

LEASE OPTION AVAILABLE: 1,500 SF OFFICE CONDO :: RUSKIN, FL

Newly Constructed Office Space



1050 Cypress Village Blvd. Ruskin, FL 33573

INVESTMENT HIGHLIGHTS

- Newly Constructed, 1,500 SF **Office Condo**
- **Highest and Best Use:** Executive/ Professional Office and or Medical Office
- Minutes from Sun City Center, Apollo Beach, Gibsonton, Riverview, Brandon, Downtown Tampa, Interstate 75, US Hwy 301 S and US 41 S.
- **High-Energy** Business & Retail District that is frequented by Local & Regional Visitors- a Great place to Invest, Relocate or expand your business
- Delivered to Tenant/ Buyer as a **Grey Shell**
- **PURCHASE OPTIONS:** (Option 1) 3 year lease, offering 2.5 months of **FREE** rent. (Option 2) 5 year lease, offering 12 months **FREE** rent with 1st right of refusal

OFFERED FOR LEASE AT: \$17.50/PSF/YR

OFFERED FOR SALE AT: \$275,000/

LISTING AGENT: Tina Marie Eloian • P: 813-997-4321 • F: 813-930-0946 • E: Tina@FloridaCommercialGroup.com



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Globally Recognized*



401 E. Palm Avenue ❖ Tampa, FL 33602 ❖ www.FloridaCommercialGroup.com

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Each Office Individually Owned and Operated

This information is from sources deemed to be reliable. We are not responsible for misstatements of facts, errors or omissions, prior sale, change of price and/or terms or withdrawal from the market without notice. Buyer shall verify all information with their own representatives as well as state and local agencies.

LISTING DETAILS

FINANCIAL & TERMS

Status: **Active**

For Lease: **\$2,187/mo. plus sales tax of 8.2%**

Price Per SF: **\$17.50**

NNN Expenses: **Call Broker**

Offering Price: **\$275,000/**

Price Per SF: **\$183.33**

Financing Available: **Cash, SBA, Conventional**

LOCATION

Street Number: **1050**

Street Name: **Cypress Village**

Street Suffix: **Blvd.**

Street City: **Ruskin**

County: **Hillsborough**

Traffic Count/ Cross Streets:

35,500 VTD (1-75 and College Avenue)

8,021 VTD (Cypress Village and Ventana Drive)

Market: **Tampa/ St. Petersburg**

Sub-Market: **Southeast Hillsborough**

THE PROPERTY

Folio Number: **054245-0630**

Zoning: **PD (Planned Development)**

Property Style: **Free-standing Office Building**

Current Use: **Vacant**

Site Improvements: **1- Story, Block Constructed Building**

Improvement Size: **1,500 SF**

Future Use: **Commercial Office/ Retail Office**

AYB: **2016**

Lot Dimensions: **485' x 203' x 568' x 372' (approx.)**

Lot Size (Sq. Ft.): **171,626 SF**

Front Footage: **203'**

Total Acreage: **3.93 AC**

Parking: **25 Paved, Onsite Spaces**

UTILITIES

Electricity: **TECO**

Water: **Hillsborough County Water & Sewer**

Waste: **Hillsborough County Water & Sewer**

Communications: **Spectrum/ Frontier**

THE LISTING

Driving Directions:

From Tampa: Head South on Interstate 75. Take Exit 240A onto College Avenue- East-bound. Head East 1.7 miles on College Avenue to Cypress Village Blvd. Turn left. Head North. Property will be on the Left, 1050 Cypress Village Blvd.

THE COMMUNITY

Community/ Subdivision Name: **Cypress Creek**

Flood Zone Area: **X, A**

Flood Zone Panel: **12057C0657H**

TAXES

Tax Year: **2021**

Taxes: **\$17,298.10(To be Prorated per Lease)**



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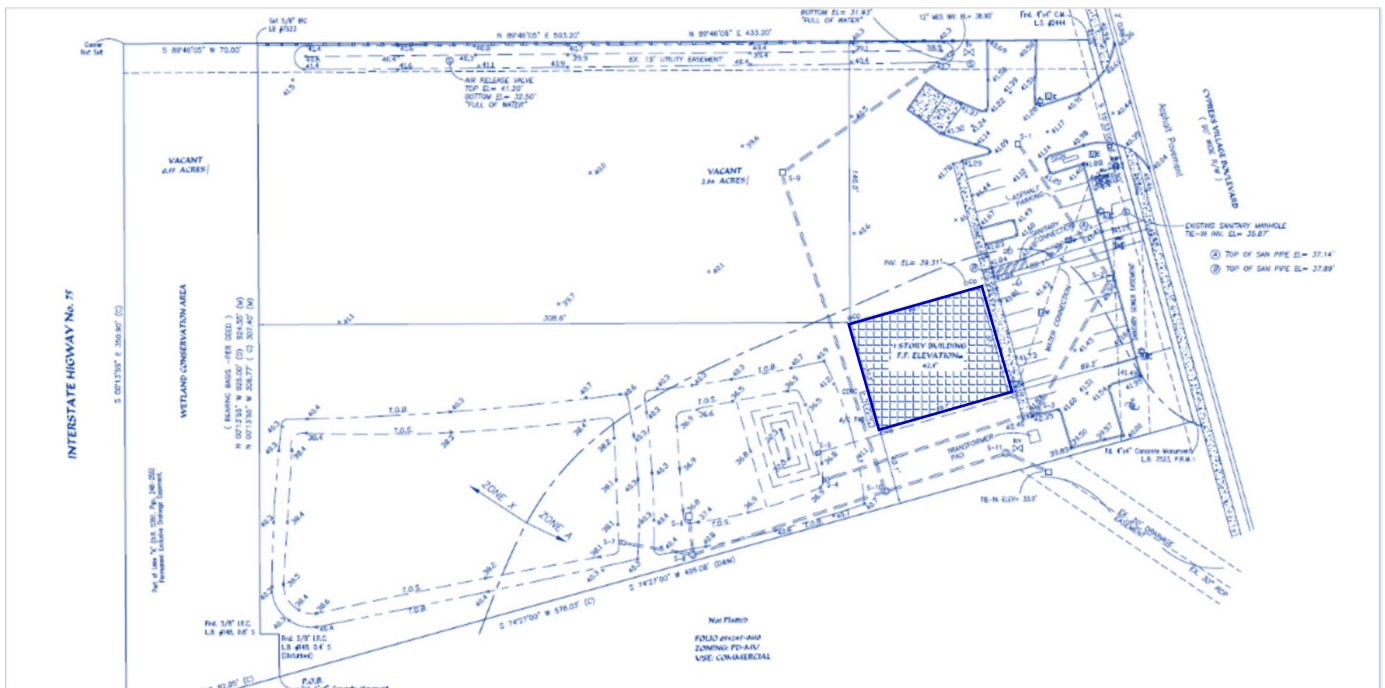
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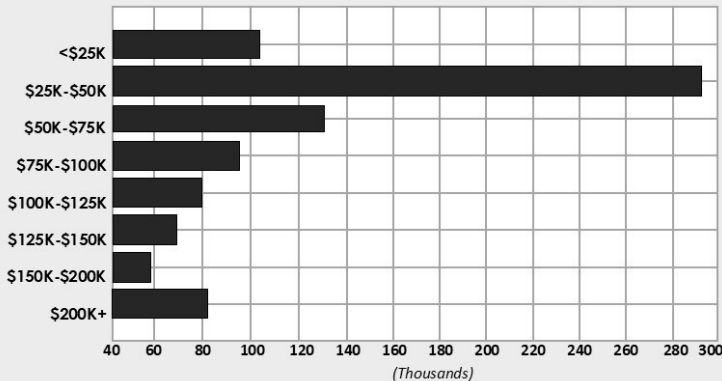
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LISTING DEMOGRAPHICS & SURVEY



HOUSEHOLDS BY INCOME/ 1 MILE RADIUS



POPULATION		1 Mile	3 Mile	5 Mile
	2019 Total Population:	1,758	39,886	93,694
	2024 Population:	1,858	44,544	105,783
	Pop Growth 2019 - 2024:	5.69%	11.68%	12.90%
	Average Age:	64.00	54.80	45.30
HOUSEHOLDS				
	2019 Total Households:	913	19,152	38,377
	HH Growth 2019 - 2024:	5.37%	11.01%	12.41%
	Median Household Inc:	\$56,263	\$48,027	\$57,577
	Avg House Hold Size:	1.60	2.10	2.40
	2019 Avg HH Vehicles:	1.00	1.00	2.00
HOUSING				
	Median Home Value:	\$244,476	\$178,503	\$210,945
	Median Year Built:	2002	1993	2000

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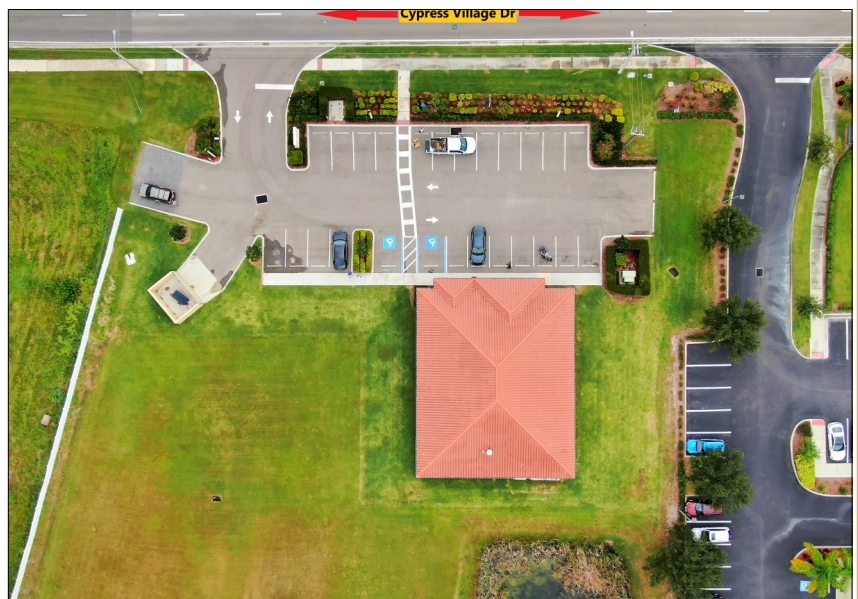
COMMERCIAL INVESTMENT HIGHLIGHTS

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- Newly Constructed Office Building (built in 2016)
- First Generation Space - ready for tenant's custom design - shell delivery
- Surrounded by many residential and commercial developments
- Owner will lease as- is for a 3 or 5 year term
- New tenant offered FREE RENT & FIRST RIGHT OF REFUSAL- (Tenant Improvement Package available)

Neighboring Businesses include:

Cypress Creek Assisted Living Facility, Vet Hospital, Attorney's Office, Cypress Creek Golf Club, Sun City Center, Amazon Distribution Center, South Bay Hospital, etc...



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