

Upper Creek



THE SPACE

Location	4031 Upper Creek Dr Sun City, FL 33573
County	Hillsborough
Cross Street	Sun City Center Blvd
Square Feet	8250
Annual Rent PSF	\$36.00
Lease Type	NNN

HIGHLIGHTS

- 8,250sf - newly renovated medical/office space
- Next to HCA Hospital -HCA Florida South Shore Hospital is a 138-bed community hospital which offers a wide variety of patient-centered services to the community including 24-hour Emergency Services, Cardiology, General Surgery, and Orthopedics.
- 1 mile from New Moffitt Cancer Center - Opening Early 2025.
- Adjacent to - ALF, Memory Care, Skilled Nursing, medical office, hospital, primary care etc.
- Stand Alone Building
- 30+ parking spaces



POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
6,726	53,731	125,720

AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$62,865	\$97,163	\$113,445

NUMBER OF HOUSEHOLDS

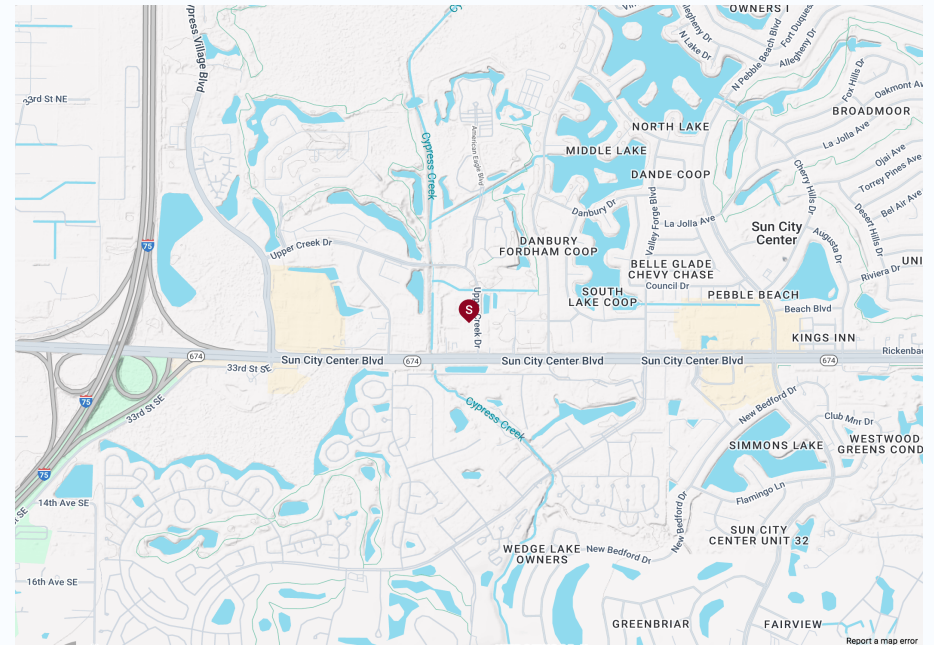
1.00 MILE	3.00 MILE	5.00 MILE
3,375	23,113	47,480

PROPERTY FEATURES

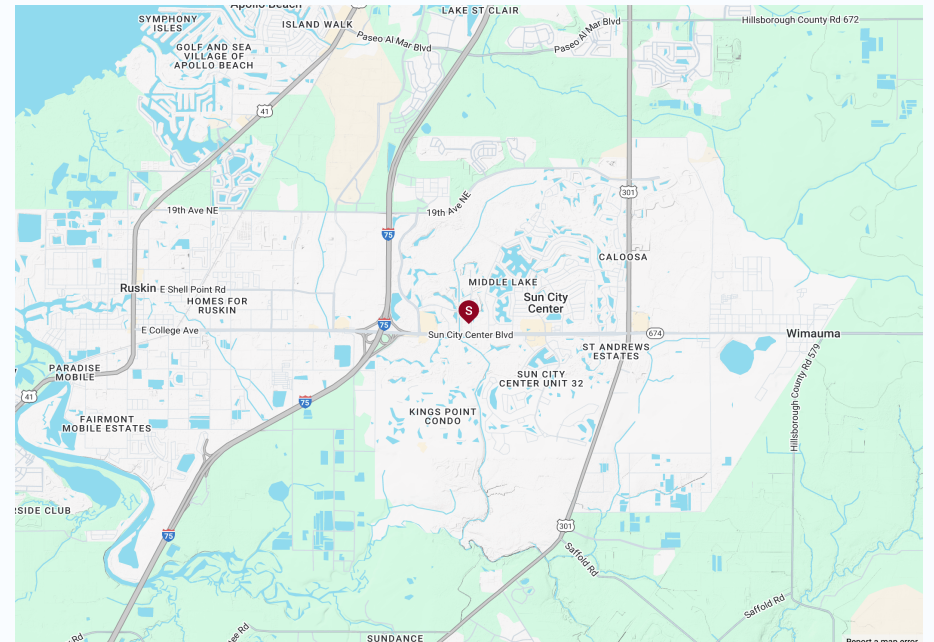
BUILDING SF	8,215
GLA (SF)	8,215
LAND SF	32,594
LAND ACRES	.75
YEAR BUILT	1990
YEAR RENOVATED	2025
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	1
NUMBER OF PARKING SPACES	35

- The property is located in Sun City, FL, a vibrant and thriving city known for its active adult communities and recreational amenities such as golf courses, tennis courts, and swimming pools.
- Sun City is conveniently situated near major highways, including Interstate 75 and Highway 301, providing easy access to neighboring cities like Tampa and St. Petersburg.
- The surrounding area features a variety of shopping and dining options, including the popular Sun City Center Plaza and Cypress Village Shopping Center, offering residents and visitors ample choices for retail and dining experiences.
- Sun City boasts a rich cultural scene, with attractions like the Sun City Center Area Chamber of Commerce and the SouthShore Regional Library, providing opportunities for networking, learning, and community engagement.
- The property is in close proximity to medical facilities and healthcare services, such as the Sun City Center Emergency Squad and the South Bay Hospital, ensuring residents have access to quality healthcare amenities.

Locator Map



Regional Map



An aerial photograph of a residential and commercial area in Upper Creek. The map shows a mix of green spaces, water bodies, and buildings. Several logos are overlaid on the map to indicate the locations of various businesses. A large dark grey box with the Amazon logo is on the left. A red star is placed over a building in the center-right. Other logos include Home Depot, Dunkin' Donuts, Verizon, Bealls, HCA Healthcare, and Walgreens. Highway markers for Interstate 75 and State Route 674 are also visible.

amazon



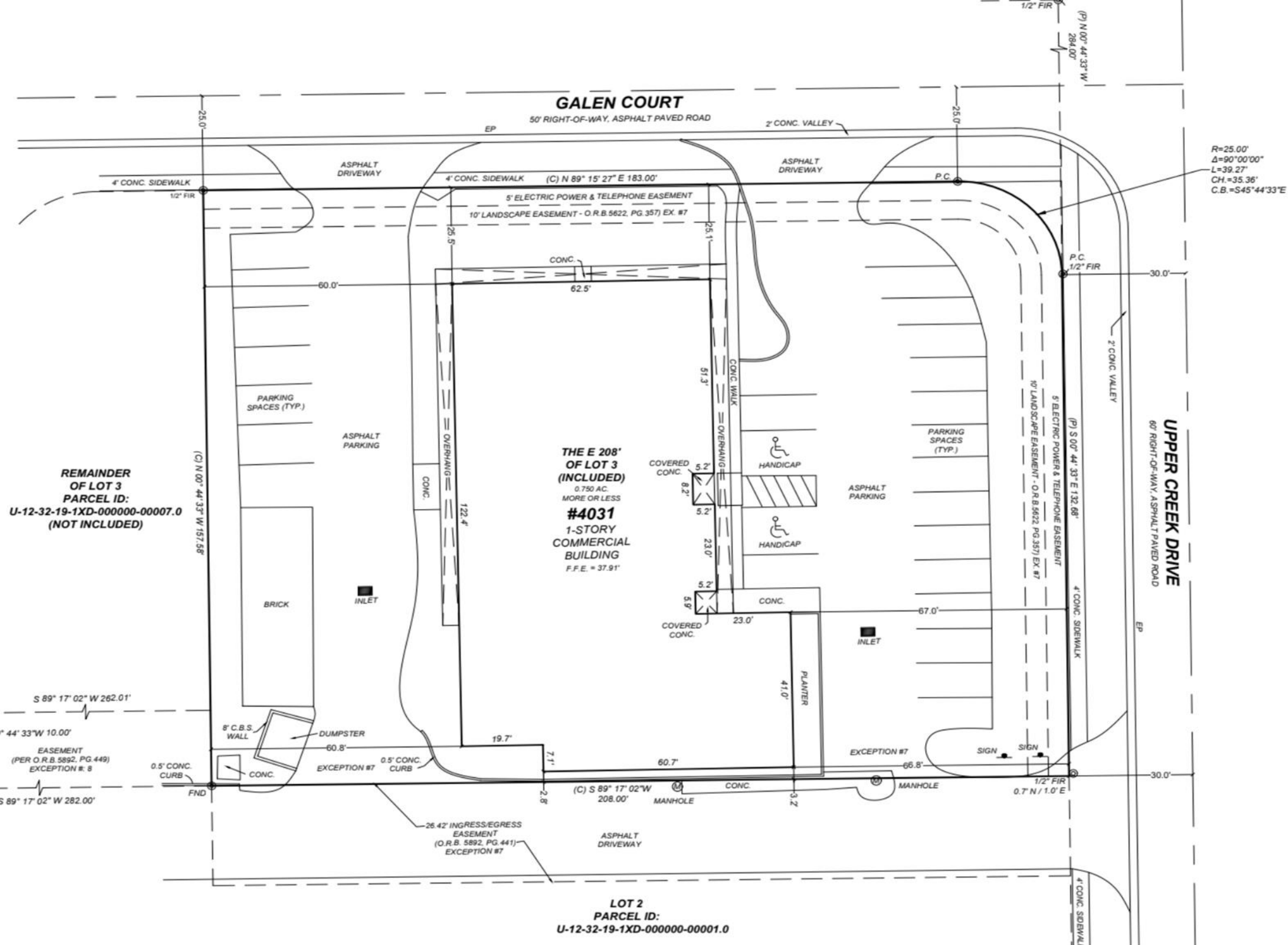
bealls



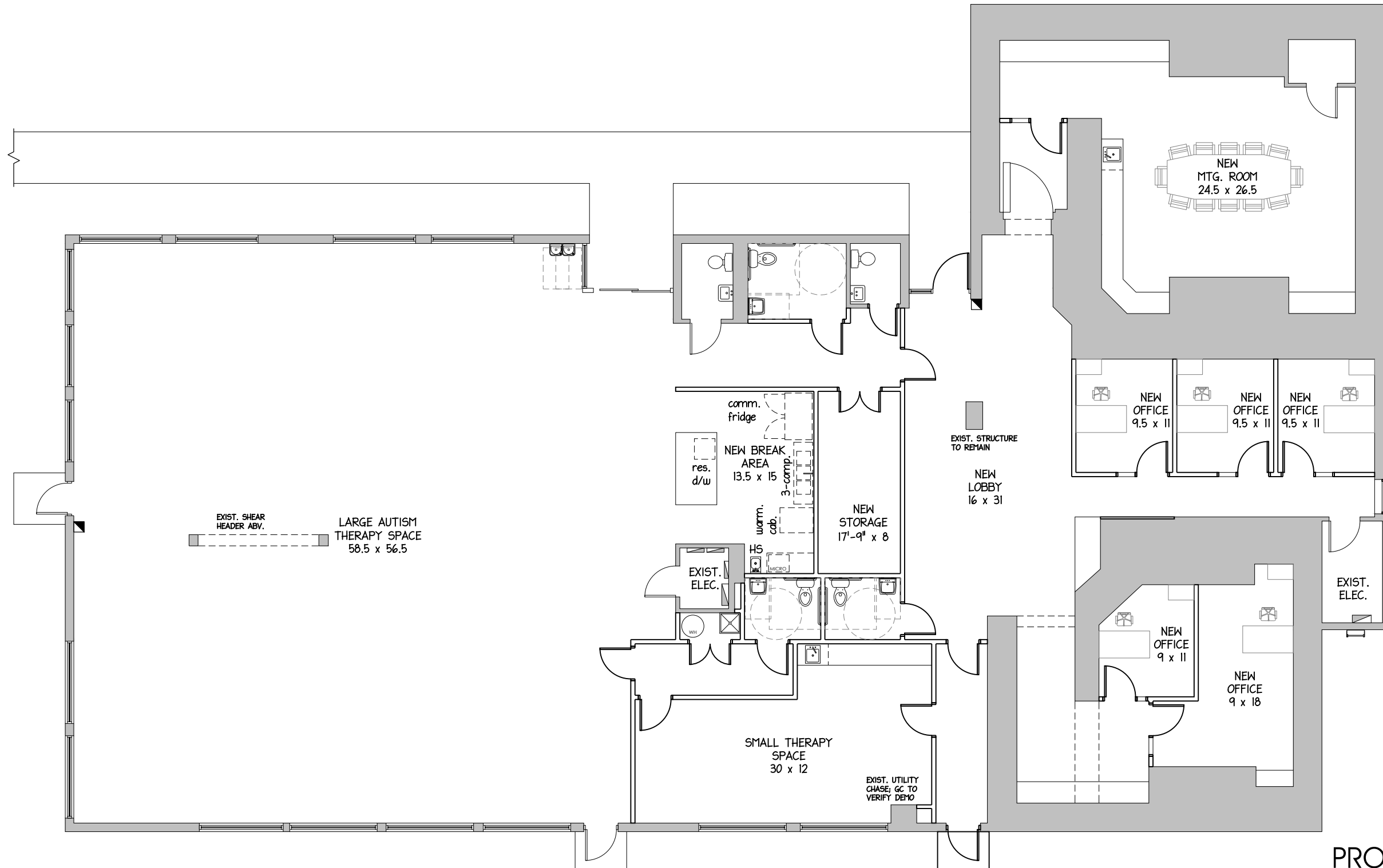
HCA
Healthcare

Walgreens





Upper Creek Office Renovation



PROPOSED FLOOR PLAN

SCALE: 3/32" = 1'-0"
+/- 6,835 NSF

PROJECT ADDRESS: 4031 Upper Creek Dr., Sun City Center, FL

PROJECT NUMBER: 23126

CLIENT NAME: Kharey Wisdom

REVISIONS:

DATE: 05.17.2024

SHEET NO:

4221 WEST BOY SCOUT BLVD., SUITE 150 ■ TAMPA, FL 33634
280 WEST CENTRAL AVE. ■ WINTER HAVEN, FL 33880

VOICE: 813.884.2000
VOICE: 863.577.2054

WEBSITE: WWW.CK-ARCH.COM
AA C001629

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4/17/2024 2:52:14 PM USER: BERRY, BACCHUS, PLOTSCALE: 1/16" FILE: P:\1510\151026-SUN CITY CENTER-UPPER CREEK OFFICE RENOVATION\BACCHUS\MAP_A1.DWG







HOSPITAL HCA Healthcare











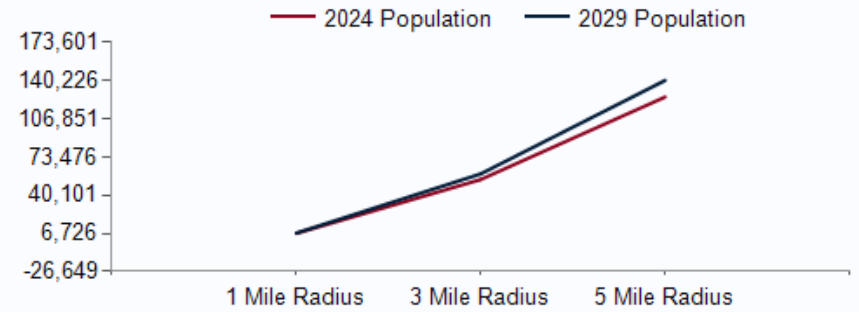
**HOSPITAL
HCA
Healthcare**



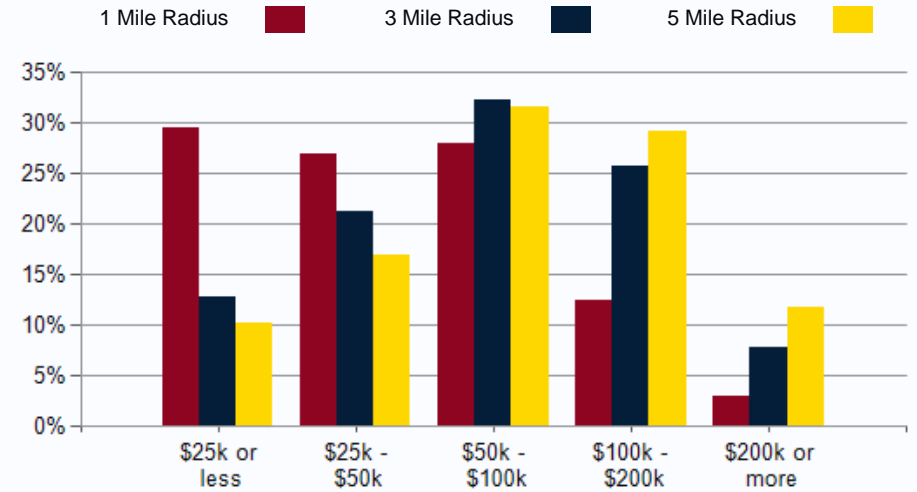
POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	5,436	20,258	37,335
2010 Population	5,183	26,063	57,367
2024 Population	6,726	53,731	125,720
2029 Population	7,005	58,675	140,226
2024-2029: Population: Growth Rate	4.10%	8.90%	11.05%

2024 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	571	1,653	2,753
\$15,000-\$24,999	426	1,330	2,141
\$25,000-\$34,999	331	1,312	2,178
\$35,000-\$49,999	579	3,611	5,907
\$50,000-\$74,999	586	4,628	8,828
\$75,000-\$99,999	360	2,848	6,160
\$100,000-\$149,999	353	3,829	8,854
\$150,000-\$199,999	66	2,107	5,026
\$200,000 or greater	102	1,795	5,634
Median HH Income	\$43,043	\$67,948	\$81,418
Average HH Income	\$62,865	\$97,163	\$113,445

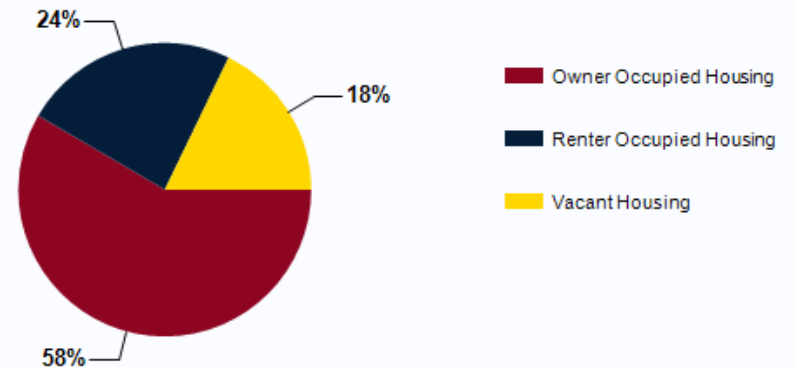
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	3,445	11,828	18,101
2010 Total Households	3,046	13,576	23,900
2024 Total Households	3,375	23,113	47,480
2029 Total Households	3,513	25,099	52,730
2024 Average Household Size	1.65	2.24	2.60
2024-2029: Households: Growth Rate	4.00%	8.30%	10.60%



2024 Household Income

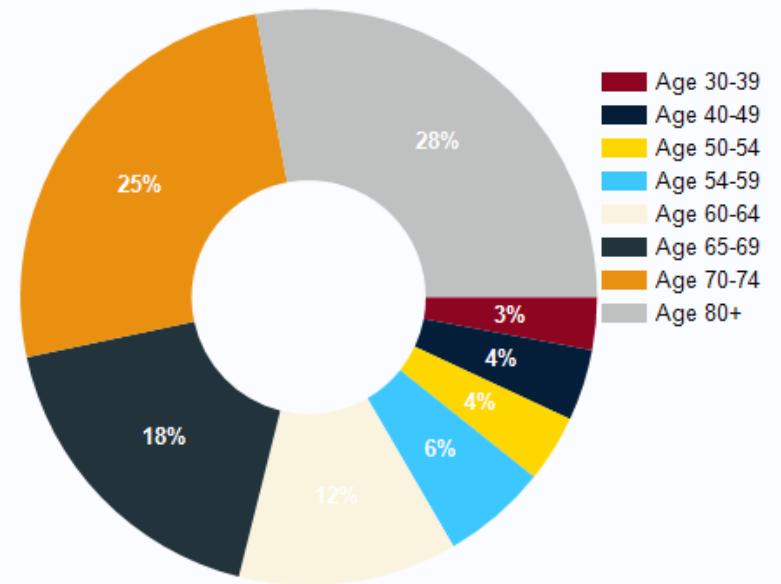


2024 Own vs. Rent - 1 Mile Radius

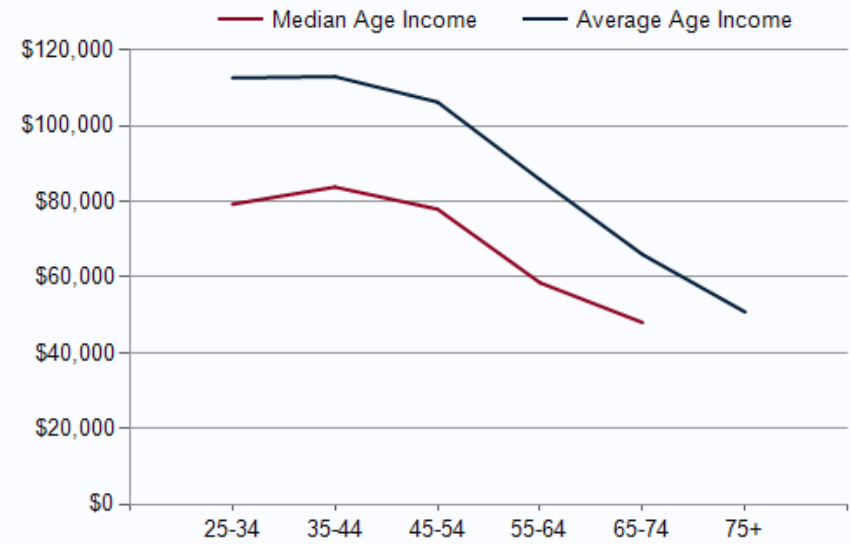


Source: esri

2024 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2024 Population Age 30-34	60	2,598	7,345
2024 Population Age 35-39	56	2,679	7,863
2024 Population Age 40-44	68	2,607	7,977
2024 Population Age 45-49	89	2,198	6,795
2024 Population Age 50-54	148	2,194	6,631
2024 Population Age 55-59	232	2,174	6,171
2024 Population Age 60-64	482	3,023	7,072
2024 Population Age 65-69	697	4,123	8,009
2024 Population Age 70-74	998	5,234	8,701
2024 Population Age 75-79	1,097	5,196	7,772
2024 Population Age 80-84	1,038	3,775	4,938
2024 Population Age 85+	1,486	3,753	4,533
2024 Population Age 18+	6,607	44,874	99,030
2024 Median Age	76	56	44
2029 Median Age	78	56	44



2024 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$79,266	\$78,965	\$82,839
Average Household Income 25-34	\$112,664	\$105,063	\$111,269
Median Household Income 35-44	\$83,809	\$103,594	\$107,262
Average Household Income 35-44	\$112,996	\$127,173	\$136,177
Median Household Income 45-54	\$77,968	\$103,063	\$108,098
Average Household Income 45-54	\$106,276	\$125,280	\$138,645
Median Household Income 55-64	\$58,513	\$86,714	\$100,130
Average Household Income 55-64	\$85,758	\$115,019	\$133,319
Median Household Income 65-74	\$47,990	\$67,098	\$75,210
Average Household Income 65-74	\$65,971	\$94,560	\$104,642
Average Household Income 75+	\$50,806	\$71,202	\$75,836



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