

# Medical Office Condo Investment Sale

**3,500 SF Single Tenant NNN Leased**  
**946-B Cypress Village Boulevard, Sun City Center, FL**

**New Construction**  
**Initial Term**  
**Through 08/31/2030**



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# Offering Summary

Medical Office Investment Condo | 946-B Cypress Village Blvd. | Sun City Center, FL

Price	\$1,888,000
Y1 Net Operating Income	<b>\$119,000 (\$34/SF/Year)</b>
CAP Rate	6.3%
Annual Rent Escalations	3.0%
Rentable Area	3,500 SF
Tenant	Women's Care
Lease Structure	NNN
Lease Term	5 Years
Option Terms (3.0% Esc's)	x 2 – 5 Year Options
Initial Term Expiration	08/31/2030

See page 3 for building details and tenant profile.

Bridgewater Commercial is pleased to present a prime single tenant NNN MOB investment opportunity in west central Florida between Tampa and Sarasota. This offering checks all the boxes; premium tenant, passive structure NNN lease, new construction, modern and functional medical buildout in a maintenance free, immaculate professional park. Construction is now complete, and the tenant's rent has commenced.

Just 30 minutes southeast of Tampa's city center, the Sun City Center community has seen incredible growth in recent years. The population within a one-mile radius of the building has increased more than 72% since 2019 while the five-mile population is up by nearly 44k or 47%. This translates to steady growth for area medical practices.

Growth continues unabated in the area with 54 single family villas under construction directly across Cypress Village Boulevard. Despite the residential growth, Sun City Center has seen little new office construction over the same period. Few medical office lease options are available in this market and there are limited owner/user purchase opportunities. Do not pass up this quality investment opportunity!





# Property Summary & Tenant Profile

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Year Built (under construction)	2025
Gross   Heated Condo Area	3,552 SF   3,500 SF
Total Gross   Heated Building SF (2 Condo Units)	7,104 SF   7,000 SF
Construction Type	Concrete Block and Stucco
Roof Type	Truss / Concrete Barrel Tile
Zoning	PD Planned Development
Association	Cypress Creek Executive Park COA
Parcel ID	U-02-32-19-D6Q-000000-B0000.0
Flood Zone	X – Lowest Risk



*Certificate of Occupancy Issued 08.15.2025  
Initial Lease Term Ends 08.31.2030*



The tenant's medical practice has been operating in Cypress Creek Executive Park since 2010. They will move into the new office condominium unit upon completion of the building construction and the issuance of the Certificate of Occupancy, more than doubling their current footprint in the park.

Founded in 1998, Women's Care ([womenscareobgyn.com](http://womenscareobgyn.com)) is a leading women's healthcare group headquartered in Tampa, Florida. Operating 97 locations in Florida, eight in Arizona and one in Kentucky; the practice provides comprehensive services, including obstetrics, gynecology, gynecologic oncology, urogynecology, breast surgery, maternal-fetal medicine and aesthetic services.

Women's Care employs over 400 medical professionals with over 2.4 million patient encounters and 24k+ deliveries annually. Their diversified revenue streams span routine care, obstetrics, fertility, surgery and imaging. Women's Care Enterprises was acquired by European private equity firm BC Partners in December 2020 ([www.bcpartners.com](http://www.bcpartners.com)).

# Cypress Creek Executive Park & Sun City Center

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- 5-acre professionally managed office park
- 8 individually owned buildings
- 45,070 square feet of medical and professional office space
- Mediterranean style architecture and manicured landscaping
- One-mile population growth of 68.13% from 2020-2024
- The SCS community boasts six golf courses and was voted 2024's #1 Retirement Community in America by Travel & Leisure Magazine

Cypress Creek Executive Park 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.

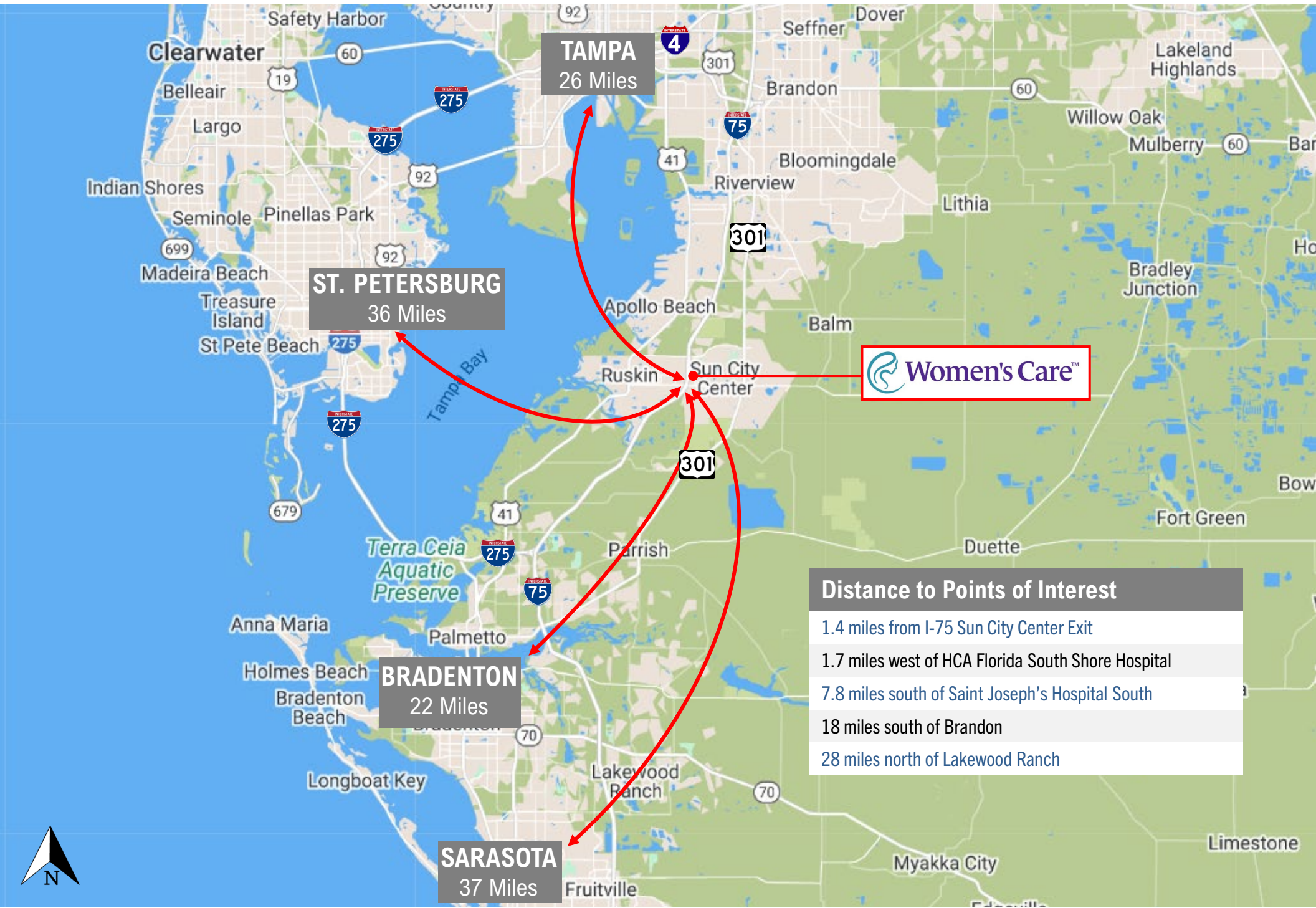
New residential developments are booming in the area, bringing the five-mile total population to nearly 132,173.





# Location Map

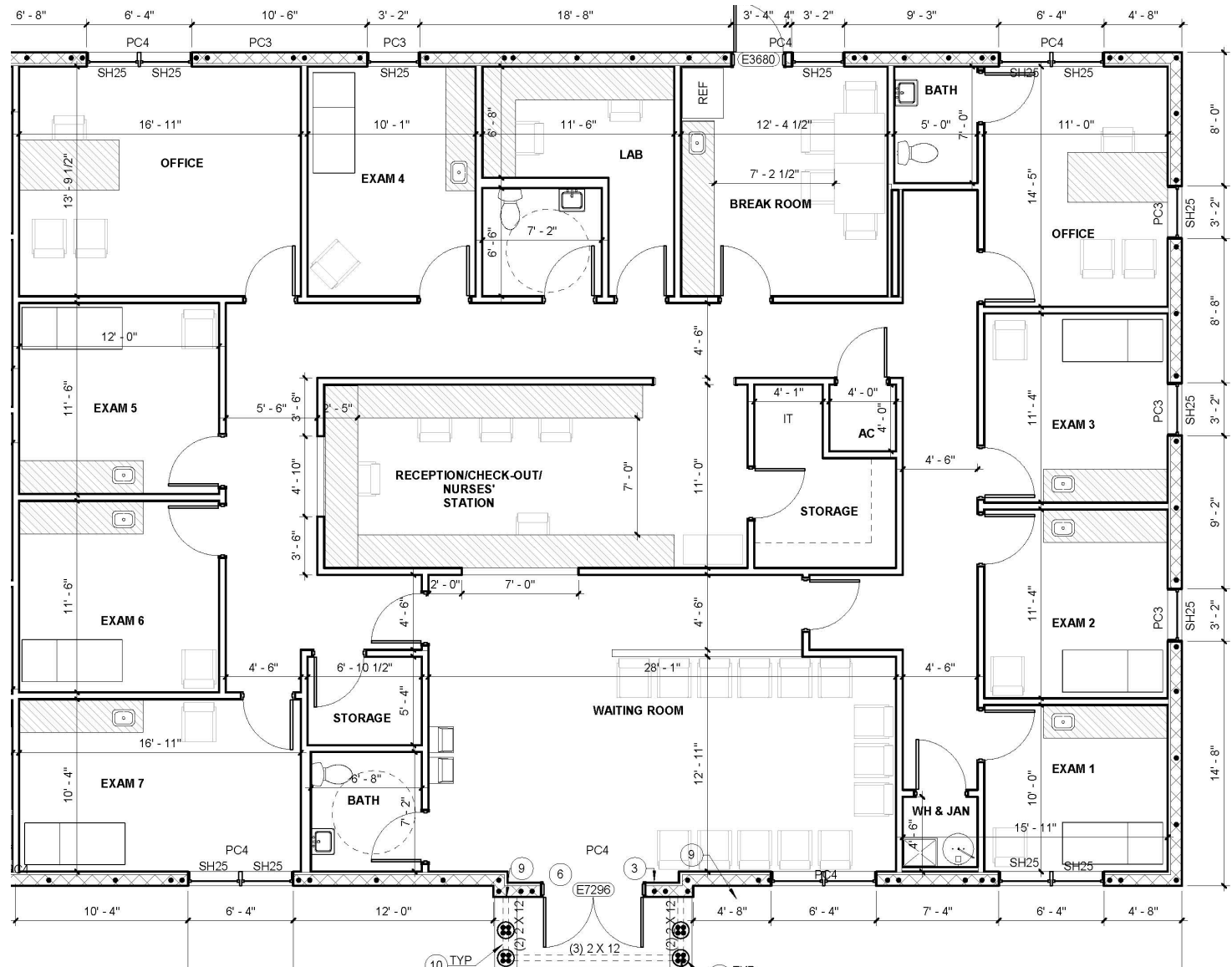
Medical Office Investment Condo | 946-B Cypress Village Blvd. | Sun City Center, FL



# Floor Plan

Medical Office Investment Condo | 946-B Cypress Village Blvd. | Sun City Center, FL

- 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





# Floor Plan Rendering

Medical Office Investment Condo | 946-B Cypress Village Blvd. | Sun City Center, FL

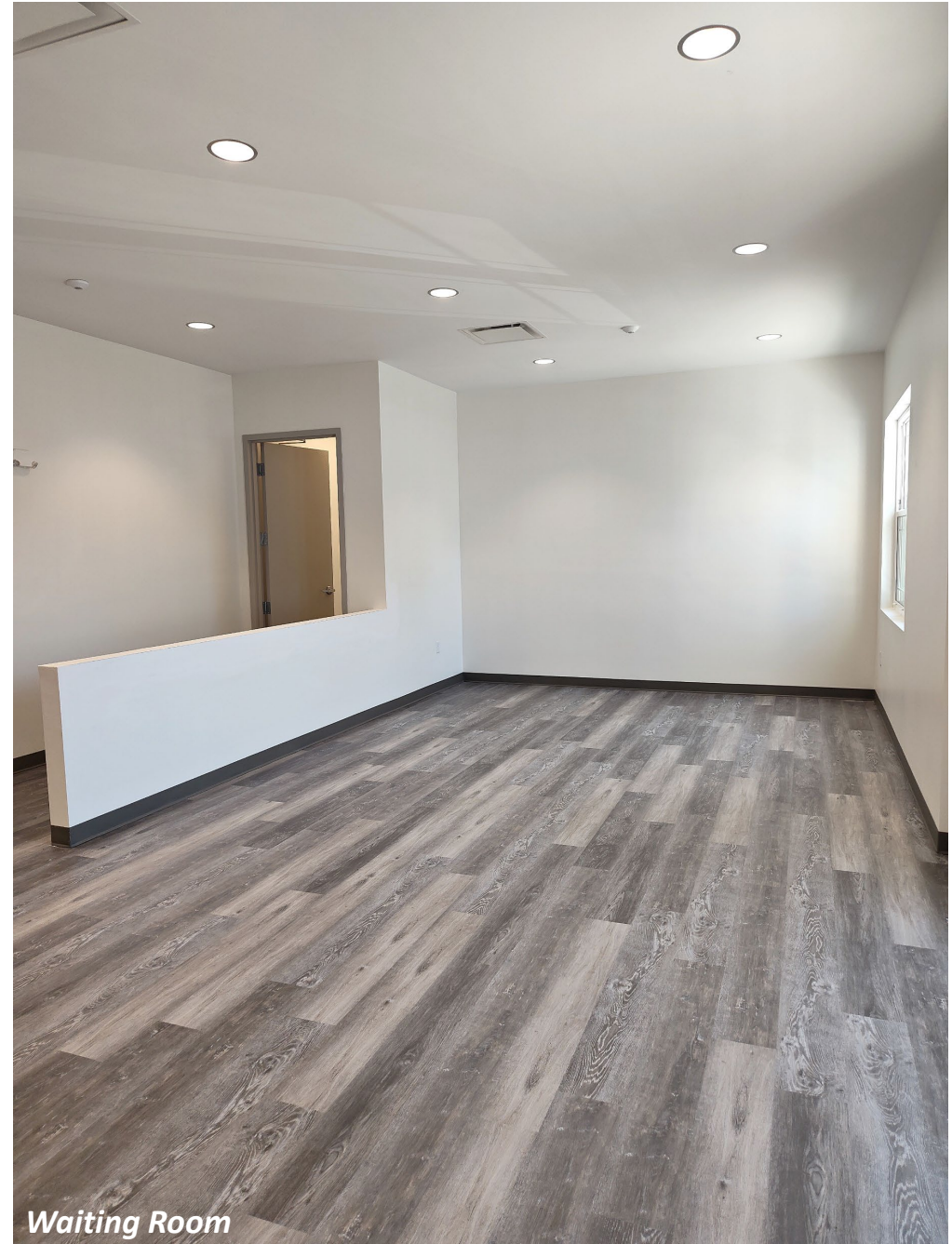
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[Click here to take a 3D Virtual Tour of the office!](#)

## Interior Photos

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# Interior Photos

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# Aerial Photo

Medical Office Investment Condo | 946-B Cypress Village Blvd. | Sun City Center, FL

Downtown Tampa

amazon





# Aerial Photo

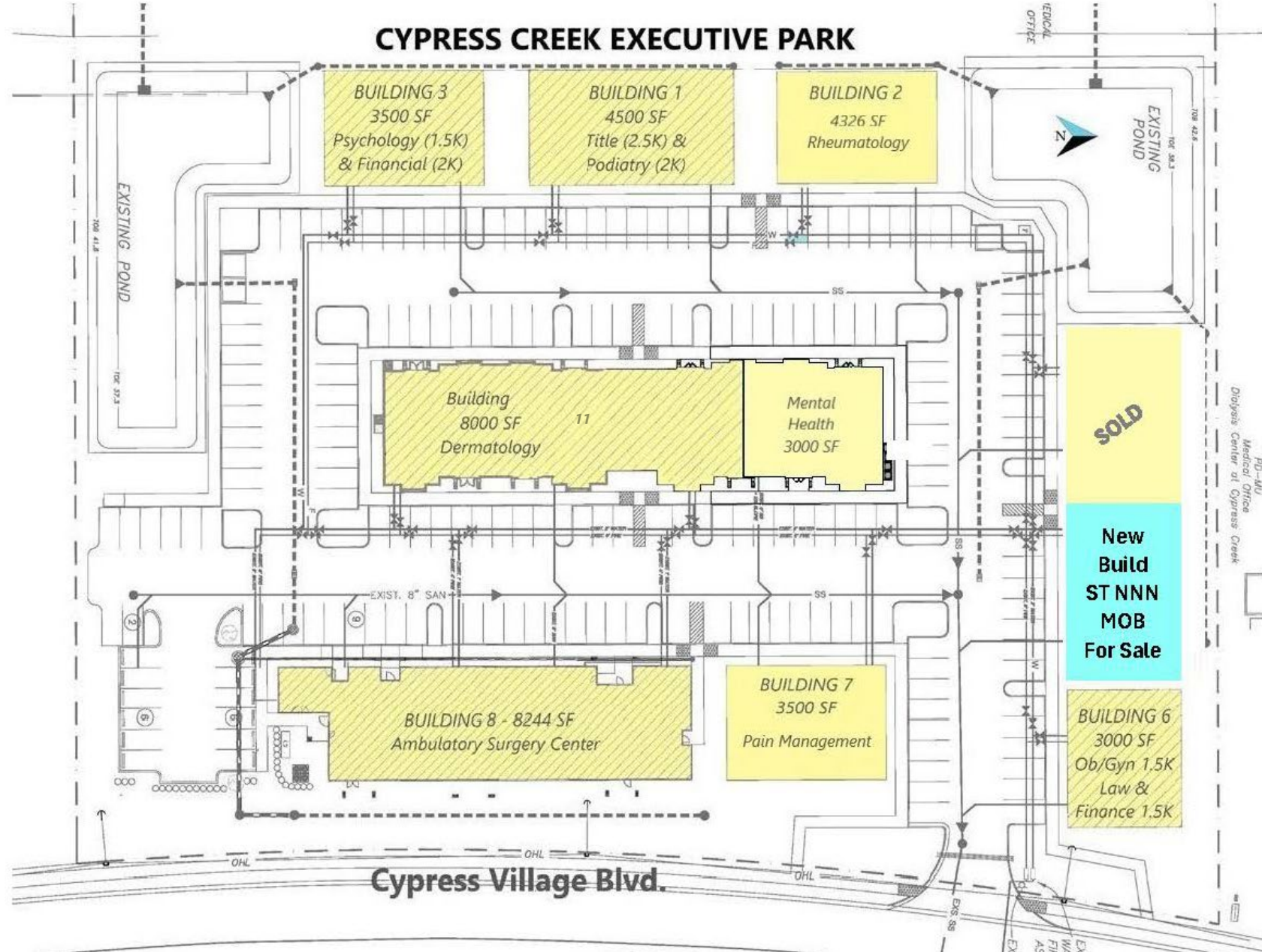
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# Site Plan

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# Demographics

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2025 Demos	1 Mile	3 Miles	5 Miles
Total Population	3,931	56,607	137,563
Daytime Population	10,879	55,627	119,666
Households	1,281	23,930	52,421
Housing Units	1,534	26,779	58,356
Average Household Income	99,201	99,809	117,480
Median Age	73.1	52.2	43.5
Average Home Value	514,128	413,066	464,879

*Demographic data from ESRI*



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