


Here are the details of the available unit at 1048 South Military Trail:

 Prime Location

High-visibility corner location with strong foot and vehicle traffic

 Space Details

Size: 1,600 sq. ft.

Zoning: Commercial – suitable for most business types

 Interior Features

Open floor plan offering layout flexibility

Floor-to-ceiling glass windows for natural light and displays

Prominent signage opportunities

HVAC system (Brand New) installed and fully operational

 Utilities & Infrastructure

Central HVAC and electrical systems


High-speed internet ready

Water and sewer connections available

Inground grease trap

Natural gas available

Water included with rent

 Accessibility

Handicap-accessible entrances

Convenient access from major roads and highways

 Exterior Features

Prominent signage opportunities with pylon sign

Modern architectural design

walkways for customer convenience

### Surrounding Environment

Free standing building with street front.

Close to anchor tenants, dining options, and residential neighborhoods

Strong daytime population with synergistic retail environment

### Leasing Terms

Flexible lease options (5- or 10-year terms)

Competitive rental rate: \$5,920/month (includes base rent, property taxes, property insurance, common area maintenance, garbage collection, and water)


Credit and criminal background checks required (\$55 fee)

Completed and signed lease application form, email address, copy of Florida driver's license, and copy of Social Security card required

Please let me know if you would like to schedule a tour or need any additional information. I'd be happy to assist.

Best regards,

Dr. Arun Iyampillai

 561-531-2315