



PERIWINKLE PLACE @ 2605 TAMAMI TRAIL



~We are pleased to present this information packet to you as a reference to our discussion about the space for lease. Please feel free to contact us with any questions you may have concerning the space and terms we have discussed. We look forward to doing business with you.

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- ◆ Stephanie@tromblemc.com
- ◆ Stephanie Tromble – Owner/ Commercial agent



*Tromble
Management
Company, LLC*

Periwinkle Place
2605 Tamiami Trail
Port Charlotte, Florida 33952
Retail-Commercial Unit For Lease \$17/SF NNN



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Proposed Lease Terms

Property Location: 2605 Tamiami Trail. Port Charlotte, FL 33952

Property Landlord: Tromble Management Company, LLC

Building Size: 12,040 SF

Unit # Available: 7

Unit Size: 1,120 Square Foot

Rent: \$17.00 PSF NNN

Lease Term: Initial Term- three (3) – five (5) Years

Renewal Options: Two (2), Three (3) Year Options

Lease Concessions: TBD based on tenant credit and length of term

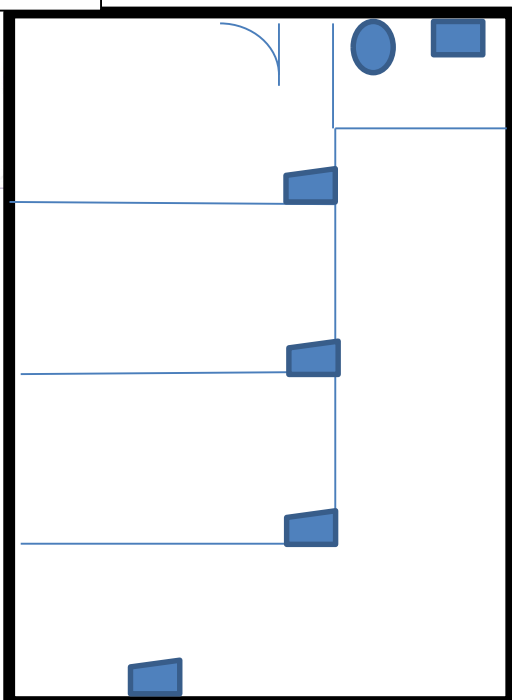
Escalations: Base rent shall increase four percent (4%). Escalations shall be assessed annually on lease commencement anniversary.

NNN Expenses: Tenant shall pay its estimated proportionate share of: insurance, taxes, and C.A.M. which we estimated to be \$6/ SF (NNN expenses are estimated and may change depending on actual cost). Water is included in this space.

Security Deposit: First and Last month's rent and security deposit.

This is a proposed term sheet for a lease and is non-binding, a binding commitment will occur only when a final lease is signed. The terms and conditions are subject to change in the sole discretion of Landlord.

Space layout

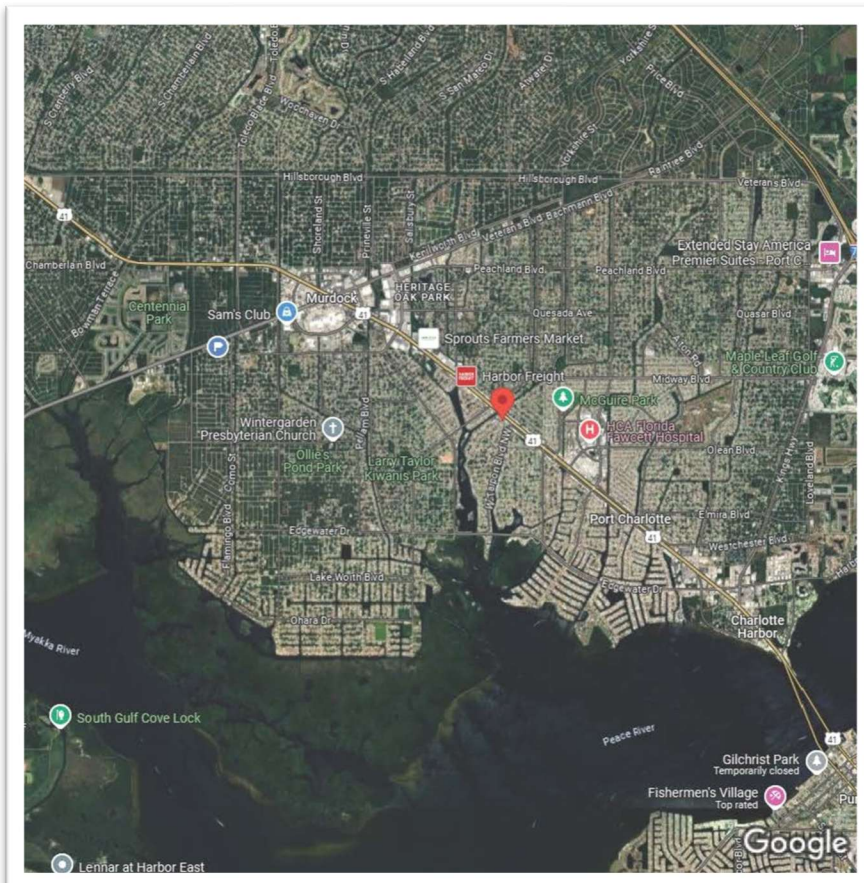
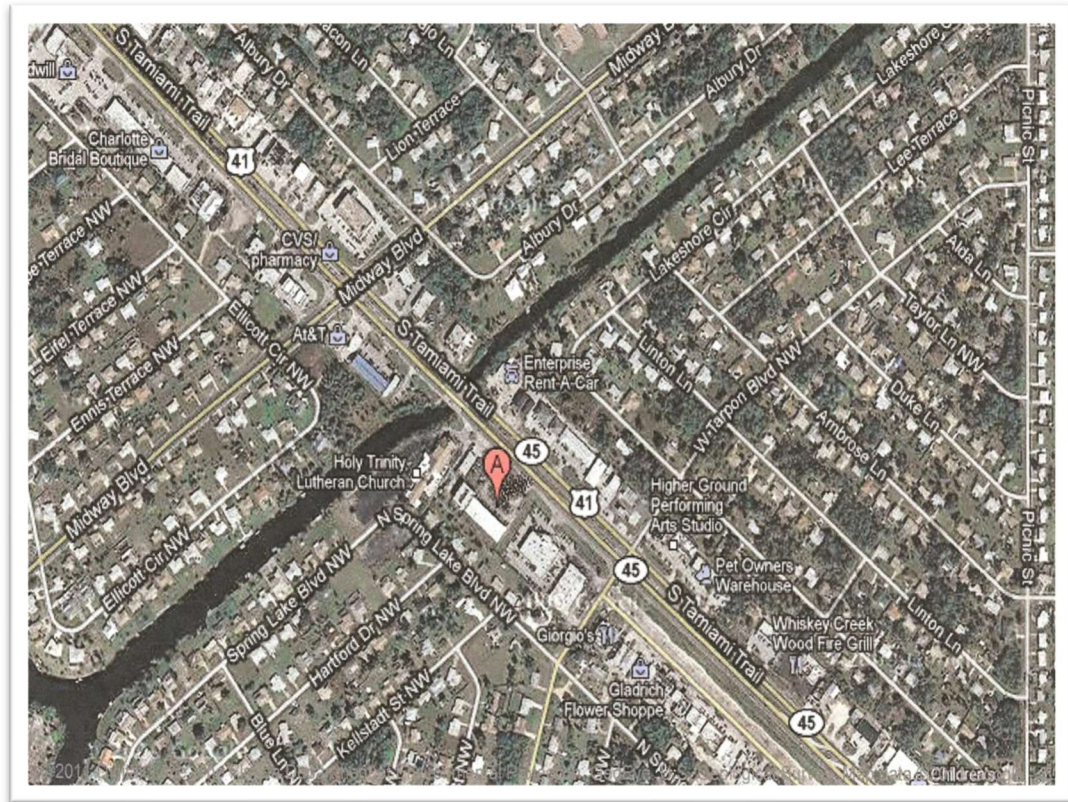


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Location

*Property has 200 Feet of Tamiami trail (US 41) frontage and two access drives. Large pylon sign.

*Tamiami trail has 62,000 vehicles per day annual average traffic count.



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