



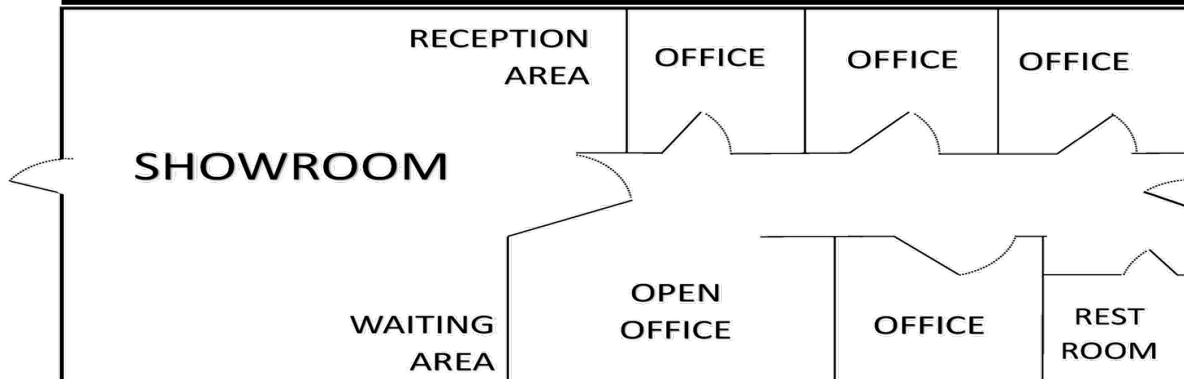
**KLEIN & HEUCHAN, INC**  
**REALTORS**

Commercial/Investment/Real Estate Services

LO-1227

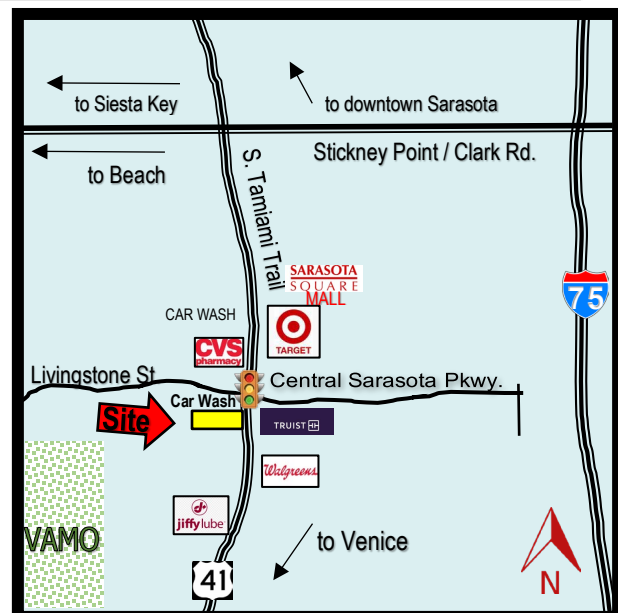
## RETAIL / PROFESSIONAL OFFICE SUITE

**OAKS PLAZA**  
**SOUTH US 41, SARASOTA**  
**FOR LEASE**



**8620 S TAMIAMII TRAIL**  
**SUITE J**  
**SARASOTA, FL 34231**

- ONE PRIME 1,200 SF SUITE AVAILABLE
- FULL BUILD-OUT, MOVE-IN READY!
- EXCELLENT SOUTH US 41 LOCATION
- EASY ACCESS FROM LIGHTED CORNER
- PLAZA ANCHORED BY A BUSY RESTAURANT
- **LEASE RATE: \$23.00/SF NNN**



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

[www.kleinandheuchan.com](http://www.kleinandheuchan.com)



Revised: 9/2/25

## PROPERTY OVERVIEW

LO-1227

**ADDRESS:** 8620 S Tamiami Trail Suite J  
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

**DIMENSIONS:** Irregular

**ZONING:** CG – Commercial General (Sarasota County)

**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)

**PARKING:** 82 spaces

Water & Sewer (Sarasota County)

**PRESENT USE:** Retail Shopping Plaza anchored by Restaurant

**TAXES:** \$37,562 (2024)

**LEASE RATE:** \$23.00/SF NNN

**PARCEL ID #:** 0132-04-0053

**TRAFFIC COUNT:** 45,500 VPD (South Tamiami Trail)

**NOTES:** One prime 1,200 SF space available in an excellent South Sarasota Plaza on US-41! Fully built-out, recently created, and never before available. Just feet from busy landmark restaurant, The Italian Grill. Your customers will enjoy easy all-directions access from the lighted intersection of US-41 and Central Sarasota Parkway. Tomorrow may be too late to get this outstanding suite, so call now! Don Wallace (941) 780-5030.

**KEY HOOK #:** T.B.D.

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

**K&H SIGNAGE:** N/A

**LISTING CODE:** LO-1227-3-26

**SHOWING INFORMATION:** Call listing associate to schedule a showing.

## LEASING INFORMATION

**PROJECT SIZE:** 15,522 SF

**SPACE AVAILABLE:** Suite J – 1,200 SF

**MONTHLY RENT:** \$3,000 per month including CAM

**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