

# SUN CITY CORPORATE CENTER

THREE FLEXIBLE OFFICE SUITES AVAILABLE FOR LEASE  
139 S. PEBBLE BEACH BLVD • SUN CITY CENTER, FL 33573



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## 2025 DEMOGRAPHICS S. PEBBLE BEACH RD



### AVERAGE H.H INCOME

	1 MILE	3 MILE	5 MILE
	\$79,133	\$100,045	\$112,798
	16,262	61,035	115,297
	2,554	7,948	13,953



### POPULATION



### EMPLOYMENT DENSITY

## PROPERTY FEATURES

PRICE	Call for Details
AVAILABLE	4.45 AC
ZONING	MPUD
LOCATION	The subject site is located at the signalized intersection of Pebble Beach and Sun City Center Boulevard



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This information is considered accurate, but not guaranteed.



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UNIT	TENANT	SF
BLDG 139 UNIT 100	AVAILABLE	3,335
BLDG 139 UNIT 105	AVAILABLE	1,091
BLDG 139 UNIT 201	AVAILABLE	2,208

**SITE PLAN**

The site plan illustrates the layout of the Sun City Corporate Center. It shows the locations of three available office suites: BLDG 139 (3,335 SF), BLDG 139 UNIT 105 (1,091 SF), and BLDG 139 UNIT 201 (2,208 SF). The plan also shows BLDG 129 and NO 131 - 139 BUILDING #2. Landmarks nearby include the CVS and PNC banks, and the Trustco Bank. A Winn-Dixie store is located in the foreground. The plan includes property boundaries for PARCEL 1 and PARCEL 2.