

FOR LEASE / SARASOTA, FLORIDA

PRIME US-41 FRONTAGE

2,000-4,300 SF

AVAILABLE + DIVISIBLE

4441 S. Tamiami Trail

8,170 SF total building

BUILDOUT FLEXIBILITY

LANDLORD-ASSISTED +
TURNKEY DELIVERY OPTIONS

LEASE INCENTIVE

ONE MONTH FREE BASE RENT

For qualified tenants*

8,170 SF

TOTAL BUILDING

2,000-4,300

AVAILABLE + DIVISIBLE

APPROX. 50K

VEHICLES PER DAY



CURRENT SHOWROOM CONFIGURATION - SPACE MAY BE RECONFIGURED FOR QUALIFIED TENANTS

David Deakin | 941-786-6123

THE OPPORTUNITY

SPACE

2,000-4,300 SF

AVAILABLE + DIVISIBLE

- Prime frontage directly on South Tamiami Trail
- Approx. 50,000 vehicles per day
- National-brand co-tenant and customer parking



BEST SUITED FOR

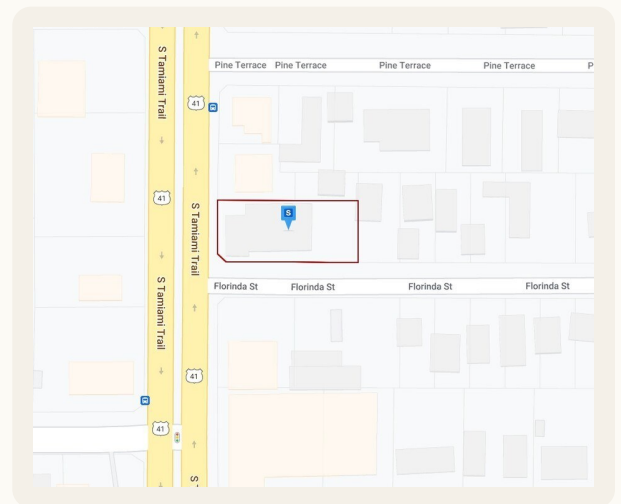
HEALTH + BEAUTY

WELLNESS + FITNESS

MEDICAL + THERAPY

SHOWROOM + RETAIL

PROFESSIONAL SERVICES



LOCATION

Between Bee Ridge and Proctor, with convenient access to Siesta Key and surrounding Sarasota communities.

BUILDOUT FLEXIBILITY

BUILDOUT, YOUR WAY.

Choose the delivery structure that fits your business: landlord-assisted construction, coordinated buildout, or turnkey completion for qualified tenants.

SPACE PLANNING / BUILDOUT SUPPORT / TURNKEY DELIVERY

LEASE INCENTIVE

ONE MONTH FREE BASE RENT

Qualified tenants / approved multi-year lease*

DAVID DEAKIN

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