

# MEDICAL OFFICE SPACE

938-B Cypress Village Blvd.

Ruskin, Florida 33573

*Office Space available for January 1<sup>st</sup>, 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 its 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 19<sup>th</sup> Avenue Northeast. (map included on next page)

For information, contact:

**Carl Stickeler**

**(813) 390-0951**

[carl@turnercole.com](mailto:carl@turnercole.com)



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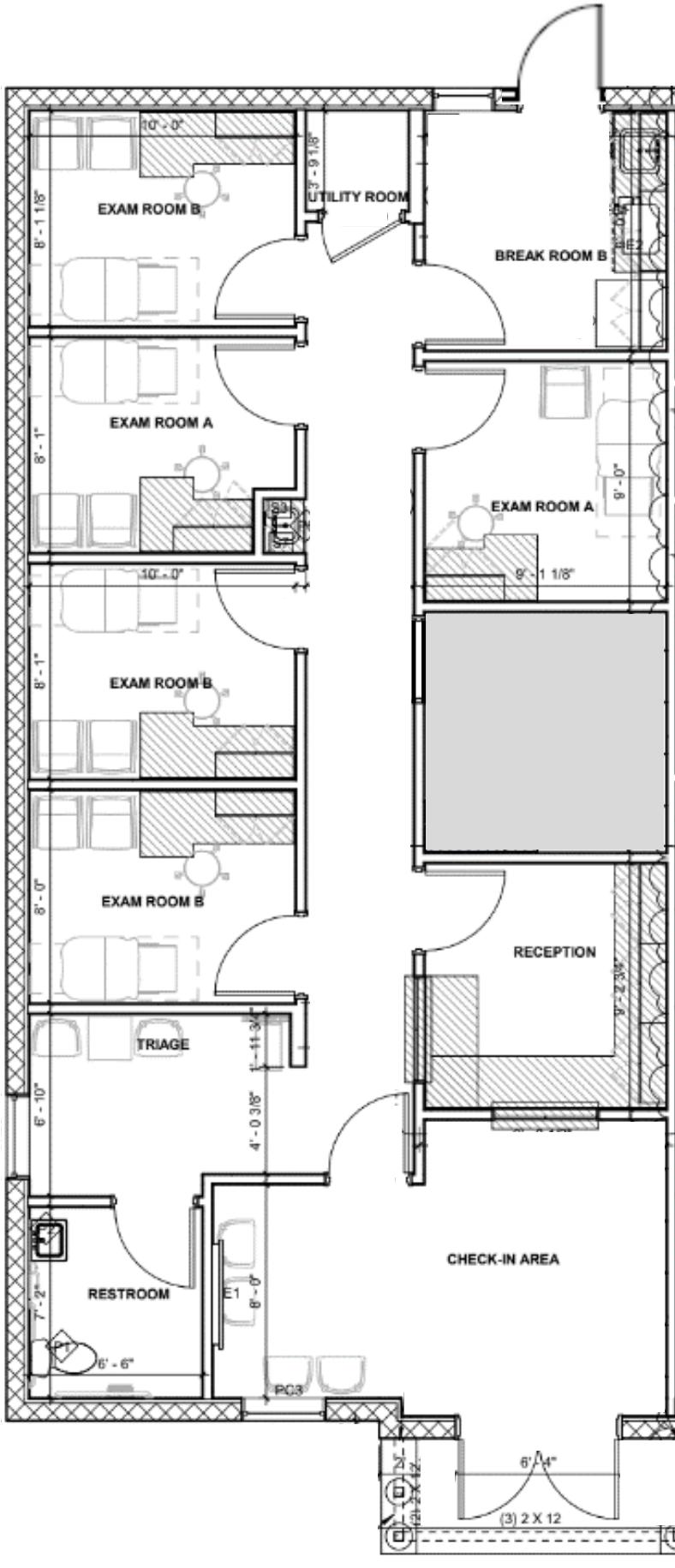
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**Turner Cole Company**

Real Estate Services

# 1,168 SF Floorplan

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Ruskin, Florida 33573

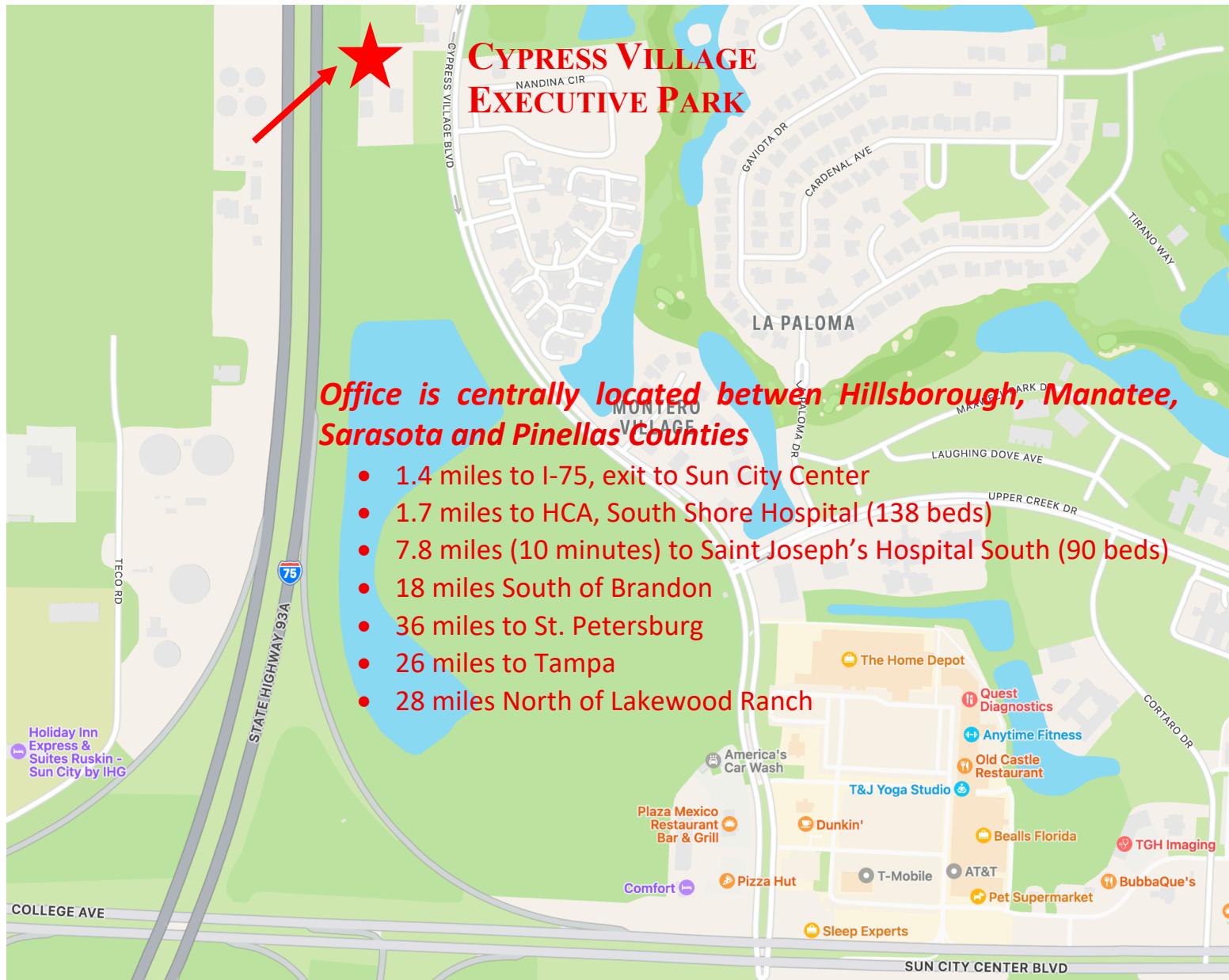


# Class A Medical Space Available Soon!

Available January 1<sup>st</sup>, 2026

**938-B Cypress Village Blvd.**

Ruskin, Florida 33573



## 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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