

South Tamiami Trail

**For Lease
Retail/Office
Do not disturb
Tenant**



Address 4625 S Tamiami Trail, Unit 5, Sarasota, FL 34231
Unit Sizes 1,526 sq ft available of 7,632 RSF building
Total 7,632 RSF building will be available July 1, 2023
Zoning CG - Commercial, General
Parking 20+ shared parking spaces in private lot
Price \$26 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

\$3,306.33	Base Rent monthly
\$ 720.00	CAM monthly
\$4,026.33	Total monthly rent w/o sales tax

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

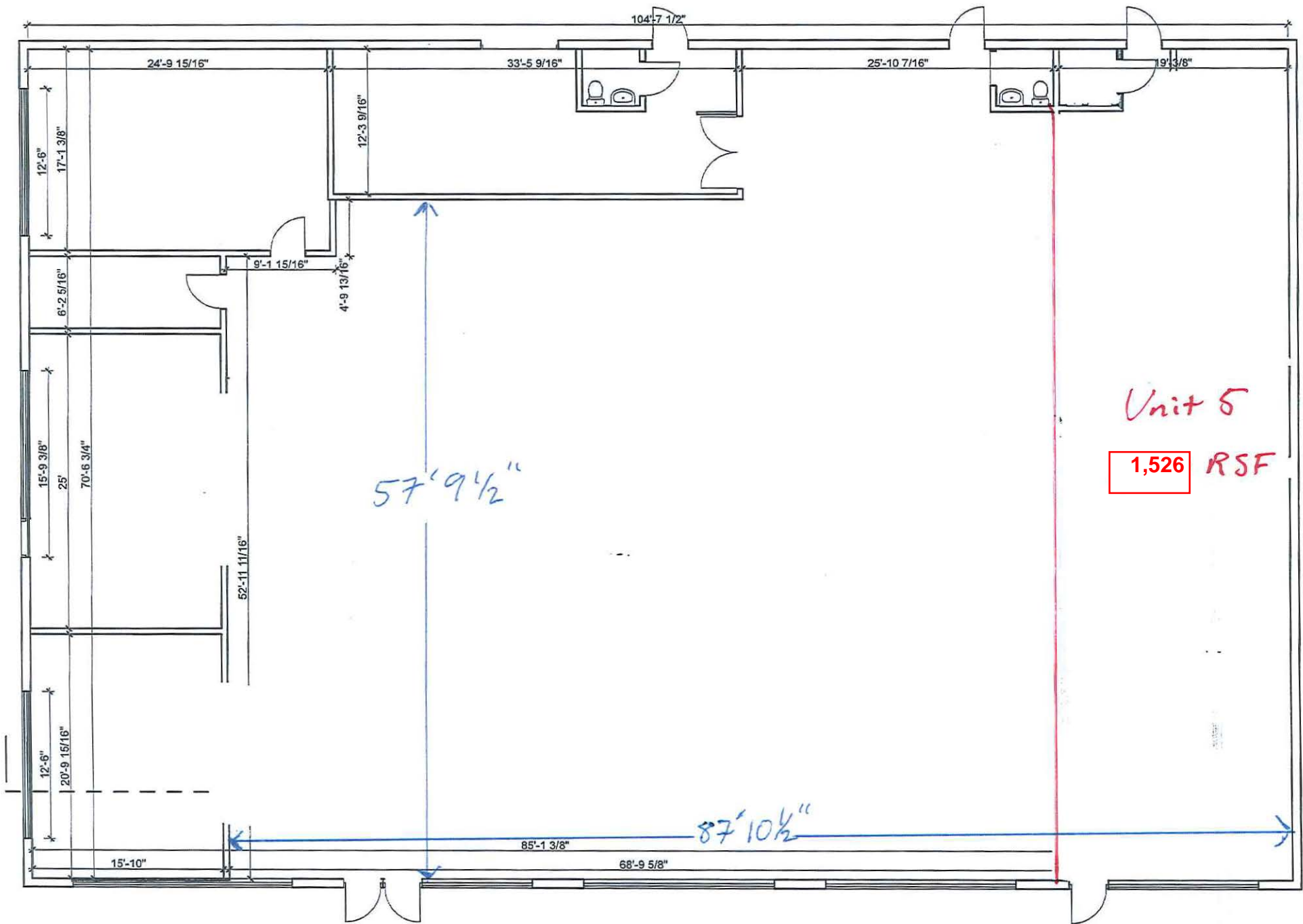
Harshman & Company, Inc. is the exclusive leasing agent for the Owner



Contact:

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TOTAL - 7,632 sq ft interior