



OFFERING MEMORANDUM

34480 CORTEZ BLVD

Ridge Manor, Florida 33523

\$800,000

4,769 SF BASE AREA / ±1.50 AC



The Offering

A commercial storefront building on Cortez Boulevard, offered individually or with the adjacent orange-roof parcel.

\$800,000

ASKING PRICE

4,769 SF

COUNTY BASE AREA

±1.50 AC

SITE AREA

\$167.75

PRICE / BASE SF

1,666 SF auxiliary areas

County sketch includes porch, canopies and unfinished areas; excluded from base-area pricing.

Parcel R11 423 21 0000 0020 0000

County class: one-story stores / Year built: 1960

Subject Property



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

RED OUTLINE

34480 Cortez Blvd

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

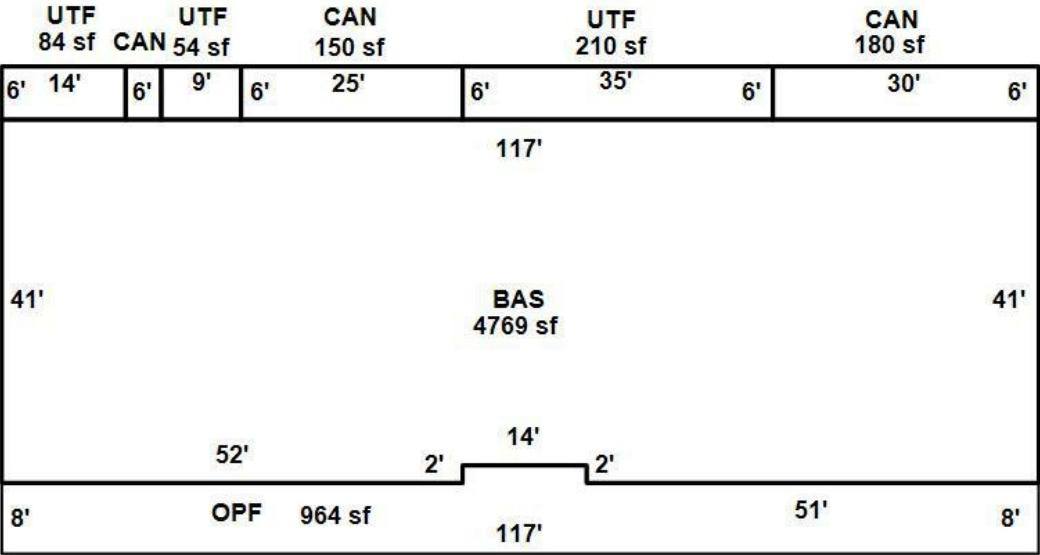
BLUE OUTLINE

34498 Cortez Blvd

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

Available individually or as a package.

Building Area and Record



4,769 SF

BASE BUILDING AREA

964 SF

OPEN PORCH

702 SF

CANOPIES AND UNFINISHED

County total = 4,769 base + 1,666 auxiliary = 6,435 SF

Area labels reflect the county sketch. A buyer should measure the building and verify all useable space.

Storefront and Parking



Storefront row and parking



Close view of 34480 frontage

Cortez Boulevard Frontage



CORTEZ / SR 50

VISIBLE FRONTAGE

The storefront and paved parking face the Cortez Boulevard corridor.

ADJACENT RETAIL

Dollar General borders the subject parcel to the east. Access, signage and frontage should be confirmed from title and permit records.

Site marker illustrative. The supplied red lot-line exhibit appears on page 3.

The Red Parcel on Cortez



Red outline: 34480 Cortez Blvd. Illustrative only; confirm parcel boundaries by survey.

A Second Aerial Approach



Storefront and wooded rear area on the subject parcel; Dollar General adjoins to the east.

The Intersection from the South



Wider roadway setting. Supplied red lot-line exhibit on page 3.

Intersection Orientation



Highway shields show corridor orientation, not project limits or access rights.

THE SUBJECT

The red pin locates the white-roof 34480 storefront east of the orange-roof neighbor.

HIGHWAY DIRECTIONS

SR 50 / Cortez Boulevard heads west toward the lower left. US 301 runs south toward the upper left.

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.
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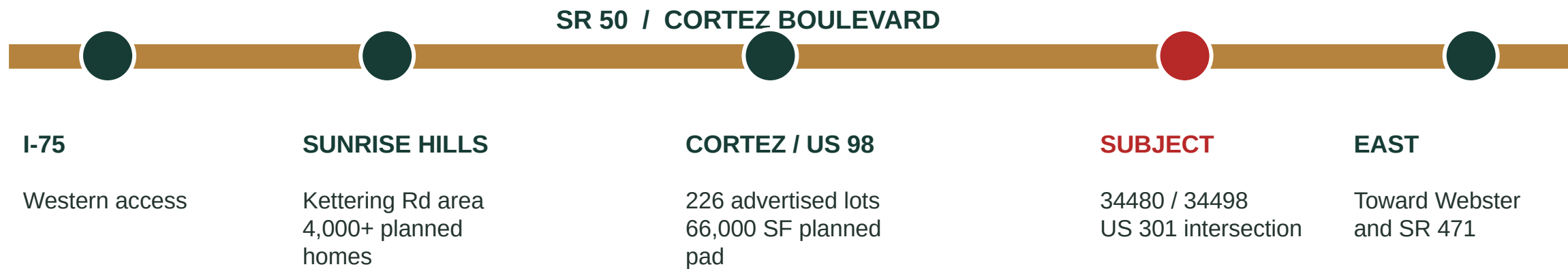
CORTEZ / US 98	New Strategy Holdings: 226 residential lots and a planned 66,000 SF commercial pad.
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SHADY OAKS	New Strategy Holdings: 194 residential lots in the North Dade City / Ridge Manor area.
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Plans 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.

Nearby Ten-minute Drive Area

11,315

POPULATION

4,507

HOUSEHOLDS

\$68,266

MEDIAN HOUSEHOLD INCOME

43.8

MEDIAN AGE

Nearby reference centered at adjacent 34498 Cortez Blvd. This is not a separate 34480 drive-time model.

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%

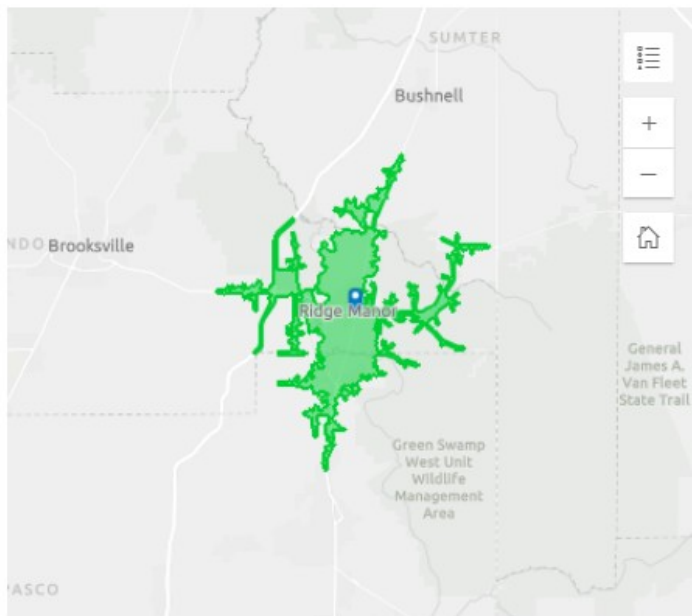
Services

4.5%

Unemployment Rate

Source: This infographic contains data provided by Esri (2026, 2031). © 2026 Esri

Nearby corridor reference: supplied Esri drive area centered at adjacent 34498 Cortez Blvd.



Population Trends and Key Indicators

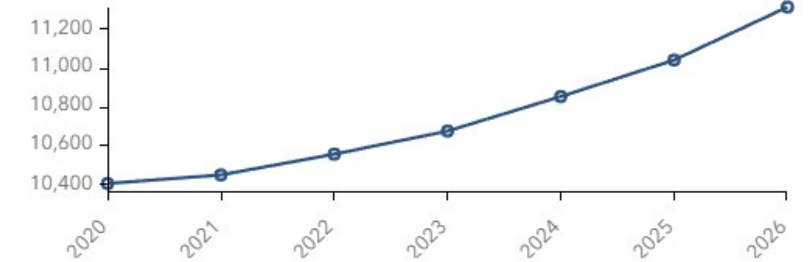
34498 Cortez Blvd, Dade City, Florida, 33523
Drive time of 10 minutes

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

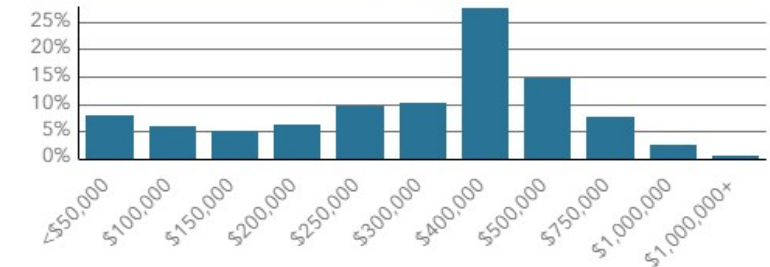
MORTGAGE INDICATORS



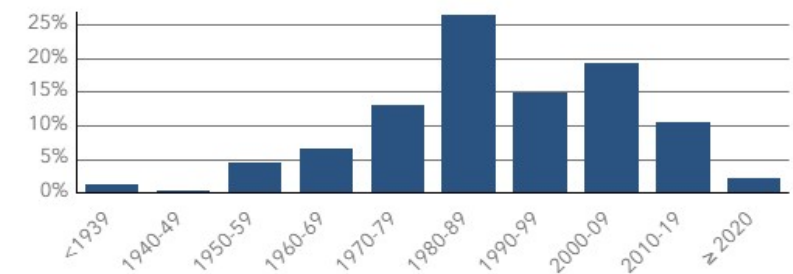
Historical Trends: Population



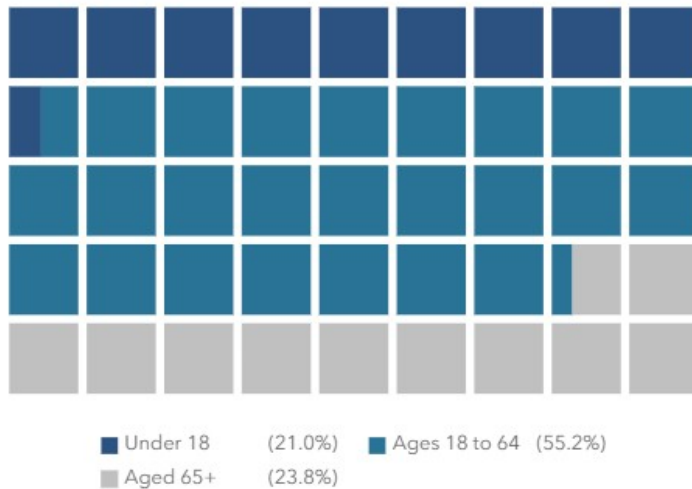
Home Value



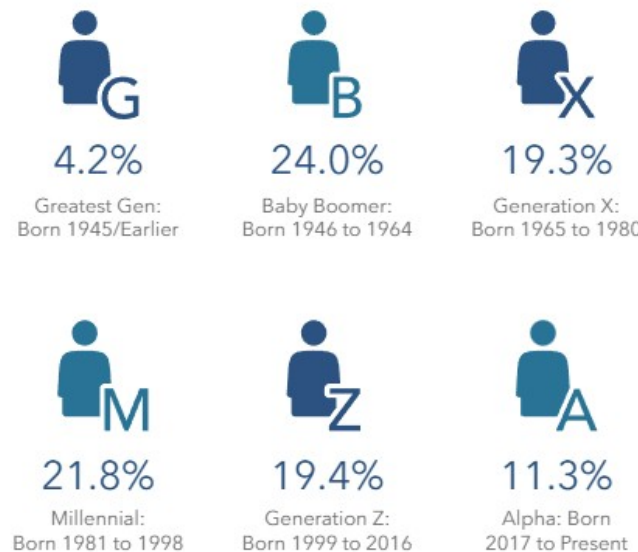
Housing: Year Built



POPULATION BY AGE



POPULATION BY GENERATION



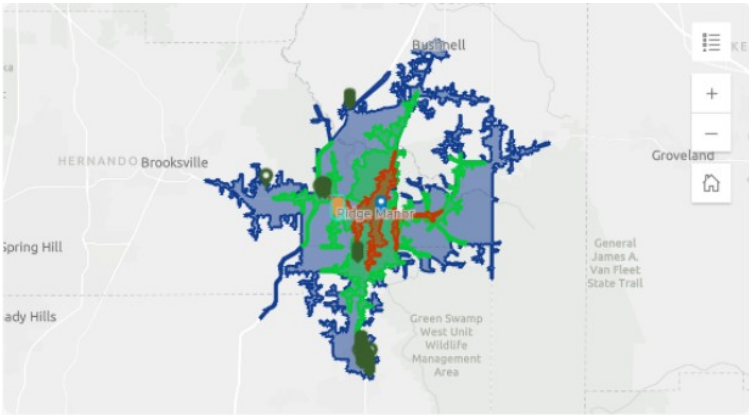
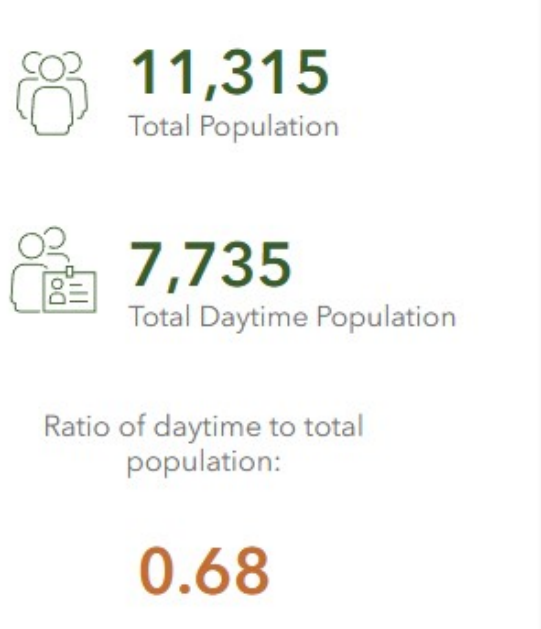
Source: This infographic contains data provided by Esri (2026, 2031), Esri-U.S. BLS (2026), ACS (2020-2024). © 2026 Esri

Nearby corridor reference: supplied Esri drive area centered at adjacent 34498 Cortez Blvd.

Business and Daytime Activity

Selected panels from the supplied Esri / Data Axle page

Residents vs daytime



Modeled drive areas

The supplied map centers on adjacent 34498 Cortez Blvd and shows 5, 10 and 15-minute catchments. The 10-minute area is green.

Nearby corridor reference centered at adjacent 34498 Cortez Blvd. Sales panels excluded.

Listing Team



BRIAN ORR

Commercial Real Estate Advisor

Greater Tampa Bay owner and investor advisor. Brian draws on business ownership, commercial investment and construction experience. He serves on the Dade City Planning Board.

347-219-8825

brian@thebrianorr.com



WILL BINGHAM, CCIM

Broker / Owner, Bingham Realty

Will leads Bingham Realty and brings more than two decades of commercial sales, development and property management experience. His CCIM designation reflects advanced commercial investment training.

813-713-3974

will@binghamrealtyinc.com

BINGHAM COMMERCIAL REAL ESTATE

Bingham Realty was founded in East Pasco County in 1974. Today the firm works in commercial brokerage, development and management.

Request More Information



34480 CORTEZ BLVD

Ridge Manor, Florida 33523

ASKING PRICE

\$800,000

For a tour or package-offering discussion:

Brian Orr / 347-219-8825

OFFERING INFORMATION

34498 Cortez Blvd is also offered at \$750,000. The county reports 6,528 SF enclosed area on approximately 0.80 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.