

OFFICE / MEDICAL BUILDING FOR SALE

# Sumter Crossing Commerce Building

4451 AIDAN LANE · NORTH PORT, FL · 34287



## PROPERTY OVERVIEW

Square Footage for Sale	23,292 sf
Year Built	2007
Property Size	23,292 sf/2.08 ac
Class	B
Total Parking	5/1,000

## PROPERTY FEATURES

- + High end common area finishes
- + Daily traffic count along US-41 is approx 30,000
- + Ideal for medical or professional office use
- + Zoning would allow for a rooftop cell tower with municipal approval

## LOCATION

- + Located at the intersection of Sumter Crossing Drive and Aidan Lane
- + Adjacent to Home Depot and Super Walmart
- + 10 minutes to I-75

For additional information, contact:

**Greg McNutt, CCIM**

(813) 477-2276 mobile · (813) 908-1727 office  
gmcnutt@ciminelli.com



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2nd Floor Suite - Original



2nd Floor Suite - Digitally Staged

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