

MEDICAL OFFICE SPACE

938-B Cypress Village Blvd.

Ruskin, Florida 33573

Office Space available for January 1st, 2026 move-in



PROPERTY OVERVIEW

OFFERING SUMMARY

Lease Rate: **\$27.50 PSF (NNN)**

Estimated NNN expenses: **\$8.50 SF**

Office Sizes/ RSF	Monthly Rent
Suite 938-B - 1,168 SF	\$3,504. /month

Zoning **PD – BPO (Bus. Prof. Office)**

Year Built **2021**

Hills Co. Folio # **054953-5606**

If your medical group is looking to expand to the Sun City market, here is the rare opportunity to lease a modern medical office space that is located close to the Interstate which allows you to service patients from multiple counties.

This medical office features (5) exam rooms, triage area, ADA accessible restroom, business office and breakroom. (see the actual floor plan on the next page). The office has it's own private entrance with ability to have company signage on front of building over your own covered entrance.

Located in Southeast Hillsborough County, just minutes from Sun City Center, an active adult community with over 19,000 residents. The office is on the East side of Interstate 75, just North of State Road 674 (aka Sun City Center Boulevard) and along 19th Avenue Northeast. (map included on next page)

For information, contact:

Carl Stickeler
(813) 390-0951

carl@turnercole.com



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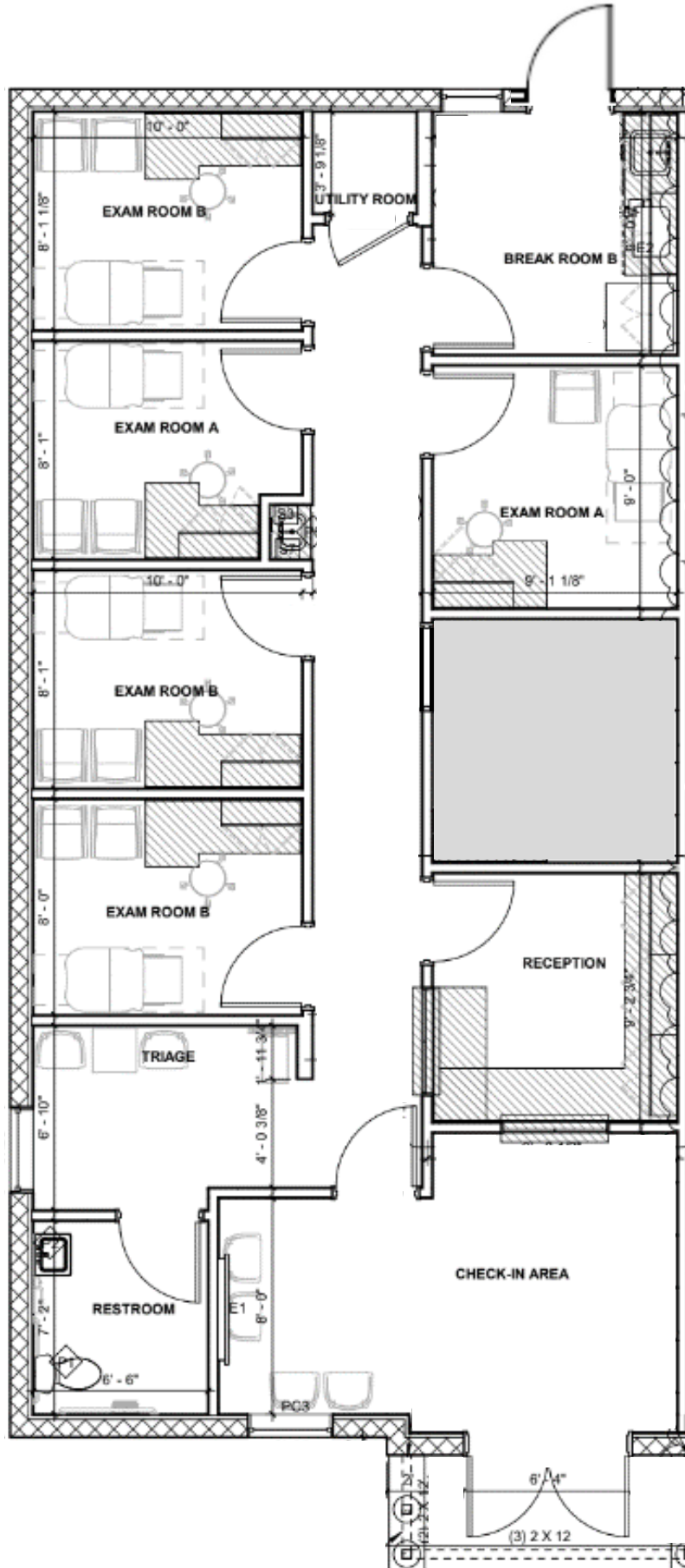
www.TurnerCole.com

Turner Cole Company

Real Estate Services

1,168 SF Floorplan

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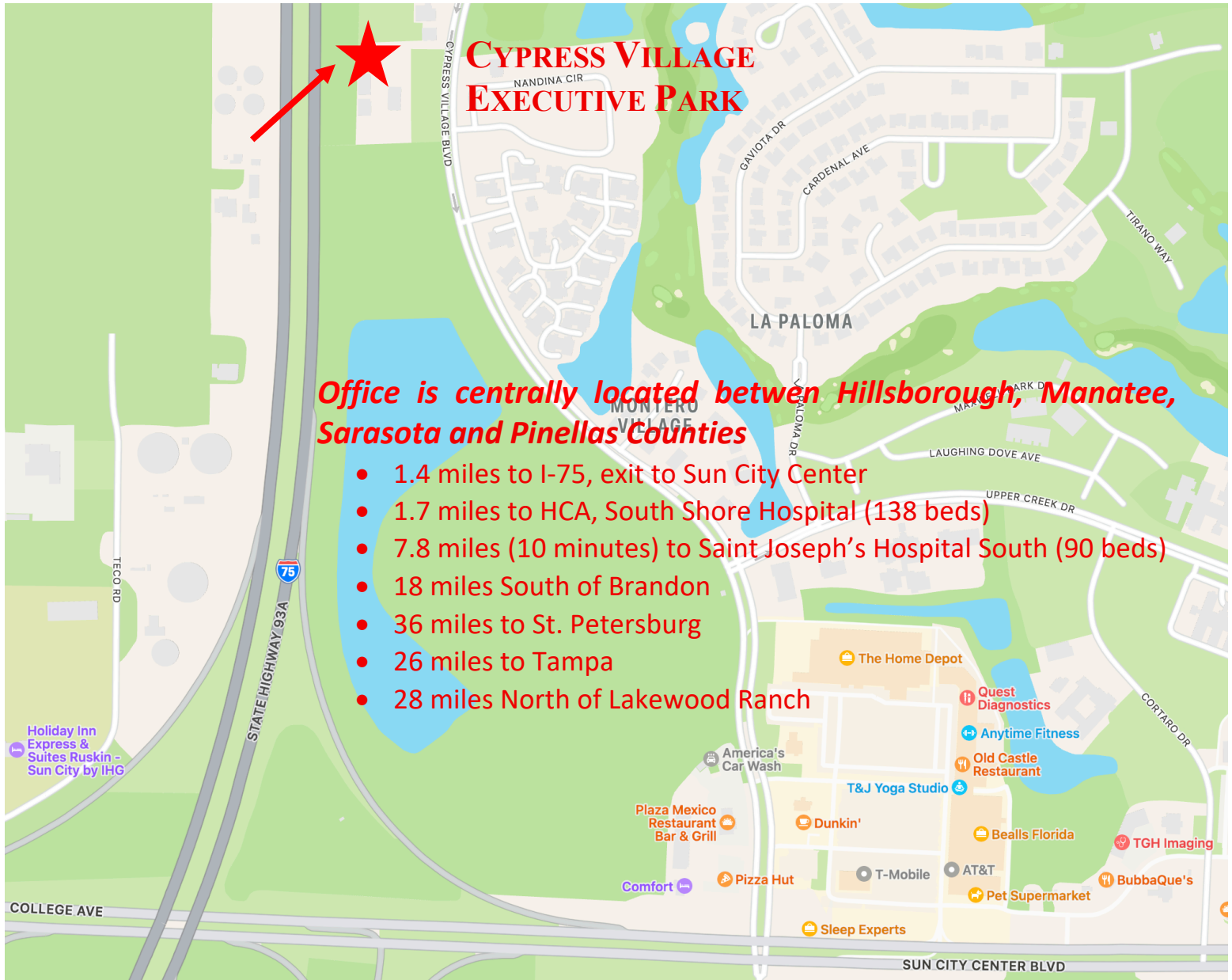


Class A Medical Space Available Soon!

Available January 1st, 2026

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PROPERTY FEATURES:

- ❖ NEW OFFICE CONSTRUCTION
- ❖ AMPLE PARKING
- ❖ GREAT LOCATION FOR MEDICAL PRACTICE

DEMOGRAPHICS	2 miles	5 miles
2024 Population	30,169	133,851
Households	13,049	52,037
2024 Median Age	57	45.8
2023 Average HH Income	\$72,990	\$95,674

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