

\$530,888 - N/A, NORTH PORT

MLS® #C7511972

\$530,888

Bedroom, Bathroom, 20,380 sqft
Commercial Lease on 2.76 Acres

N/A, NORTH PORT, FL

Prime leasing opportunity in a mixed-use building located at the high-traffic corner of Tamiami Trail (US 41) and Pan American Blvd in North Port, FL. Zoned AC-1

(Mediterranean), this property allows a wide range of uses including medical, office, retail, restaurant, professional services, schools, nonprofits, and more. Available spaces include Suites 102 & 103 on the first floor (each 1,893 SF or combined 3,786 SF), plus Suites 205 (1,348 SF), 209 (495 SF), and 210 (664 SF). Base rent is \$20/SF plus \$6/SF CAM.

Featuring signage availability, and flexible build-out options, this state-of-the-art building offers exceptional visibility and functionality in a rapidly growing area. First, last, and security deposit required.



Built in 2007

Essential Information

MLS® #	C7511972
Sold Price	\$530,888
Listing Price	\$530,888
Square Footage	20,380
Acres	2.76
Year Built	2007
Type	Commercial Lease
Sub-Type	Mixed Use
Status	Leased

Community Information

Address	N/A
Area	North Port/Venice
Subdivision	N/A
City	NORTH PORT
County	Sarasota
State	FL
Zip Code	34287-3425

Amenities

Parking	Over 30 Spaces
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Interior

Cooling	Central Air
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Exterior

Roof	Tile
Foundation	Slab

Additional Information

Date Listed	July 13th, 2025
Days on Market	78
Zoning	PCD

Listing Details

Listing Office	MICHAEL SAUNDERS & COMPANY
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