LEASE

4040 Upper Creek Dr.

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Sun City Center, FL 33573

PRESENTED BY:

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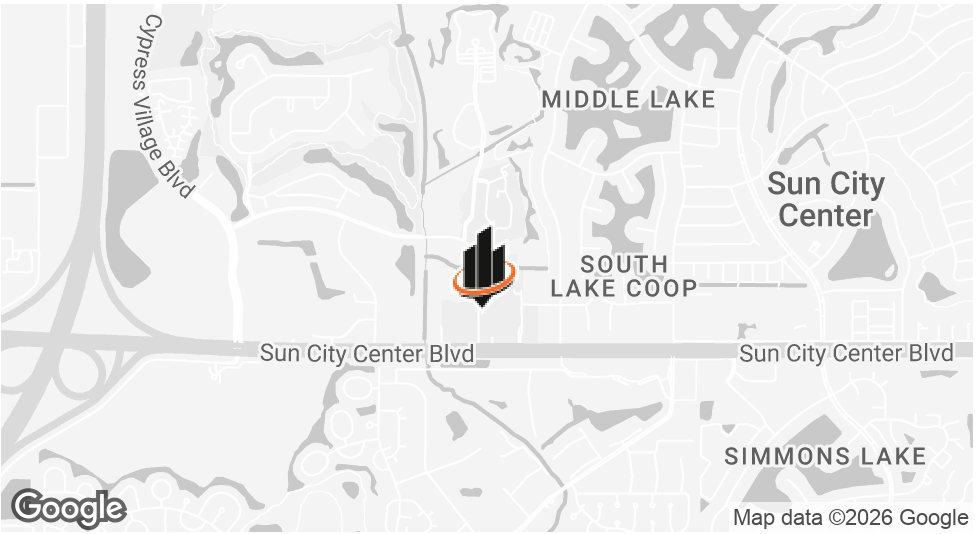
SVN
COMMERCIAL ADVISORY GROUP

PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	$33.00 SF/yr (MG)
BUILDING SIZE:	6,801 SF
AVAILABLE SF:	1,142 SF
LOT SIZE:	31,973 SF
YEAR BUILT:	1992
ZONING:	PD
MARKET:	Tampa Bay
SUBMARKET:	Southeast Hillsborough

PROPERTY OVERVIEW

1 medical unit available for lease. Consisting of waiting room, reception, 4 exam rooms, office and restroom. Rare availability, with typical long term tenants.

PROPERTY HIGHLIGHTS

- Very usable, flexible floorplan
- Located across from HCA - Southbay Hospital
- Great shape, ready to occupy
- Rare availability

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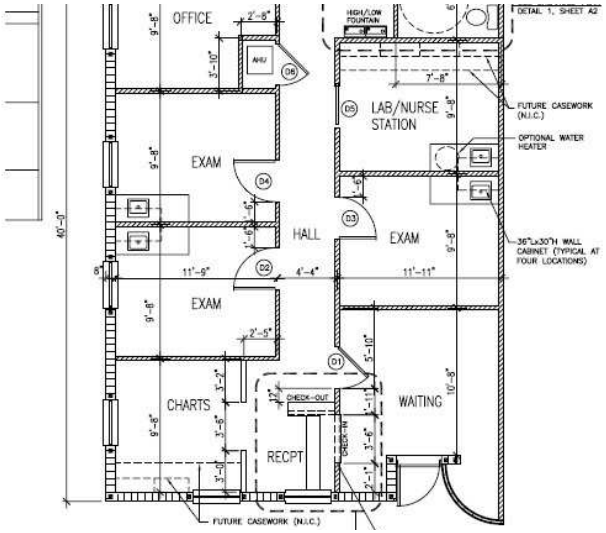
ADDITIONAL PHOTOS



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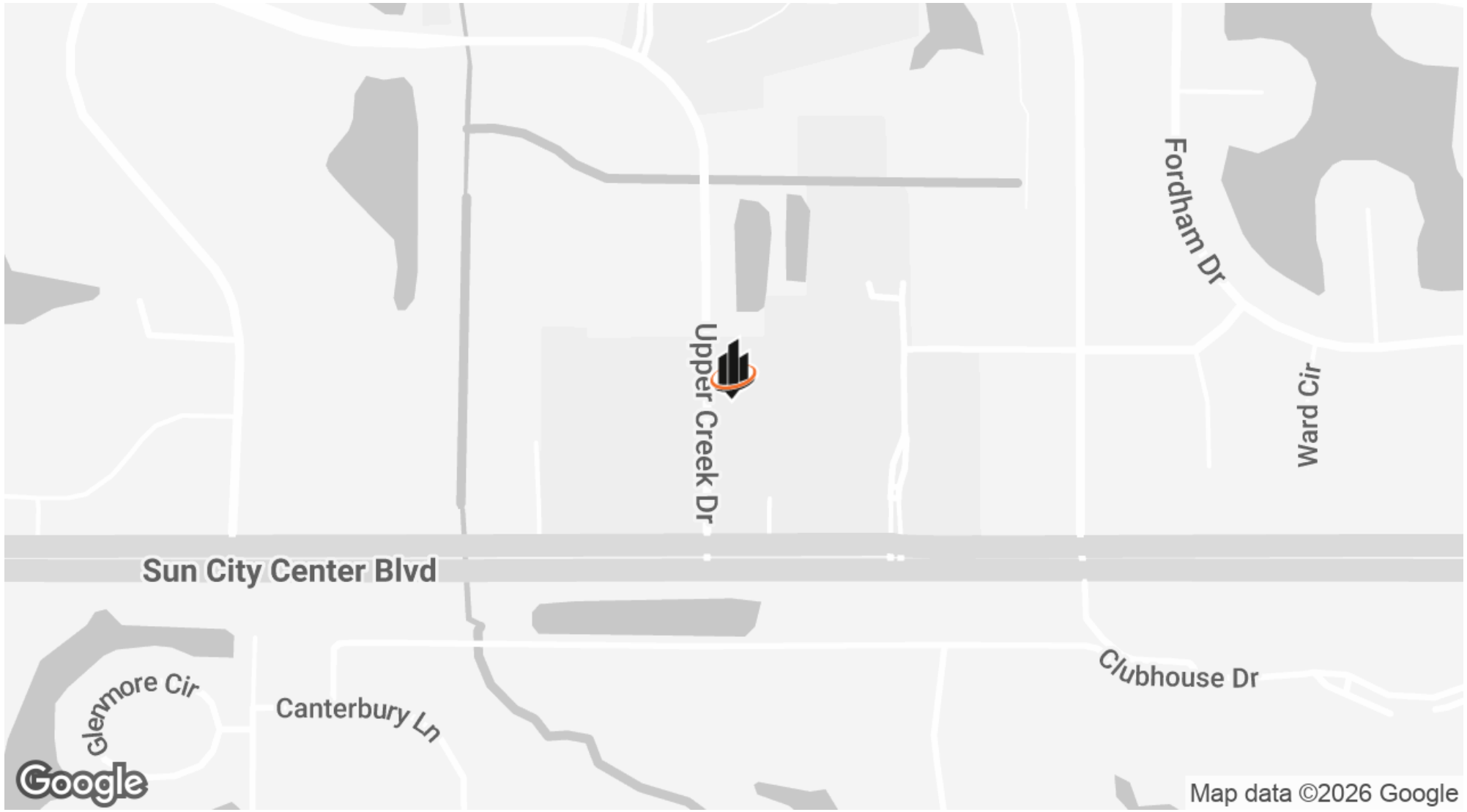
LOCATION MAP



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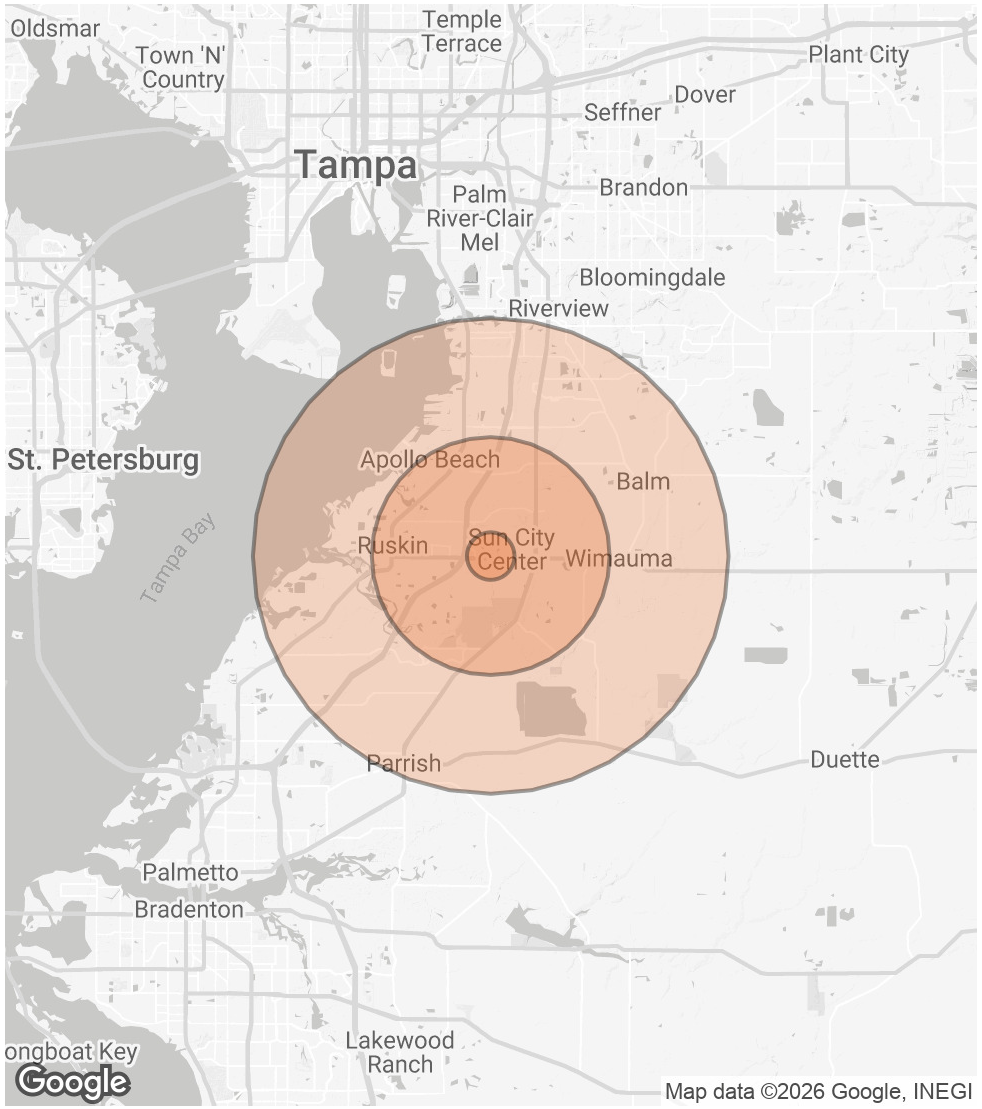
DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	5,354	47,566	121,470
AVERAGE AGE	76.2	51.6	42.2
AVERAGE AGE (MALE)	74.3	50.9	41.6
AVERAGE AGE (FEMALE)	77.7	52.9	43.2

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	3,271	21,733	48,573
# OF PERSONS PER HH	1.6	2.2	2.5
AVERAGE HH INCOME	$45,573	$58,044	$64,941
AVERAGE HOUSE VALUE	$150,841	$191,926	$219,074

** Demographic data derived from 2020 ACS - US Census*



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