

**South Tamiami Trail**

**Now Available  
For Lease  
Excellent  
Retail Building**



**Address** 4625 S Tamiami Trail, Sarasota, FL 34231  
**Unit Sizes** 7,632 RSF building  
**Zoning** CG - Commercial, General  
**Parking** 20+ parking spaces in private lot  
**Price** \$16 per sq ft NNN  
**Term** 3 years minimum  
**Uses** Home Furnishing, Appliances, Electronics or Office  
**Traffic Count** 45,000 AADT  
**Annual Increase** 3.5% or CPI whichever is greater  
**Security Deposit** Two months rent

**Estimated Rent & Expenses**

\$10,176.00	Per month base rent
\$ 2,862.00	CAM (Estimated)
\$13,038.00	Total monthly rent w/o sales tax

**Tenant pays separately: electric, janitorial, water/sewer/trash/recycling, HVAC maintenance/repair, landscape maintenance & light bulb replacement.**

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



**Contact:**

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