FOR SALE/ LEASE: 1,500 SF OFFICE CONDO :: RUSKIN, FL

Newly Constructed Office Space





1050 Cypress Village Blvd. Ruskin, FL 33573





INVESTMENT HIGHLIGHTS

- 1,500 SF **Office Condo**
- Newly Constructed Building boasting an Exterior Mediterranean Design
- **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 Buyer/ Tenant as a **Grey Shell**
- Tenant will have first right of refusal after 36- month lease. (12 months free rent of tenant improvement)

OFFERED FOR LEASE AT: $17.50/PSF/YR

OFFERED FOR SALE AT: $250,000/

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

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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: $250,000/
Price Per SF: **$166.66**
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: **2019**
Taxes: **$15,036.84 (To be Prorated per Lease)**



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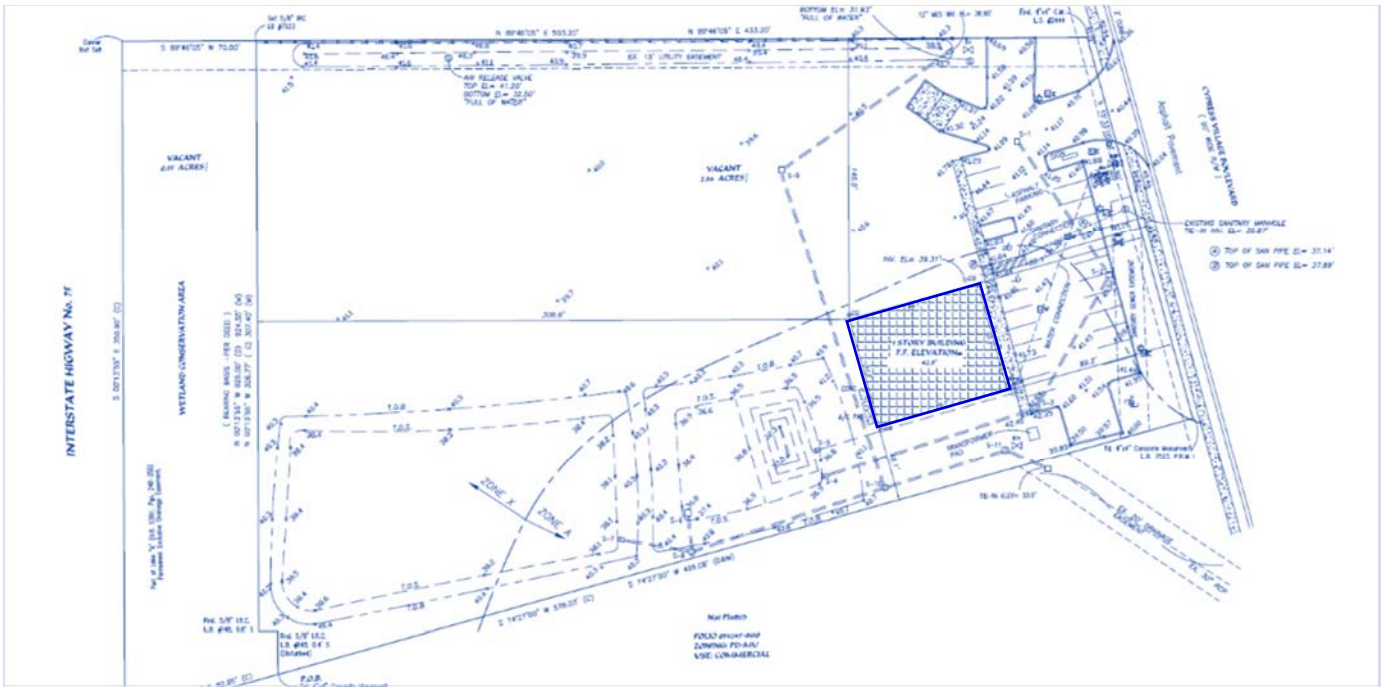
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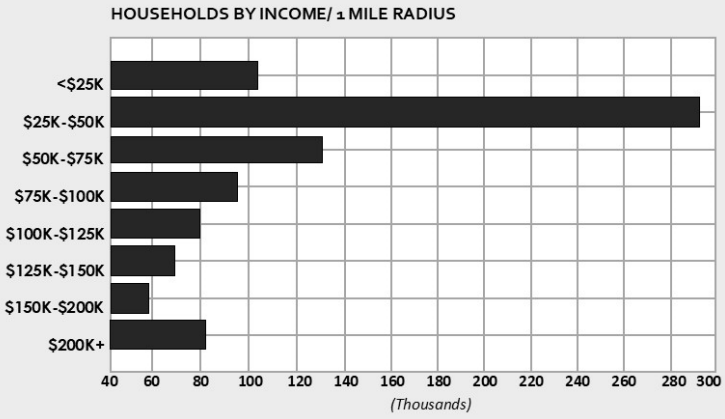
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LISTING **DEMOGRAPHICS & SURVEY**





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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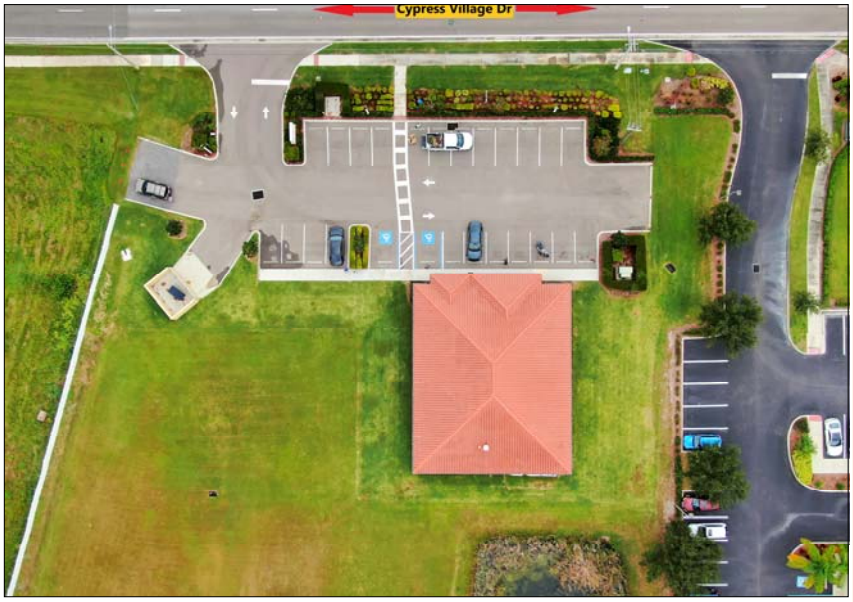
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COMMERCIAL INVESTMENT **HIGHLIGHTS**

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- Modern and Updated Professional Office Suite
- Surrounded by many residential and commercial developments
- Newly Constructed Office Building (built in 2016)
- Owner will lease as- is for 3 years
- First Right of Refusal after 36- month lease
- 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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