

**Downtown Sarasota-Main Street**

# RETAIL SPACE FOR LEASE



**Address** 1310 Main Street, Sarasota, Florida, 34236

**Rentable Area** 1,100 sq. ft. (+/-)

**Zoning** DTB - Downtown Bayfront (City of Sarasota)

**Use** Retail/Gallery/Office

**Construction** Built in 1951. Very good condition.

**Parking** On street

**Lease Price** \$26 per sq ft triple net  
3% annual increase

**Security Deposit** One months base rent

**Term** 3 years

**Tenant Expenses**

**Note - Tenant  
pays utilities  
& trash  
separately.**

<b>Monthly Base Rent</b>	\$2,383.33
<b>R/E Taxes</b>	\$ 312.09
<b>Insurance</b>	\$ 125.00
<b>Sub-Total</b>	<u>\$2,820.42</u>
<b>6.8% Sales Tax</b>	\$ <u>191.79</u>
<b>Total Monthly Payment</b>	\$3,012.21

**June 1—June 30  
No Showings between  
11am—3pm daily**

*Harshman & Company, Inc. is the exclusive leasing agent for the Owner*

**Harshman & Company, Inc.**  
**COMMERCIAL REAL ESTATE BROKER**

**Contact:**

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