

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, Enterprise, The Works 24HR Fitness, and KeKe's Breakfast Cafe.
- Out parcel opportunity available.

Estimated 2021 Demographics

	1 MILE	3 MILES	5 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

ONIC The Eye Associates

ONIC Burger King

ONIC

717-725
15,460 SF

AMERICAN CLINICAL SOLUTIONS LLC

Dental Center	727	1,400 SF
HearUSA	729	1,400 SF
enterprise	731	1,400 SF
Pizza	733-737	4,200 SF
PT SOLUTIONS	741-743	2,800 SF

Batteries + Bubs	761	1,400 SF
Taxes	763	1,400 SF
Pharmacy	765	1,400 SF
Available	767	1,400 SF
Title Office	769	2,380 SF

Real Estate Office

Brandon Eye Associates 779 2,980 SF

OPTUM 783-785 17,250 SF

THE WORX 24HR FITNESS 789 9,550 SF

Nails 791 1,600 SF



Sun City Center Blvd 40,000 VPD

Cortaro Dr

Golf Cart Path