

FOR LEASE or SALE

New Construction Turnkey Medical Office
946-B Cypress Village Blvd., Sun City Center, FL 33573



OFFERING SUMMARY

Medical Office Size	3,500 SF
Base Rental Rate	\$32.00/SF
NNN's	\$7.50 / SF
Term	Minimum 5 Years
Year Built	2025
Delivery Estimate	May 2025
Existing park occupants: ASC, dermatology, Ob/Gyn, podiatry, rheumatology, mental health, pain relief, law, title & finance.	

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447 3RD Ave. N, Suite 403, St. Petersburg, FL 33701

OVERVIEW

Offered **FOR LEASE or SALE** is a new 3,500 SF turnkey medical office construction in Cypress Creek Executive Park, in the rapidly expanding southeast Hillsborough County market of Sun City Center. Construction has begun and building completion is estimated by May 2025.

The floor plan includes 6 exam rooms with sinks/cabinets, procedure room, 2 physician offices (one with private restroom), lab, waiting room with patient restroom, reception/business office, kitchen/breakroom, storage closets, IT room and staff restroom.

The site is 1.4 miles from I-75 and pulls residents of Ruskin, Riverview, Apollo Beach, and Wimauma. The park is 20 minutes south of Brandon, 23 minutes to Bradenton, 30 minutes to Lakewood Ranch and Tampa. Amazon's 1.1 million SF Ruskin distribution hub, with 2,500 employees, is directly across I-75 to the west. New residential developments are booming in the area, bringing the five-mile total population to nearly 132,173.



The information contained herein has been obtained from sources considered reliable. However, no warranty expressed or implied has been made as to the accuracy of the information provided, no liability assumed for errors or omissions. Bridgewater Commercial Real Estate is a full service commercial real estate brokerage.



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Cypress Creek Executive Park & Sun City Center

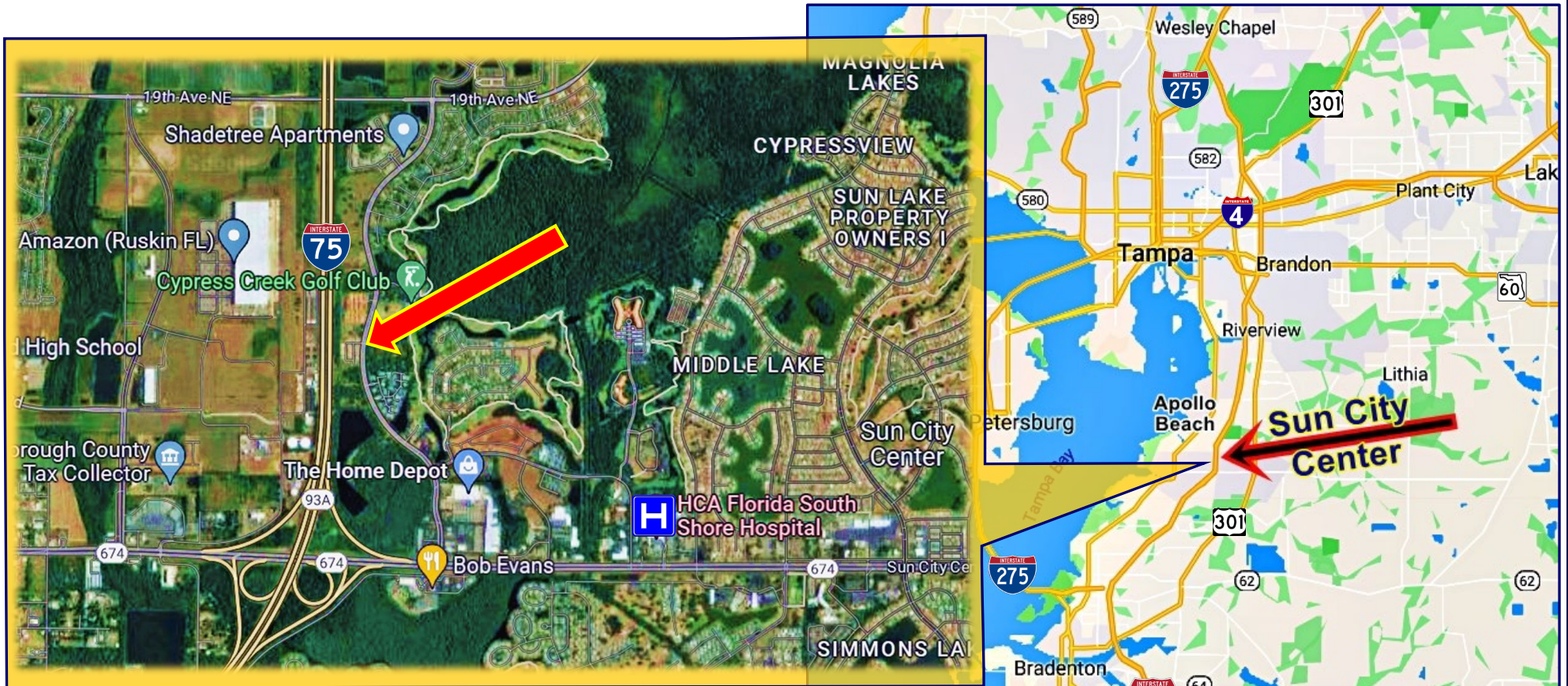
- 5-acre professionally managed office park
- 7 buildings with the 8th delivering in 2025
- 38,070 square feet of medical and professional offices
- Mediterranean style architecture and manicured landscaping
- One-mile population growth of 68.13% from 2020-2024
- Five-mile population growth of 41.5% from 2020-2024
- The SCS community boasts six golf courses and was voted 2024's #1 Retirement Community in America by Travel & Leisure Magazine



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- 1.4 miles from I-75 Sun City Center Exit
- 1.7 miles to HCA Florida South Shore Hospital
- 7.8 miles to Saint Joseph's Hospital South
- 18 miles south of Brandon
- 23 miles northeast of Bradenton
- 26 miles south of Tampa
- 28 miles north of Lakewood Ranch

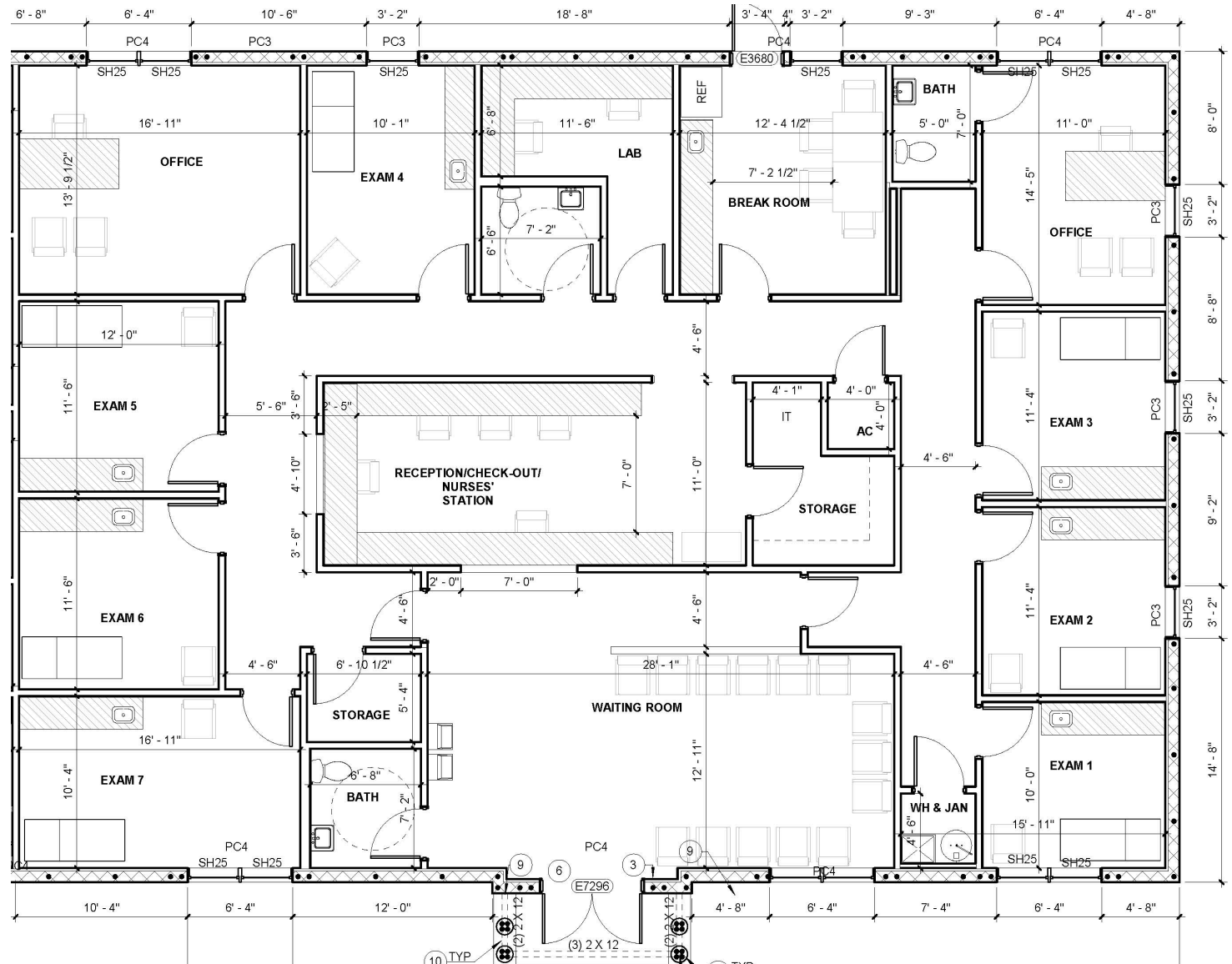
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Floor Plan

- 6 Wet Exam Rooms
- 1 Procedure Room
- 2 Physician Offices
- Waiting Room
- Reception/Business Office
- Lab
- Kitchen/Break Room
- 2 Storage Closets
- IT Room
- 3 Restrooms
 - 1 Patient RR
 - 1 Staff RR
 - 1 Private RR



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Medical
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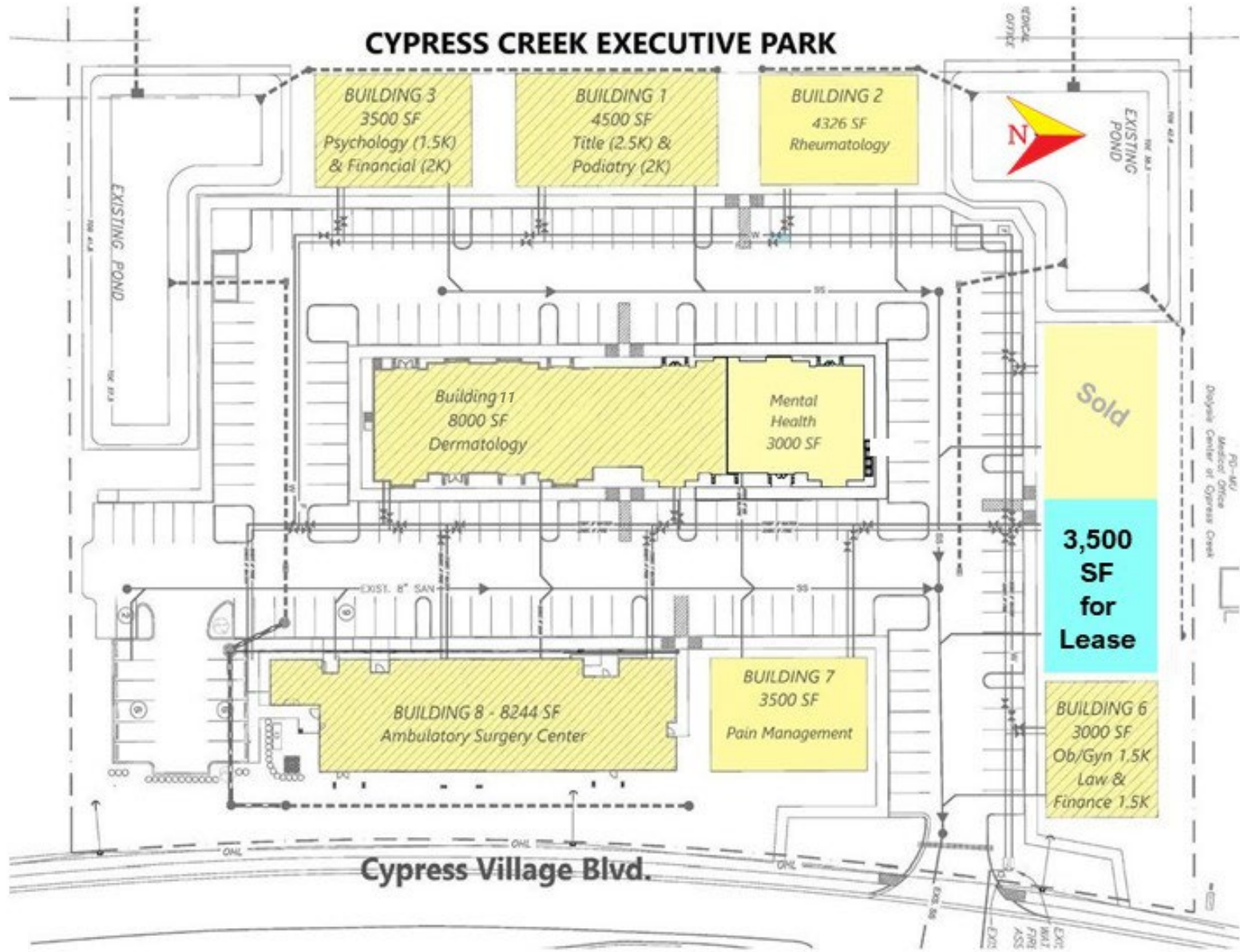
Cypress Village Blvd



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SITE PLAN



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Site for 2 Condo Unit Medical Office Building New Construction – 3,500 SF Condo Unit Remaining For Lease or Sale



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Existing Building in Park

The new construction medical office building will conform to the architecture of the existing buildings in Cypress Creek Executive Park.

Construction Completion Estimated May 2025

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2024 Demos

1 Mile 3 Miles 5 Miles

	1 Mile	3 Miles	5 Miles
Total Population	3,841	55,061	132,173
Daytime Population	9,752	52,656	112,224
Households	1,298	23,307	50,614
Housing Units	1,544	26,226	56,303
Average Household Income	106,282	98,148	115,403
Median Age	72.7	52.9	43.9
Average Home Value	485,374	404,682	447,509

Demographic data from ESRI



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