

Cypress Ridge Professional Center

Office Building

26908 Ridgebrook Drive, Wesley Chapel, FL 33544

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FOR SALE

- MAJOR PRICE REDUCTION, ACT QUICKLY
- Free Standing, High End Professional Office Building
- Cypress Ridge Professional Center, Wesley Chapel, FL
- 3,000 +/- SF Building, .07 Acres, Zoned MPUD
- Upscale Open Space, Former Fitness Studio, Easily Converted
- Just Off SR56 & Cypress Ridge Blvd, 76,000 AADT on SR56
- Well-maintained and Landscaped - Excellent Curb Appeal
- Built in 2018, List Price \$949,000

For Information Contact:

KIM LOHRY
Senior Director
klohry@bhhsflpg.com
727-488-5421

DAVE RABON
Senior Director
drabon@bhhsflpg.com
813-951-3190

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High end professional office building in the Cypress Ridge Professional Center in Wesley Chapel, FL 33544. Built in 2018, this free-standing office building is available for purchase. Formerly used as an upscale fitness studio, easily converted for multiple uses. This well-maintained 3,000 SF building is easily accessed from I-75 and SR56 with 76,000 AADT on SR56. The property is fully landscaped on a .07 Acre lot, located in a very successful office park with MPUD zoning.

The building layout features an open floorplan with versatility for conversion to two separate spaces and/or medical office use. There are 2 restrooms and 2+ private offices with a door and/or window. The majority of the space is presently designed as a fitness studio.



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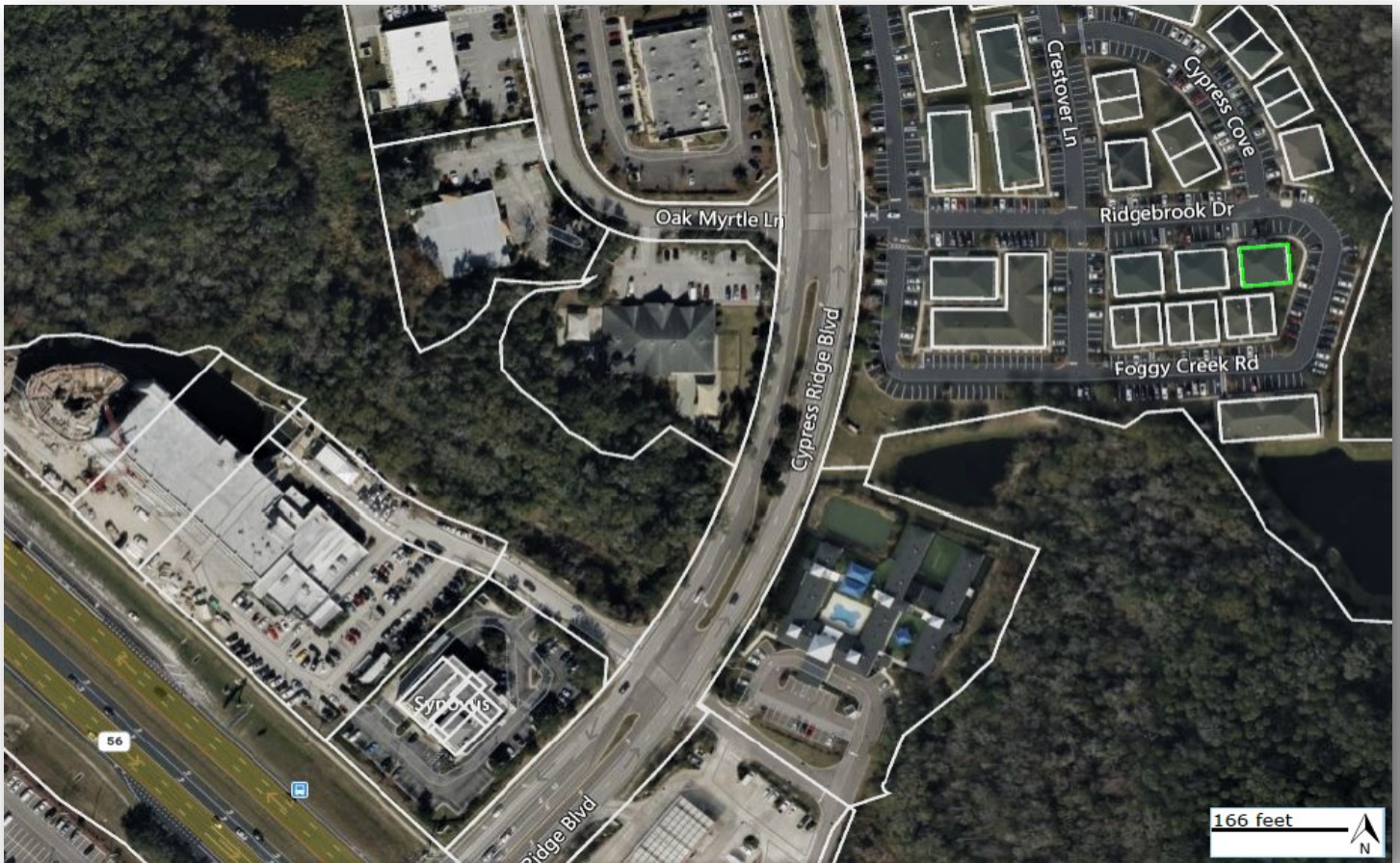
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AREA DEMOGRAPHICS (5 MILE RADIUS)

KEY FACTS

135,187

Population

37.3

Median Age

47,780

Households

\$75,112

Median Disposable Income

ANNUAL HOUSEHOLD SPENDING



\$2,563

Apparel & Services



\$209

Computers & Hardware



\$4,614

Eating Out



\$6,386

Groceries



\$7,358

Health Care

INCOME



\$92,313

Median Household Income



\$39,678

Per Capita Income



\$228,140

Median Net Worth

EMPLOYMENT



80%

White Collar



11%
Blue Collar



9%

Services

3.2%

Unemployment Rate