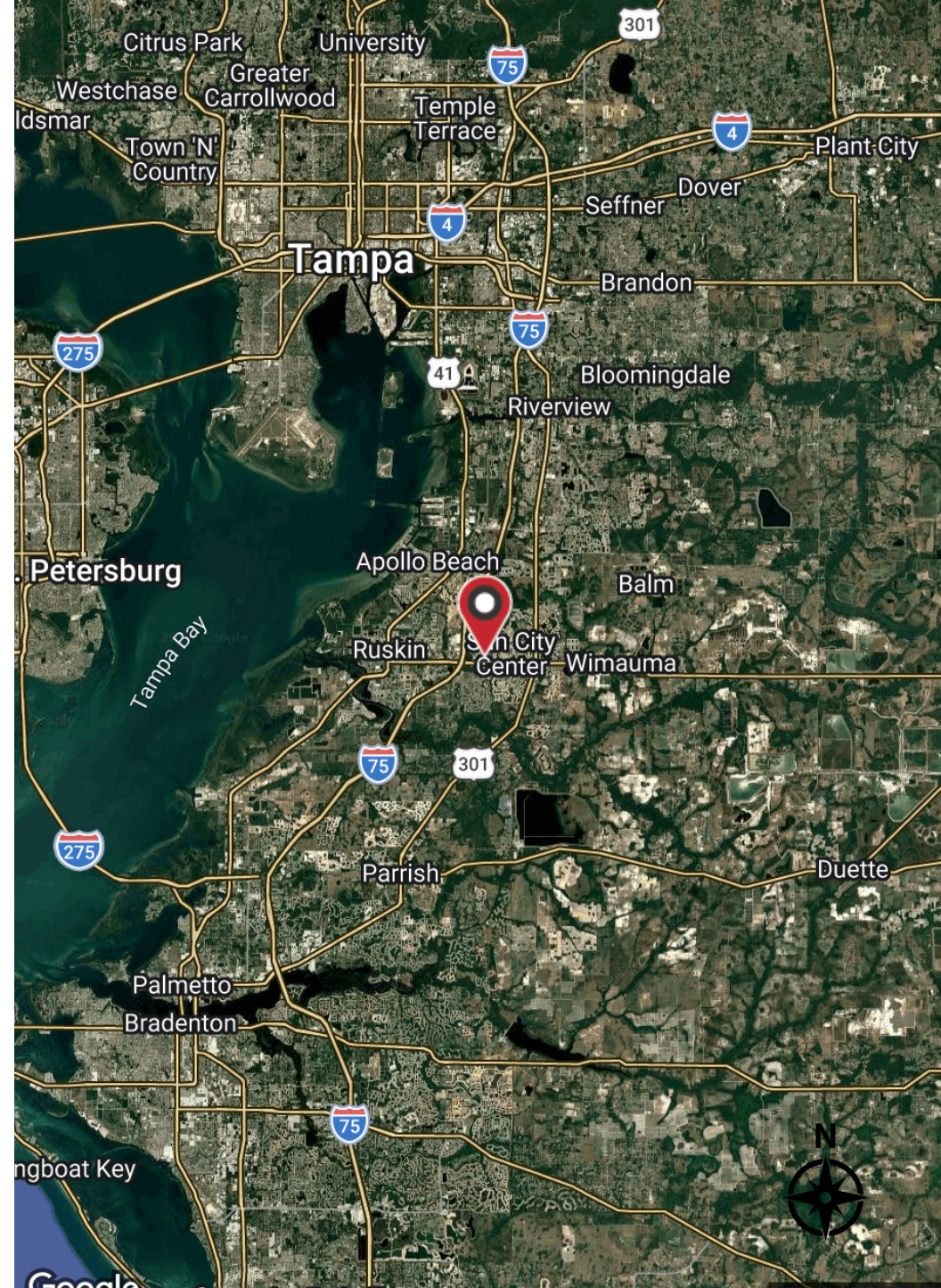


Map data ©2026 Google

# Location Map



Google Map data ©2026 Imagery ©2026 Airbus, Landsat / Copernicus, Maxar Technologies



Google Map data ©2026

# RETAILERS



Denny's  
Bob Evans RESTAURANT  
Wendy's

SUBWAY  
PET SUPERMARKET  
Little Caesars Pizza

BEEF 'O BRADY'S  
GOOD FOOD. GOOD SPIRITS.  
MATTRESS FIRM  
tropical SMOOTHIE CAFE  
DUNKIN'



CYPRESS VILLAGE PLAZA

Hungry Howie's  
Checkers  
TAKE 5  
SUN CITY CENTER BLVD



BEALLS

ANYTIME FITNESS

Quest Diagnostics

772 Cortaro Dr.  
Ruskin, FL 33573

BELVEDERE COMMONS  
OF SUN CITY CENTER

TAMPA BAY  
CANCER CENTER

CORTARO DRIVE

OPTUM  
Batteries Plus  
THE WORX 24HR FITNESS

Sun City  
SENIOR LIVING

UPPER CREEK DRIVE

Palm Garden  
HEALTH AND REHABILITATION

# RETAILERS



**SECTION 3**

# DEMOGRAPHICS



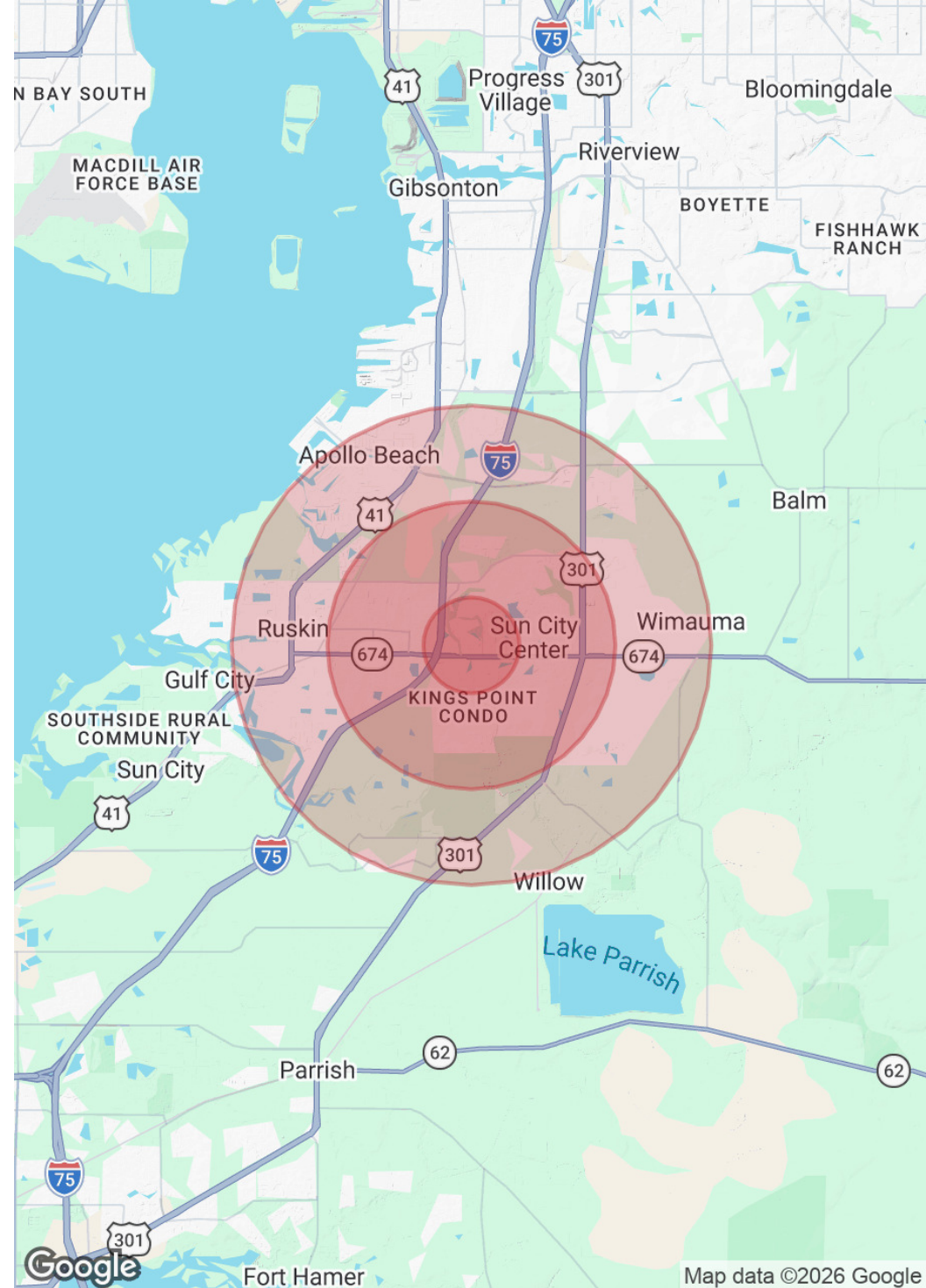
# Demographics Map & Report

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,714	42,916	100,541
Average Age	70.6	52.2	44.0
Average Age (Male)	70.9	52.0	43.1
Average Age (Female)	70.7	52.5	44.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,223	18,763	38,533
# of Persons per HH	1.8	2.3	2.6
Average HH Income	\$68,699	\$87,811	\$99,889
Average House Value	\$217,794	\$289,130	\$332,597

TRAFFIC COUNTS	1 MILE	3 MILES	5 MILES
	43,000/day		

2023 American Community Survey (ACS)





**BRENT NYE**

Partner

**Direct:** 813.973.0214 **Cell:** 813.997.3333  
brent@nyecommercial.com



**LUIS CARDENAS**

Senior Associate

**Direct:** 813.973.0214 **Cell:** 813.830.2031  
luis@nyecommercial.com

FL #SL3535034