



KLEIN & HEUCHAN, INC
REALTORS

Commercial/Investment/Real Estate Services

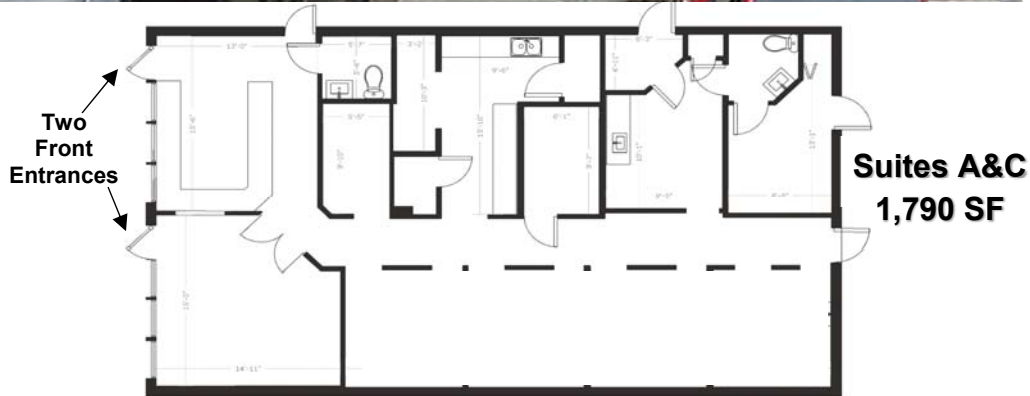
LO-1227

MEDICAL / DENTAL / URGENT CARE SUITES

OAKS PLAZA

SOUTH US 41, SARASOTA

FOR LEASE



8620 S TAMIAMI TRAIL
SUITES (A&C)
SARASOTA, FL 34231

- PRIME MEDICAL SPACE
- FULL BUILD-OUT, MOVE-IN READY!
- EXCELLENT SOUTH US 41 LOCATION
- EASY ACCESS FROM LIGHTED CORNER
- PLAZA ANCHORED BY A BUSY RESTAURANT
- **LEASE RATE: \$24.00/SF NNN + SALES TAX**



1744 N. Belcher Rd., Clearwater, FL 33765 ■ Telephone 727-441-1951 ■ Fax 727-449-1724

www.kleinandheuchan.com



Revised: 7/18/24

PROPERTY OVERVIEW

LO-1227

ADDRESS: 8620 S Tamiami Trail (Suites A&C)
Sarasota, FL 34231

LOCATION: on South US Hwy 41 at the South West corner of US Hwy 41 and Central Sarasota Parkway

LAND AREA: 1.73 acres

ZONING: CG – Commercial General (Sarasota County)

DIMENSIONS: Irregular

LAND USE: COM – Commercial Center

FLOOD ZONE: X – 500 (no flood insurance required)

IMPROVEMENTS: 15,522 SF

LEGAL DESCRIPTION: Lengthy (in listing folder)

YEAR BUILT: 1992

UTILITIES: Electric (FP&L)

Water & Sewer (Sarasota County)

PARKING: 82 spaces

PRESENT USE: Medical / Dental / Urgent Care

TAXES: \$32,990 (2023)

LEASE RATE: \$24.00/SF NNN + Sales Tax

PARCEL ID #: 0132-04-0053

TRAFFIC COUNT: 42,500 VPD (South Tamiami Trail)

NOTES: Excellent, fully-built-out Medical / Dental/Urgent Care suite in Sarasota, directly on US 41! Easy access from lighted intersection and from US 41! Medical space in Sarasota is hard to find. You'll be up and running quickly! Professional office is an option. Call now! Don Wallace - (941) 780-5030 Klein & Heuchan, Inc. Realtors

KEY HOOK #: 34

ASSOCIATE: Don Wallace / Cell (941) 780-5030

K&H SIGNAGE: 3 x 4

LISTING CODE: LO-1227-3-26

SHOWING INFORMATION: Call listing associate to schedule a showing.

LEASING INFORMATION

PROJECT SIZE: 15,522 SF

SPACE AVAILABLE: Suites A&C – 1,790 SF

MONTHLY RENT: \$4,624/Mo., including CAM
+ Sales Tax

OCCUPANCY: Immediate

ESCALATION: 3%

OTHER CHARGES

LESSOR

LESSEE

Real Estate Taxes

CAM

Insurance

CAM

Insurance: Personal Property & Liability

X

Trash

CAM

Exterior Maintenance

CAM

Interior Maintenance

X

Water

CAM

Management

CAM

Electric

X

CAM: \$7.00/SF

MINIMUM TERM: 3 years

SIGNAGE: Pylon & Marquee