








Riverside Realty Services

FOR LEASE
OFFICE AND RETAIL

ASKING **\$18.00/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



STEVEN GANT, CCIM, MAI

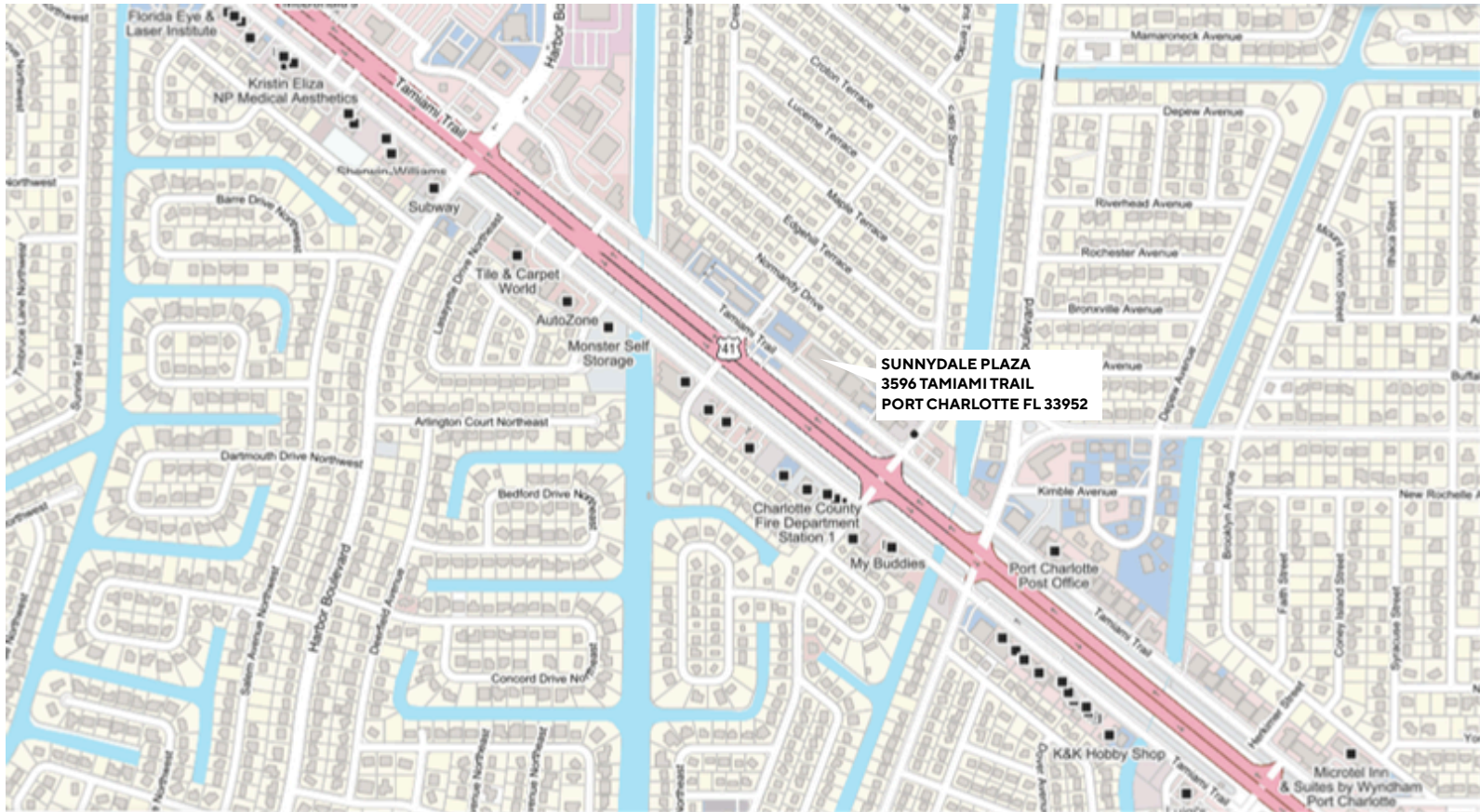
941-628-2625

STEVE@RIVERSIDE-SERVICES.COM

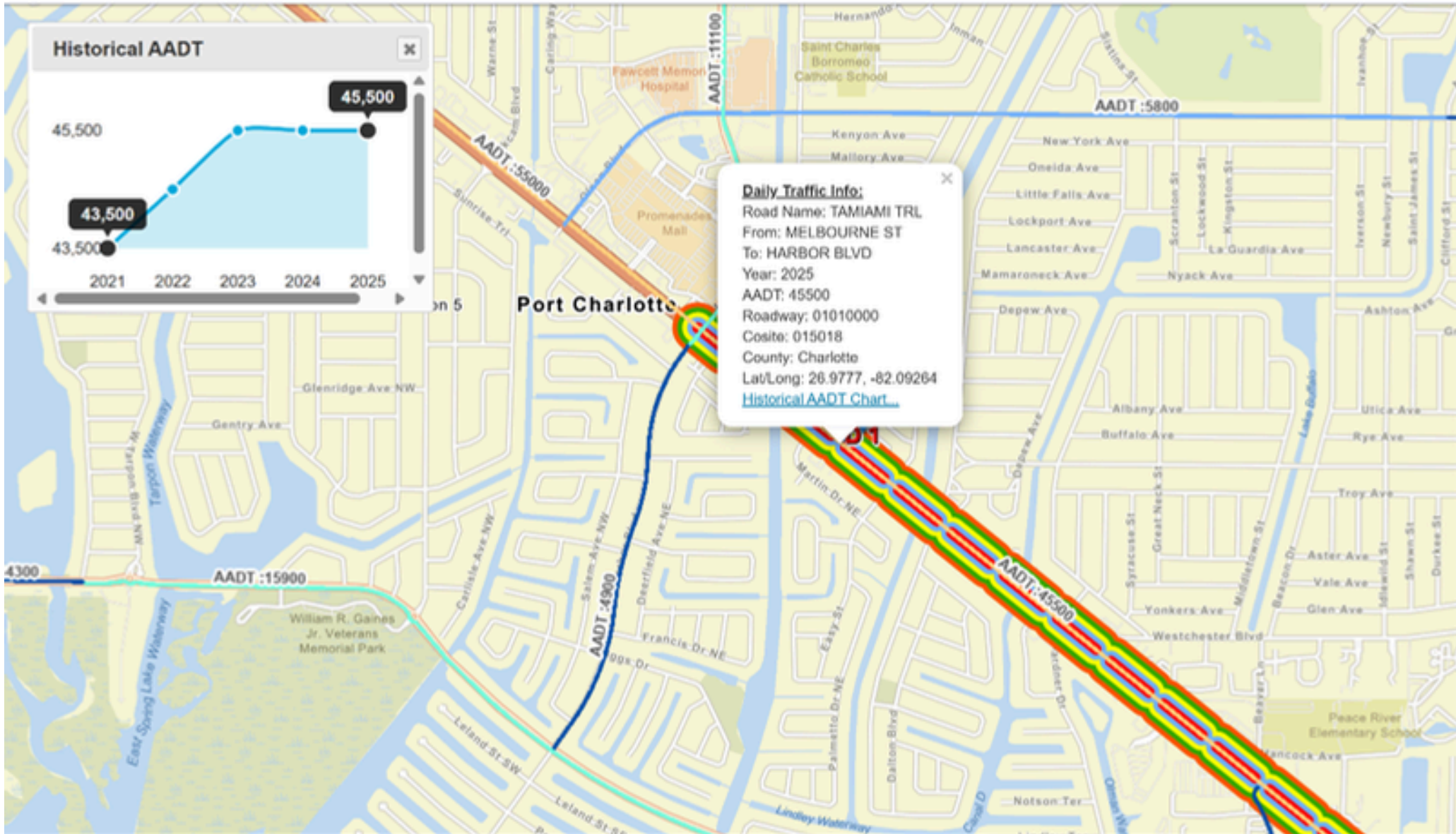
12653 SW COUNTY ROAD 769, SUITE A
LAKE SUZY, FL 34269

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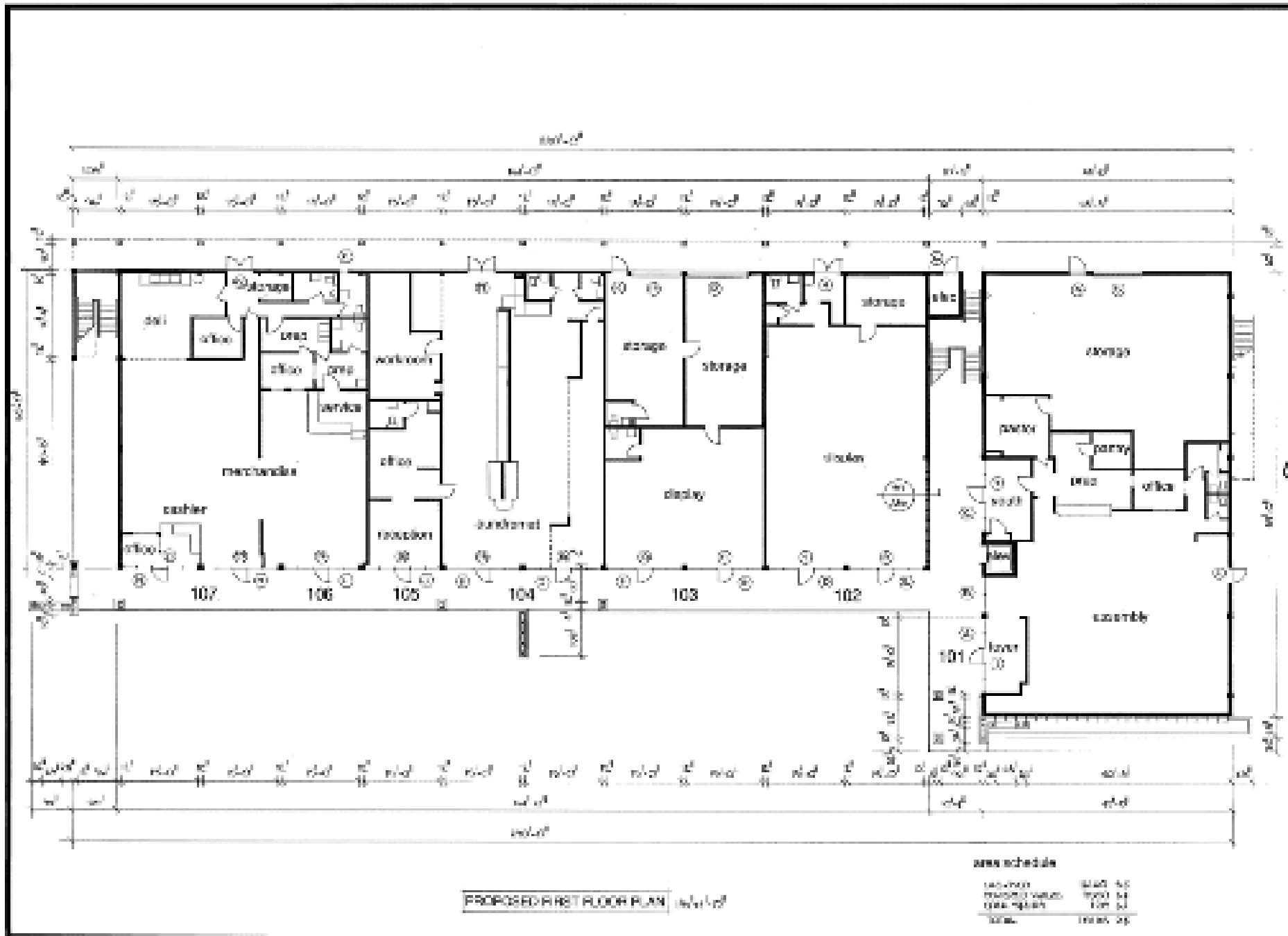
Location Map and Aerial



FDOT Traffic Counts US 41

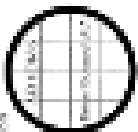


First Floor Layout



sheet	A-1
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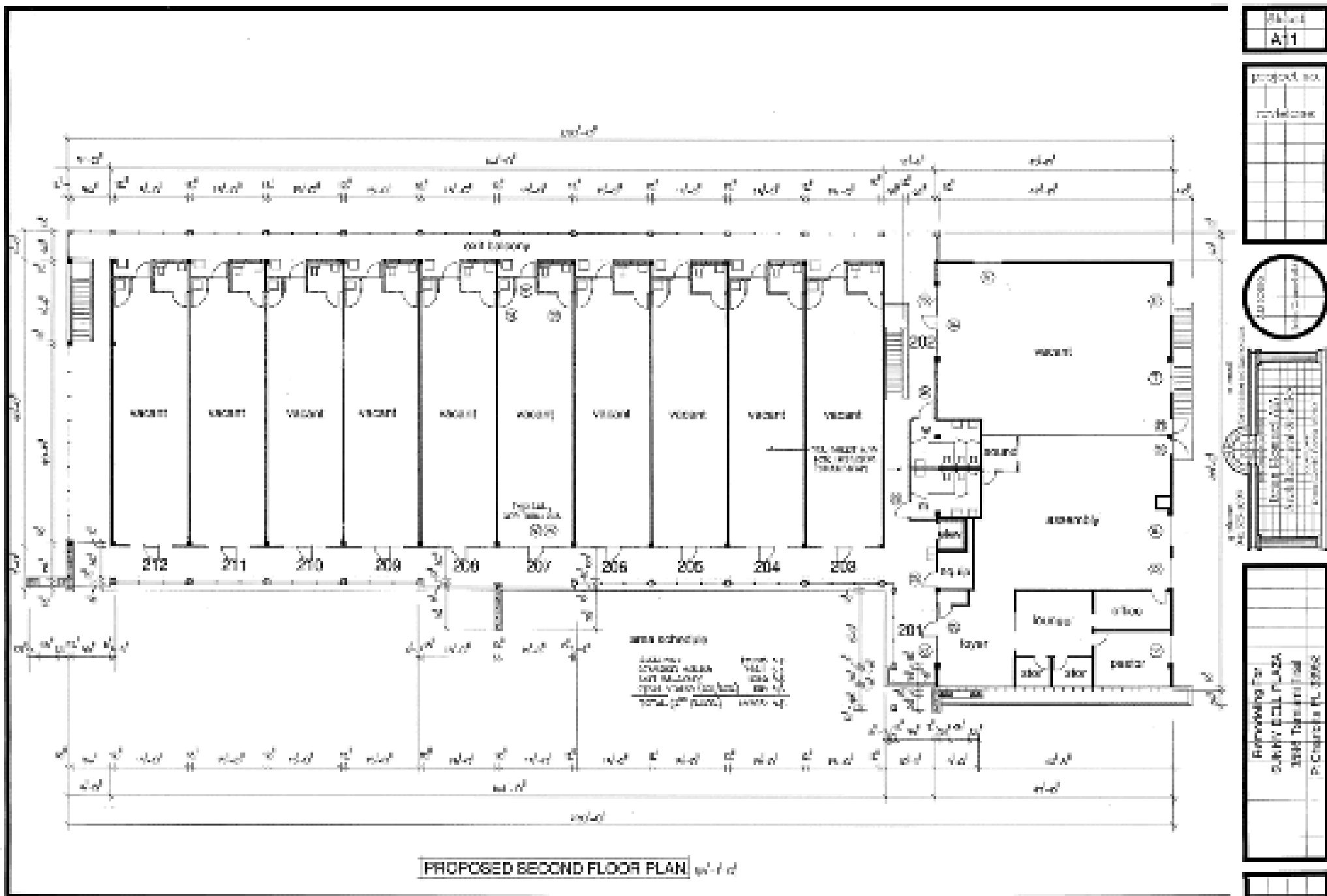
project no.	
contractor	



Prepared by:	
Checked by:	
Date:	



Second Floor Layout



Site Plan

sunny dell Plaza

