

For Lease - Build to Suit Medical/Professional Office

926 Cypress Village Blvd., Sun City Center, FL 33573

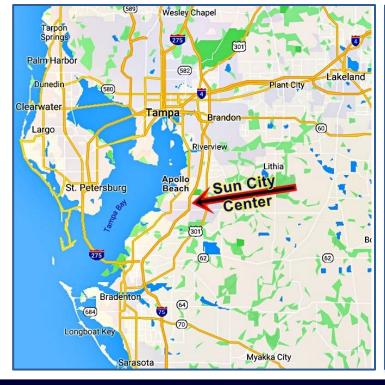
Cypress Creek Executive Park



Lease Rate Negotiable per Tenant Build Out Specifications

Property Details

- Turnkey Build to Suit Professional or Medical Office 1.4 Miles from I-75
- No out of pocket build out cost to Tenant
- •3,000 SF Available for Lease
- Building shell complete and awaiting Tenant's build out
- Ample Parking
- Space Measures 50' x 60'
- Join Existing Park Occupants:
 Ambulatory Surgery, Dermatology,
 OB/Gyn, Podiatry, Psychology, Law, Title
 & Finance







Kori Billings
Commercial Associate
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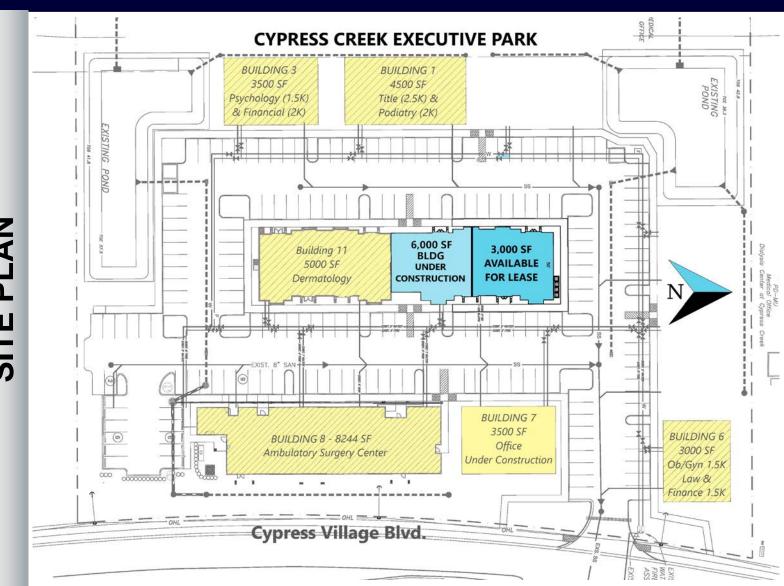


Bridgewater Commercial Real Estate 447 3rd Ave N Suite 403 St. Petersburg, FL 33701



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Location Highlights & Drive Times

1.7 Miles to HCA South Bay Hospital		
7.9 Miles to St. Joseph's Hospital South		
20 Minutes to Brandon		
23 Minutes to Bradenton		
30 Minutes to Lakewood Ranch		

Area Demographics

	1 Mile	3 Mile	5 Mile
Population	2,279	42,008	93,392
Median Age	80.3	60.1	45.9
Total Households	1,207	18,842	37,266
Average HH Income	\$87,161	\$65,900	\$77,598
			F: 2024

Esri 2020



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