

AVAILABLE FOR LEASE

SUITE 4073

4065 SOUTH SUNCOAST BOULEVARD, HOMOSASSA, FLORIDA 34446



±2,000 SF

AVAILABLE SPACE

\$16.00/SF

NNN BASE RENT

\$5.25/SF

EST. NNN EXPENSES

\$3,542/MO

EST. OCCUPANCY COST

Estimated monthly occupancy cost includes base rent and estimated NNN expenses, plus separately metered utilities.

Highly visible right-corner retail suite positioned directly along US Highway 19, offering highway-facing storefront windows, flexible interior space, direct exterior access, and prominent exposure along Homosassa's primary commercial corridor.

- Direct US-19 frontage and visibility
- ±27,000 VEHICLES PER DAY
- Approximately 18 shared parking spaces

ENTIRE PROPERTY ALSO AVAILABLE FOR PURCHASE

FOR LEASING INFORMATION OR TO SCHEDULE A TOUR, CONTACT:

CHRISTOPHER SKURKA

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Broker of Record: Marcus & Millichap Real Estate Investment Services of Florida, Inc.

DANIEL HURD

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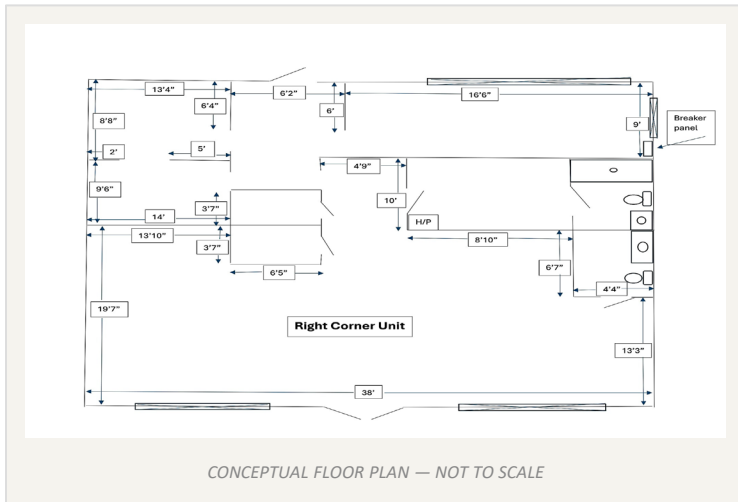
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All dimensions, areas, traffic counts, expenses, and occupancy costs are approximate and subject to independent verification. Estimated NNN expenses are preliminary broker estimates and are subject to annual reconciliation, tenant use, and final negotiated lease terms. Prospective tenants must independently verify zoning, permitted use, utility service, wastewater capacity, signage rights, and the condition and suitability of the premises for their intended use.

SUITE DETAILS & LOCATION

Suite 4073 | 4065 South Suncoast Boulevard, Homosassa, FL 34446



US-19 / SOUTH SUNCOAST BOULEVARD RETAIL CORRIDOR

SUITE FEATURES

- ▶ Right-corner suite
- ▶ Highway-facing storefront windows
- ▶ Direct exterior entrance
- ▶ Large open showroom or workspace
- ▶ Multiple private rooms or offices
- ▶ Kitchenette / break area
- ▶ Signage opportunity, subject to approval
- ▶ Flexible retail, office, medical, or service use
- ▶ Shared on-site parking
- ▶ Direct US-19 visibility and access

LEASE INFORMATION

Suite	4073
Available Area	±2,000 SF
Availability	Immediate
Base Rent	\$16.00/SF NNN
Est. NNN Expenses	\$5.25/SF
Est. Total Occupancy Cost	\$21.25/SF annually
Est. Monthly Occupancy Cost	\$3,542/MO + utilities
Lease Term	Negotiable
Zoning	GNC – General Commercial
Building Area	±4,260 SF
Parking	±18 shared spaces

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