



Riverside Realty Services

FOR LEASE OFFICE AND RETAIL

ASKING **\$16.00/SF**

**SUNNYDALE PLAZA
3596 TAMIAMI TRAIL
PORT CHARLOTTE, FL 33952**

Available Units

 866 sq ft RETAIL  1835 sq ft RETAIL  900 sq ft OFFICE  1505 sq ft OFFICE  2258 sq ft OFFICE

- Sunnydell Plaza is a landmark in the Port Charlotte commercial market. This property has served the community well and has undergone a major remodeling to offer new commercial space to serve the market for years to come.
- High traffic count location on Tamiami Trail (US 41).
- Each unit contains a restroom, flooring, and ceiling.
- The site's prime location and strong visibility make it an ideal candidate for boutique, retail, office or mixed-use space.
- Triple Net Lease with \$6.00/sqft CAM.

CONTACT US

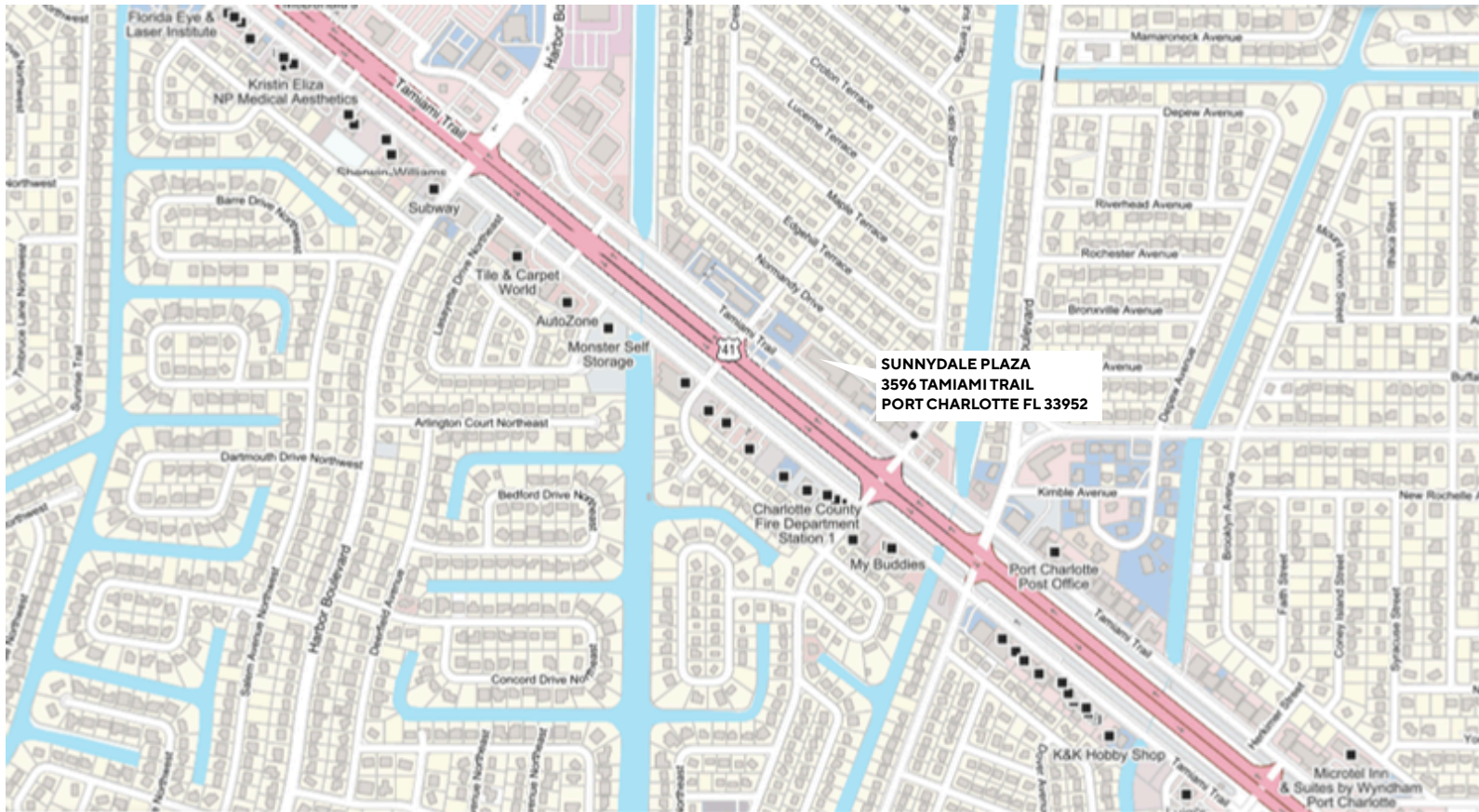
> STEVE GANT, CCIM, MAI
941-628-2625
STEVE@RIVERSIDE-SERVICES.COM

> TRISTAN WINFREY
863-884-3322
TRISTIAN@RIVERSIDE-SERVICES.COM

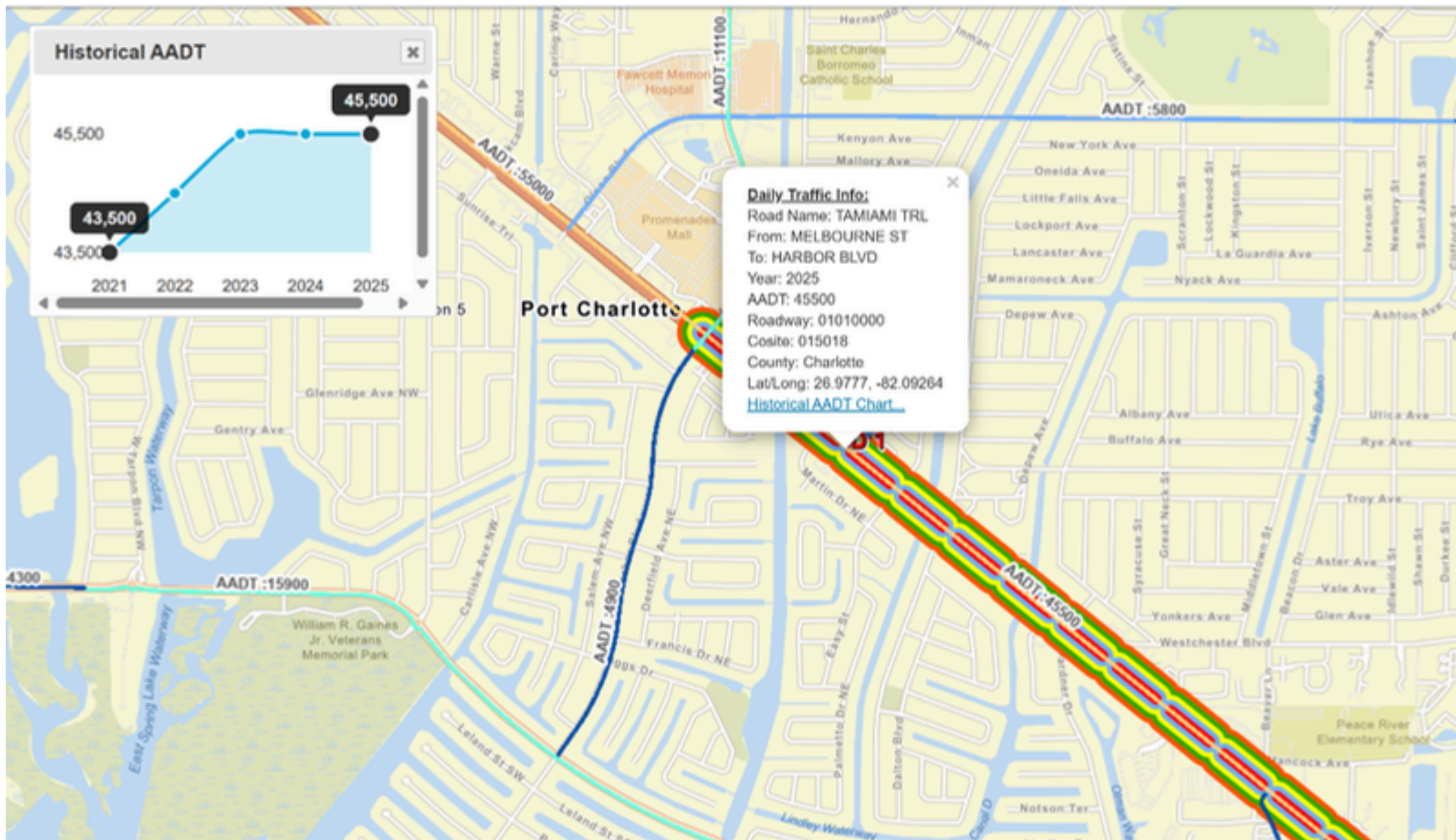
**12653 SW COUNTY ROAD 769, SUITE A
LAKE SUZY, FL 34269**

WWW.RIVERSIDEREALTY SERVICES.COM

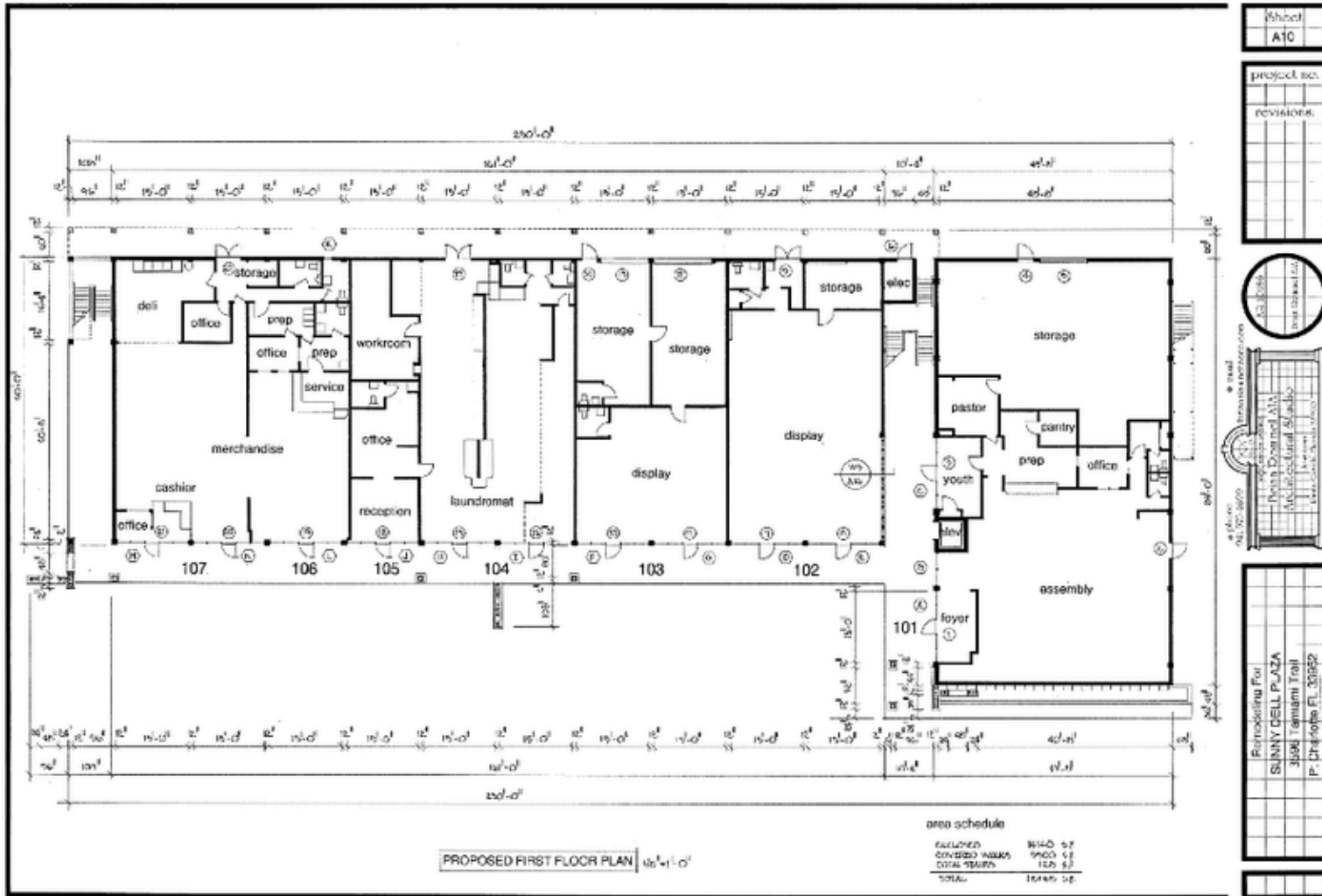
Location Map and Aerial



FDOT Traffic Counts US 41

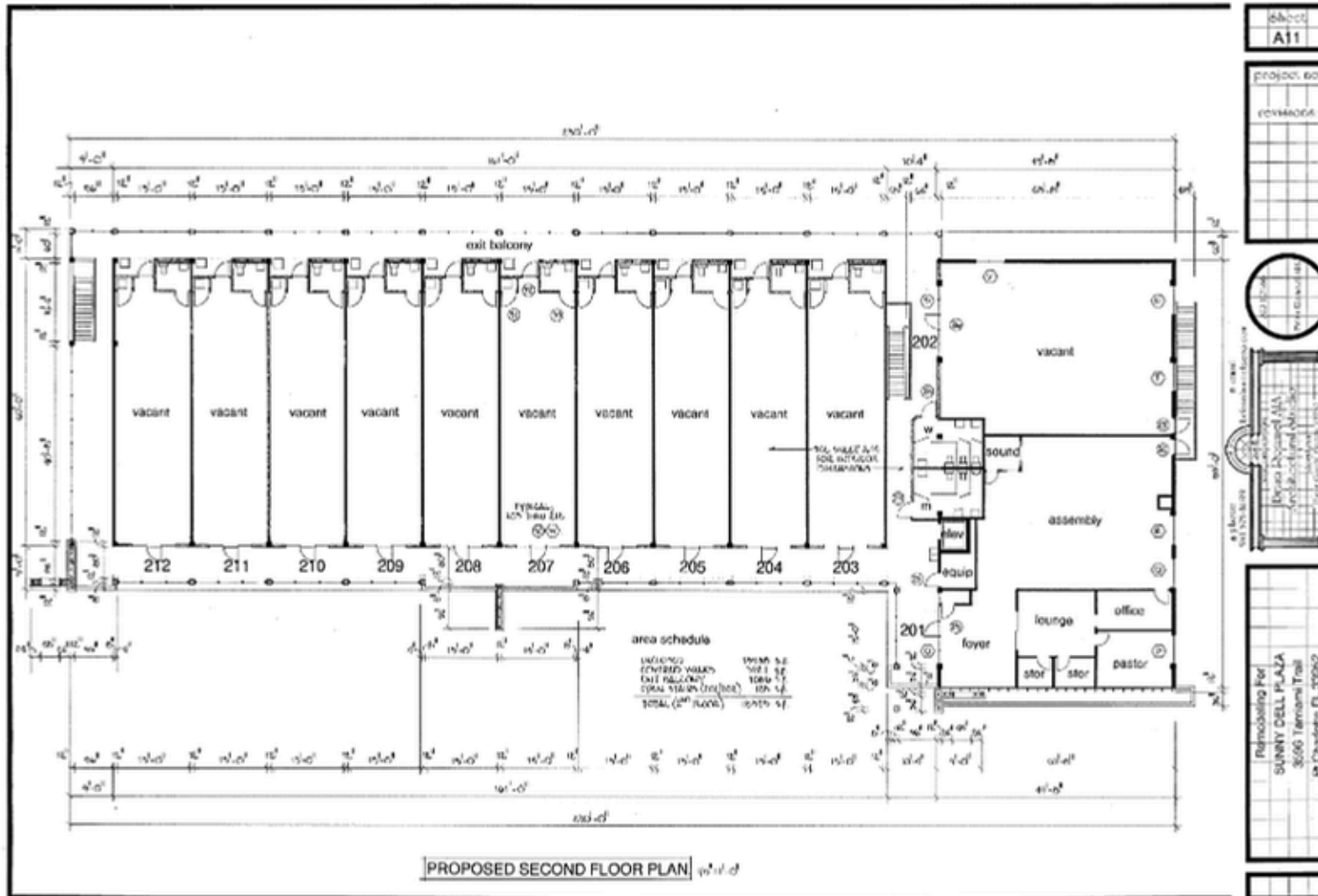


First Floor Layout



Sunnydell Plaza	
<u>First Floor</u>	<u>Size (SF)</u>
101	4,176
102	1,835
103 Storefront	866
104	1,827
105-107	TBD
<u>Second Floor</u>	<u>Size (SF)</u>
201	2,258
202	1,505
203	903
204	903
205	903
206	903
207	903
208	903
209	903
210	903
211	903
<u>212</u>	903

Second Floor Layout



Sunnydell Plaza

First Floor

	Size (SF)
101	4,176
102	1,835
103 Storefront	866
104	1,827
105-107	TBD

Second Floor

	Size (SF)
201	2,258
202	1,505
203	903
204	903
205	903
206	903
207	903
208	903
209	903
210	903
211	903
212	903

Site Plan

sunny dell Plaza

