



BINGHAM
COMMERCIAL REAL ESTATE

OFFERING MEMORANDUM

34498 CORTEZ BLVD

Ridge Manor, Florida 33523

\$750,000

6,528 SF ENCLOSED / ±0.80 AC



The offering

A freestanding commercial building along the Cortez Boulevard corridor, offered separately or with the adjacent parcel shown on the following page.

\$750,000

ASKING PRICE

6,528 SF

ENCLOSED AREA

±0.80 AC

SITE AREA

\$114.89

PRICE / ENCLOSED SF

1,152 SF canopy

Reported separately; excluded from enclosed area and price per SF.

Parcel R11 423 21 0000 0130 0000

County property class: professional building / Year built: 1965

The blue parcel is the subject



Illustrative outlines supplied by listing team. Boundaries and rights require survey and title verification.

BLUE OUTLINE

34498 Cortez Blvd

Orange roof
6,528 SF enclosed
±0.80 acres
\$750,000

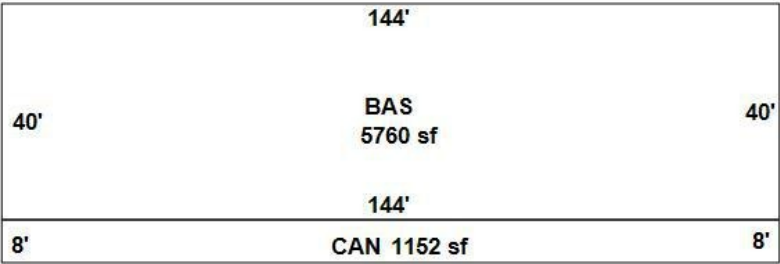
RED OUTLINE

34480 Cortez Blvd

4,769 SF base area
±1.50 acres
\$800,000

Available individually or as a package with the subject.

Building area and record



5,760 SF

BASE AREA

768 SF

UPPER-FLOOR AREA

1,152 SF

CANOPY, EXCLUDED

Enclosed total = 5,760 + 768 = 6,528 SF

Source: county assessor sketch. Dimensions and configuration should be independently verified.

Street presence and parking



Cortez Boulevard elevation



Existing monument sign

Two monument sign locations



Aerial callouts are approximate. Sign positions and conveyance require verification.

TWO APPROACHES

1 US 301

North-south approach

2 CORTEZ / SR 50

East-west approach

Existing sign structures offer potential orientation on both roads. Buyer should confirm rights, permits and any impact of the roadway work.

Aerial setting



Orange-roof building and Cortez Boulevard corridor. Parcel outline appears on page 3.

A wider aerial approach



Orange-roof subject building at the US 301 / SR 50 corridor. Blue parcel outline on page 3.

The intersection from the south



Intersection context from the opposite approach. Illustrative blue parcel outline on page 3.

Transportation investment

US 301 WIDENING

UNDER CONSTRUCTION

\$87.3M

4.2 miles from south of US 98 to north of SR 50.
FDOT estimates completion in fall 2028.

SR 50 EAST OF US 301

COMPLETED MARCH 2026

4.7 miles

Widened to four lanes to the Sumter County line,
with two railroad bridges and a shared-use path.

FDOT project updates; construction schedules may change. Parcel access has not been independently reviewed.

The intersection in transition



US 301

Construction along the four-mile-plus approach is expected through fall 2028. The project adds a divided four-lane section, medians, lighting, drainage and a new US 301 / US 98 signal.

SR 50

The eastbound corridor to the Sumter line was completed in March 2026 with four lanes and a shared-use path.

Construction exposure is visible here. Driveway, access and sign impacts should be checked against final FDOT plans.

A longer eastern corridor

01

RIDGE MANOR

SR 50 east of US 301

4.7-mile widening completed March 2026

02

SUMTER COUNTY

SR 50 / SR 471 segment

4-mile, \$65.2M project; fall 2026 to late 2028

03

INTERSECTION

SR 50 at SR 471

New two-lane roundabout within the Sumter project

These are distinct projects at different stages. Completion and future schedules do not establish incremental traffic at this property.

Residential projects in the region

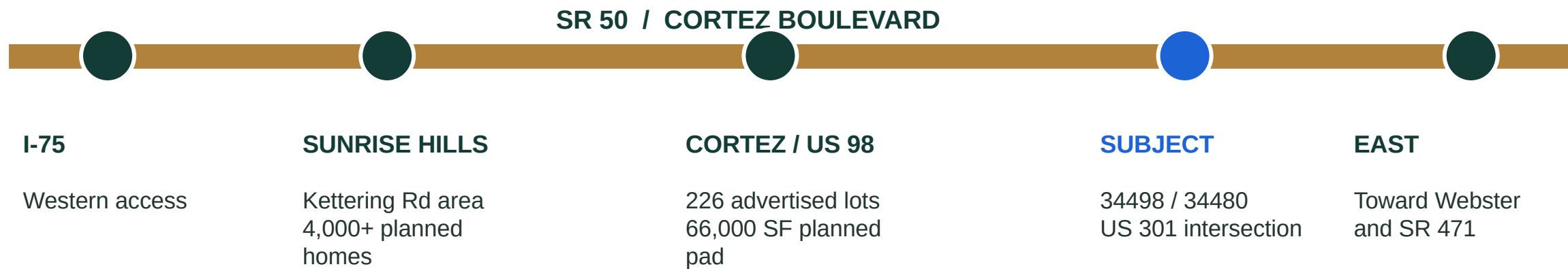
Developers advertise a future housing pipeline in the wider Ridge Manor / east Hernando area. These are proposed or marketed projects, not a count of delivered homes.

SUNRISE HILLS	Metro Development Group: ~1,100 acres and more than 4,000 planned homes.
CORTEZ / US 98	New Strategy Holdings: 226 residential lots and a planned 66,000 SF commercial pad.
SHADY OAKS	New Strategy Holdings: 194 residential lots in the North Dade City / Ridge Manor area.

Plans and timing may change. No parcel-specific demand, entitlement or value increase is represented.

Where projects sit along the corridor

Selected advertised projects, positioned by verified corridor description



NORTH DADE CITY / RIDGE MANOR

Shady Oaks: 194 advertised lots. The developer gives an area, but no defensible project pin has been established for this map.

Conceptual corridor orientation only. Symbols do not depict parcel boundaries, road distances, entitlement status or delivery.

Ten-minute drive area

11,315

POPULATION

4,507

HOUSEHOLDS

\$68,266

MEDIAN HOUSEHOLD INCOME

43.8

MEDIAN AGE

Esri trade-area estimates supplied by the listing team. Drive-time boundary and data vintage should be reviewed.

DEMOGRAPHIC SUMMARY

34498 Cortez Blvd, Dade City, Florida, 33523
Drive time of 10 minutes

KEY FACTS

11,315

Population



4,507

Households

43.8

Median Age

\$59,046

Median Disposable Income

EDUCATION

12.7%

No High School Diploma



36.6%

High School Graduate



28.7%

Some College/
Associate's Degree



22.0%

Bachelor's/Grad/
Prof Degree

INCOME



\$68,266

Median Household Income



\$39,062

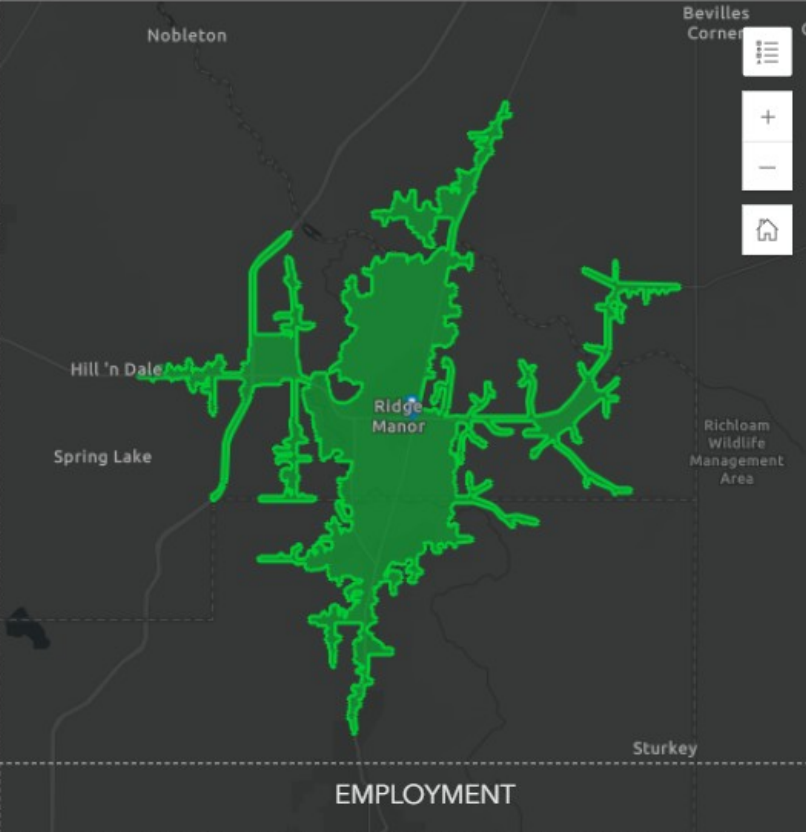
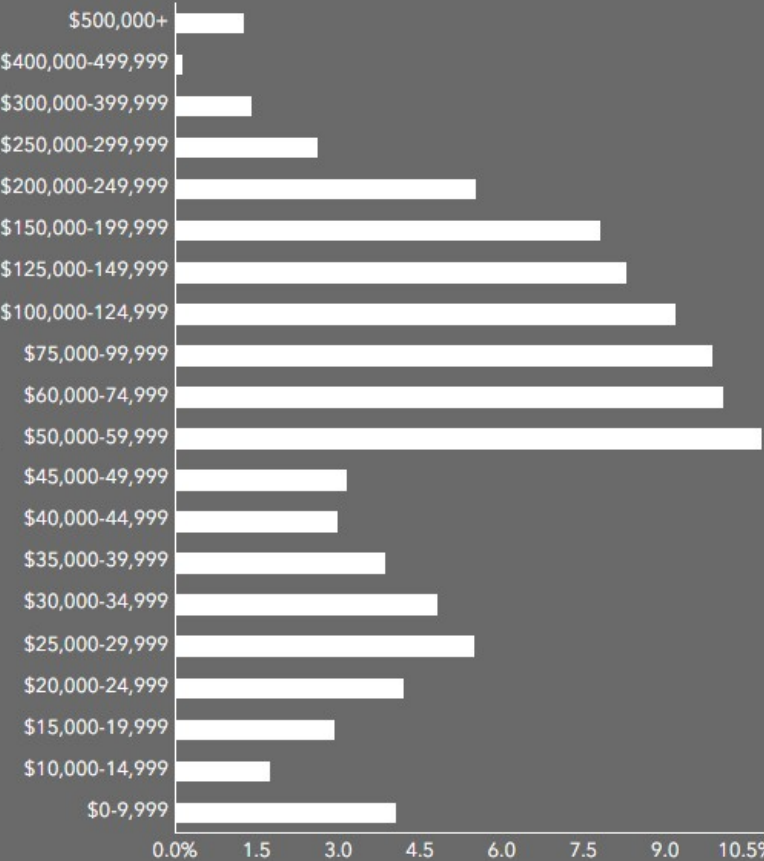
Per Capita Income



\$314,439

Median Net Worth

HOUSEHOLD INCOME



EMPLOYMENT



56.5%

White Collar



27.9%

Blue Collar

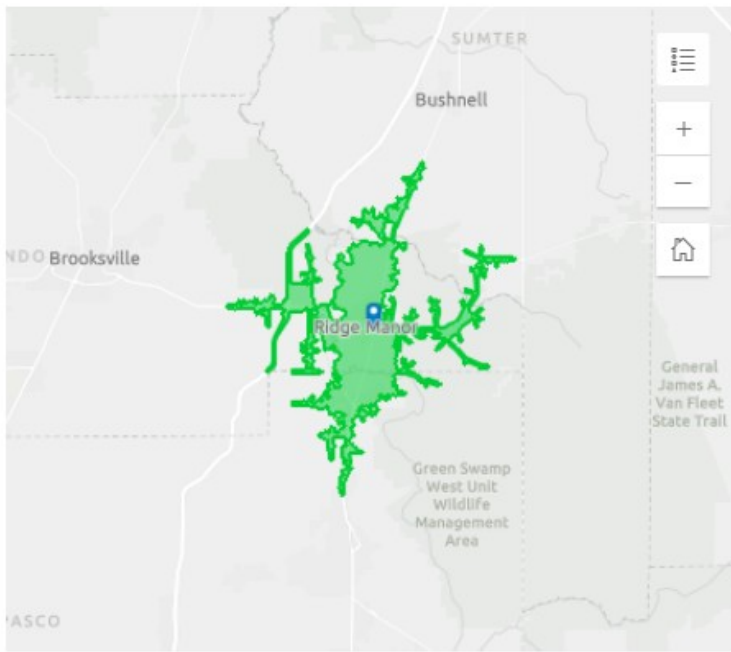


18.9%

Services

4.5%

Unemployment Rate



Population Trends and Key Indicators

34498 Cortez Blvd, Dade City, Florida, 33523
Drive time of 10 minutes

11,315	4,507	2.51	43.8	\$68,266	\$316,683	82	85	62
Population	Households	Avg Size Household	Median Age	Median Household Income	Median Home Value	Wealth Index	Housing Affordability	Diversity Index

MORTGAGE INDICATORS



\$10,703

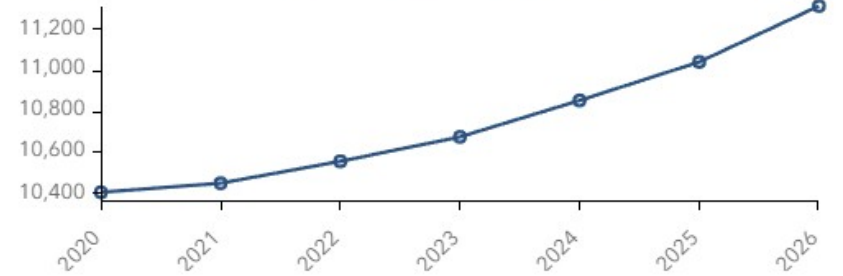
Avg Spent on Mortgage & Basics



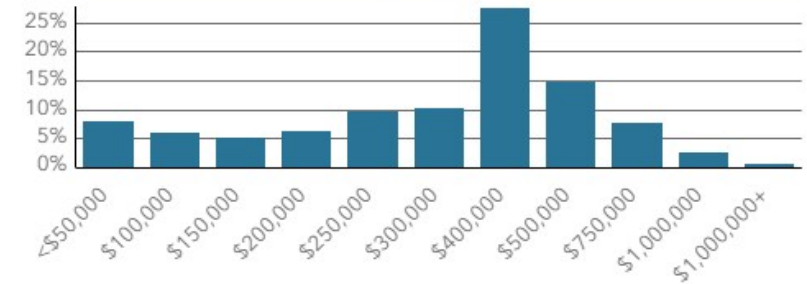
27.3%

Percent of Income for Mortgage

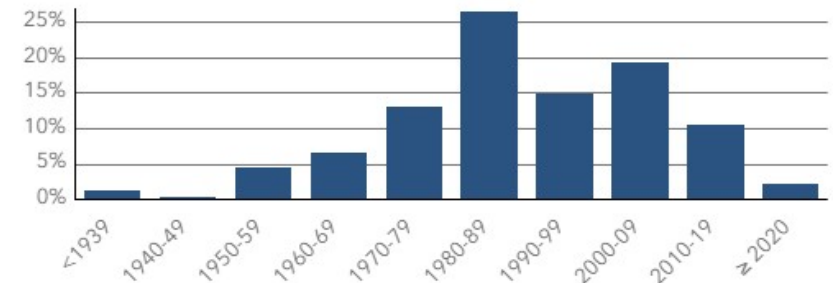
Historical Trends: Population



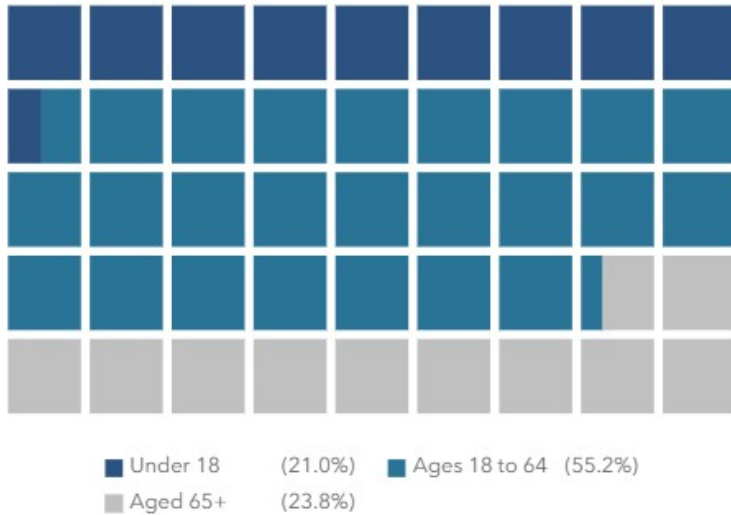
Home Value



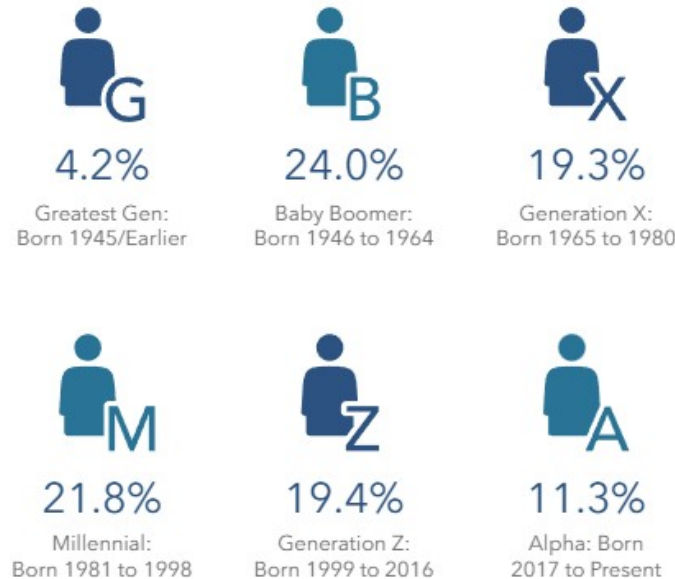
Housing: Year Built



POPULATION BY AGE



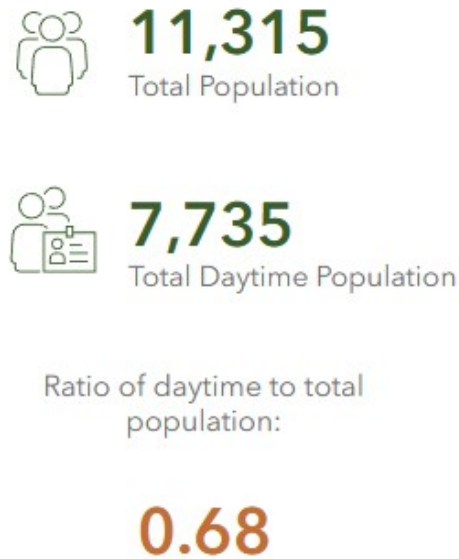
POPULATION BY GENERATION



Business and daytime activity

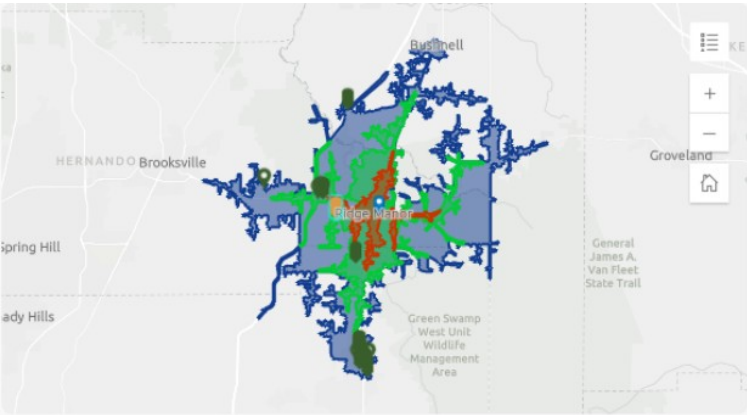
Selected panels from the supplied Esri / Data Axle page

Residents vs daytime



Daytime activity

The 7,735 daytime population is below the 11,315 resident count. Test a proposed use with traffic and site-level visits.



Modeled drive areas

The supplied map shows the property-centered 5, 10 and 15-minute catchments. The 10-minute area is shown in green.

Source panels reproduced from the supplied report. Business-sales panels are excluded from the analysis.

Brian Orr

BRIAN ORR

Commercial Real Estate Advisor

Brian works with owners and investors across Greater Tampa Bay. His perspective combines business ownership, commercial real estate investing and construction experience. Based in Dade City, he also serves on the Dade City Planning Board.

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Will Bingham, CCIM



WILL BINGHAM, CCIM

Broker / Owner, Bingham Realty

Will leads Bingham Realty and brings more than two decades of commercial real estate experience. His work spans commercial sales, development and property management. The CCIM designation reflects advanced training in commercial investment analysis.

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Request more information

34498 CORTEZ BLVD

Ridge Manor, Florida 33523

ASKING PRICE

\$750,000

For a tour or package-offering discussion:

Brian Orr / 347-219-8825

OFFERING INFORMATION

34480 Cortez Blvd is also offered at \$800,000. The county reports 4,769 SF base building area on approximately 1.50 acres. Both properties are available individually or together.

Information is believed reliable but has not been independently verified. Buyer should verify area, boundaries, zoning, access, condition, title and suitability. The boundary image is illustrative, not a survey.