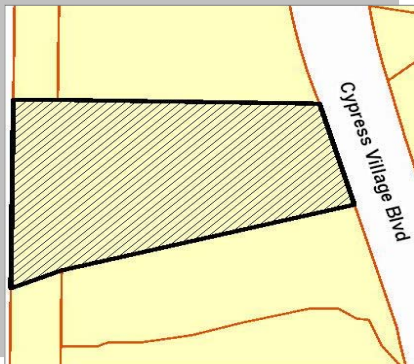


# LEASE OPTION AVAILABLE: 1,500 SF OFFICE CONDO :: RUSKIN, FL

## 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: \$250,000/**

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



*Locally Owned,  
Globally Recognized*



401 E. Palm Avenue ❖ Tampa, FL 33602 ❖ [www.FloridaCommercialGroup.com](http://www.FloridaCommercialGroup.com)

**Sales • Investments • Leasing • Property Management**

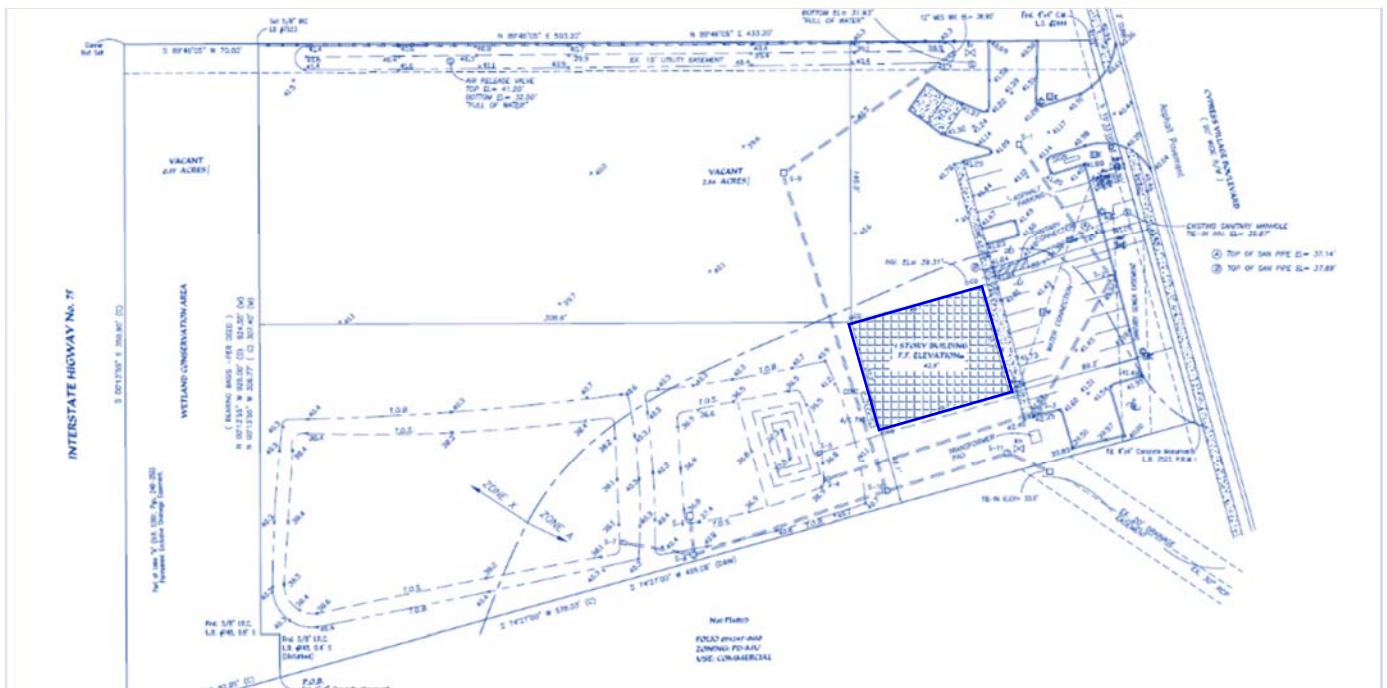


**Each Office Individually Owned and Operated**

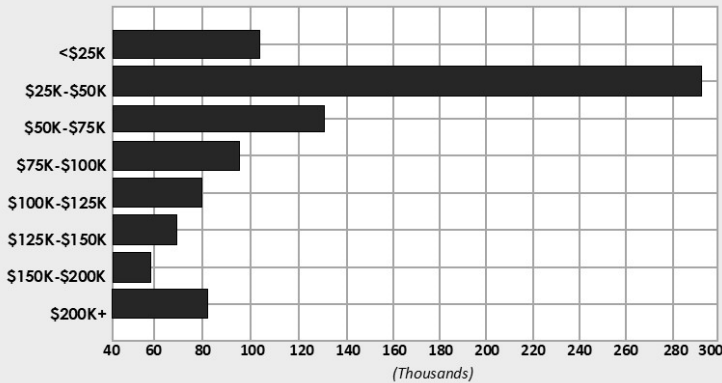
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# LISTING DEMOGRAPHICS & SURVEY



HOUSEHOLDS BY INCOME/ ± MILE RADIUS



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

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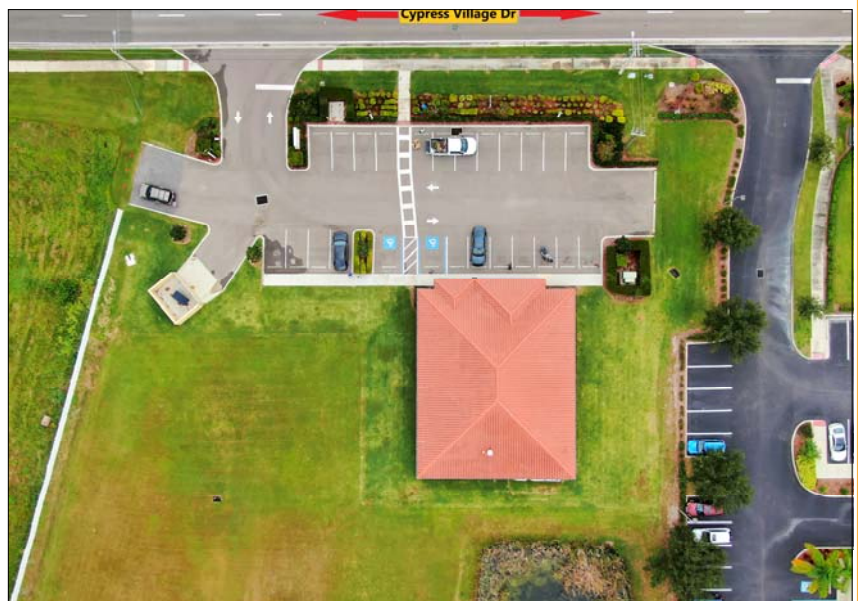
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# COMMERCIAL INVESTMENT HIGHLIGHTS

## COMMERCIAL INVESTMENT HIGHLIGHTS

- 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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