

# South Bay Plaza

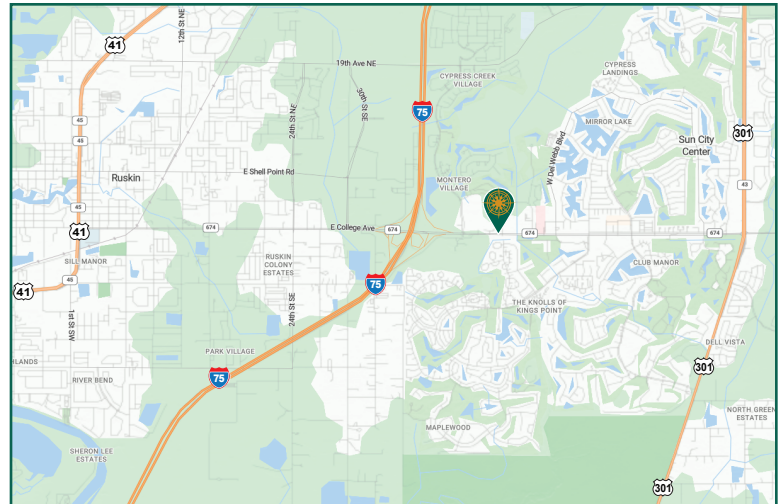
769 Cortaro Drive, Sun City Center, FL 33573

FOR LEASE



## PROPERTY HIGHLIGHTS

- Size of Center: 75,100 SF
- Parking: 376 spaces (4.38/1,000 SF)
- South Bay Plaza is located at the intersection of Sun City Center Blvd (SR 674) and Cortaro Drive within close proximity to I-75
- Sun City Center is home to over 19,000 retirees, as well as 20,000 workers that service the population
- Located a half-mile from HCA South Shore Hospital, a recently expanded and renovated 112 bed hospital
- Join DaVita Dialysis, Optum, American Clinical Solutions, Batteries Plus Bulbs, and Keke's Breakfast Cafe
- Over 10,000 homes in a 6-mile trade area
- Traffic Counts (AADT): Sun City Center Blvd 43,500



## DEMOGRAPHICS (EST. 2024) 1 MILE 3 MILES 5 MILES

	1 MILE	3 MILES	5 MILES
<b>Population</b>	13,956	59,951	251,121
<b>Households</b>	4,089	23,044	47,556
<b>Avg. HH Income</b>	\$63,342	\$94,873	\$115,350
<b>Median Age</b>	73.2	54.3	45.9



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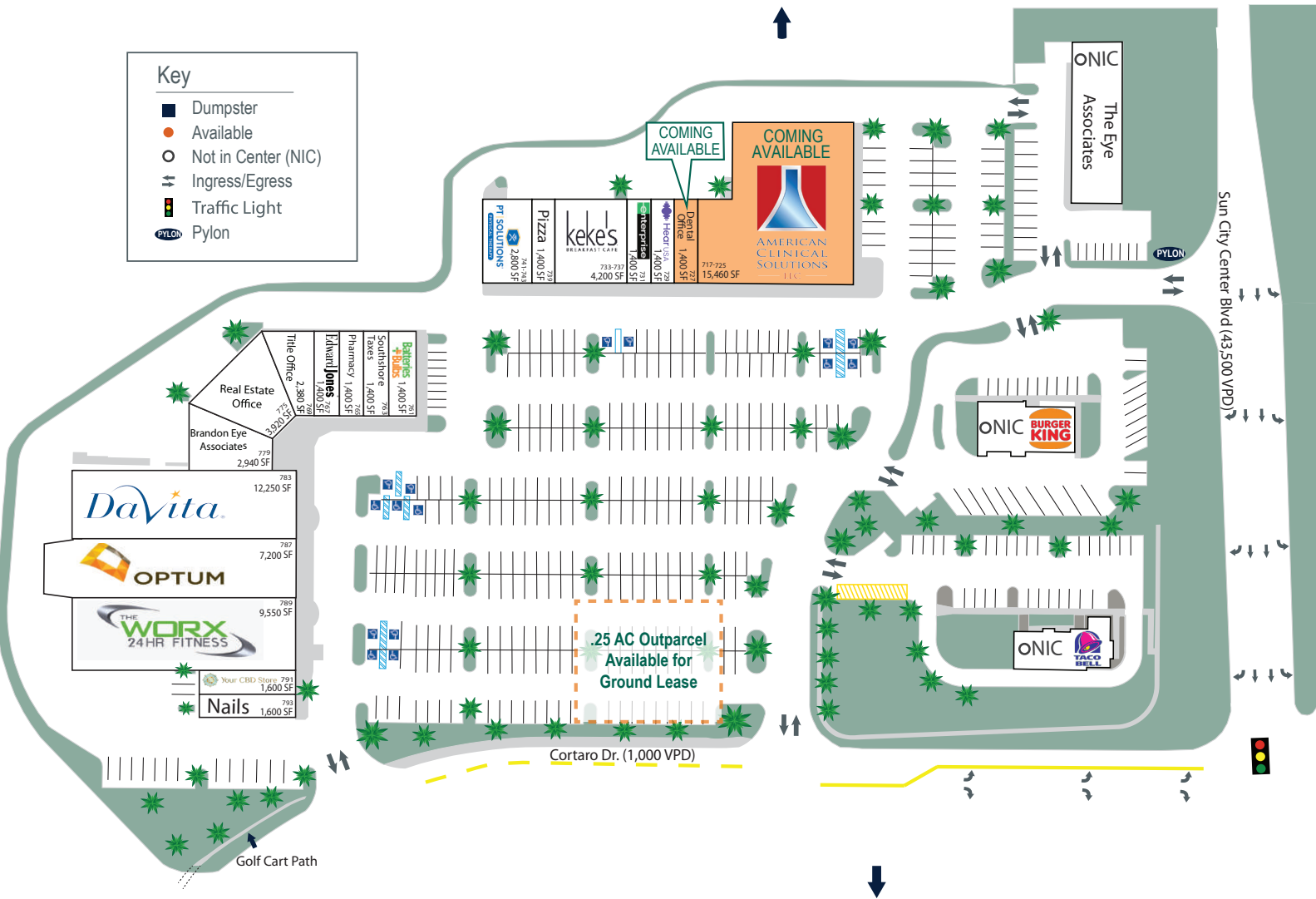
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**Key**

- Dumpster
- Available
- Not in Center (NIC)
- Ingress/Egress
- Traffic Light
- Pylon



SUITE	TENANT	SF
793	Excell Nails	1,600
791	Your CBD Store	1,600
789	The Worx 24 Hr Fitness	9,550
787	Optum	7,200
783	DaVita	12,250
779	Brandon Eye Associates	2,940
775	Real Estate Office	3,920
769	Title Office	2,380
767	Edward Jones	1,400
765	Pharmacy	1,400

SUITE	TENANT	SF
763	Southshore Taxes	7,840
761	Batteries + Bulbs	1,400
741-743	PT Solutions	2,800
739	Pizza	1,400
733-737	Keke's Breakfast Café	4,200
731	Enterprise	1,400
729	Hear USA	1,400
727	Dental Office COMING AVAILABLE	1,400
717-725	American Clinical Solutions COMING AVAILABLE	15,460