

South Bay Plaza

717-793 Cortaro Drive, Sun City Center, FL 33573 | Hillsborough County

For Leasing info:
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Unique Attributes

- South Bay Plaza is located at the intersection of Sun City Center Blvd (SR 674) and Cortaro Drive in 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.
- South Bay Hospital, a recently expanded and renovated 112 bed hospital is near the center.
- Join DaVita Dialysis, Optum, American Clinical Solutions, Batteries Plus Bulbs, and Enterprise.
- Over 10,000 homes in a 6-mile trade area from the shopping center.

Estimated 2021 Demographics

	1 MILE	2 MILES	3 MILES
2021 Estimated Total Population	5,718	43,932	101,043
Est. Population Growth 2021-2026	0.5%	3.4%	4.2%
Average Household Income	\$51,079	\$63,006	\$76,196
Daytime Population	7,909	33,261	57,859
Average Age	73.4	54.0	45.2

Size of Center	75,100 SF
Daily Traffic Count	40,000 at intersection
Parking	376 spaces (4.38/1000)

Area Map





Key

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

South Bay Hospital
Caring for You



	717-725	15,460 SF
Dental Center	727	1,400 SF
HearUSA	729	1,400 SF
Enterprise	731	1,400 SF
keke's BREAKFAST CAFE	733-737	4,200 SF
Pizza	739	1,400 SF
PT SOLUTIONS	741-743	2,800 SF

Batteries + Bubs	761	1,400 SF
Taxes	763	1,400 SF
Pharmacy	765	1,400 SF
Total Home Care	767	1,400 SF
Title Office	769	2,380 SF
Real Estate Office	771	2,380 SF
Brandon Eye Associates	779	2,380 SF

OPTUM	783-787	19,500 SF
THE WORX 24HR FITNESS	789	9,500 SF
Nails	791	1,600 SF
	793	1,600 SF