



**KLEIN & HEUCHAN, INC**  
**REALTORS**

Commercial/Investment/Real Estate Services

LO-1229

## OCEAN BLU RETAIL CENTER

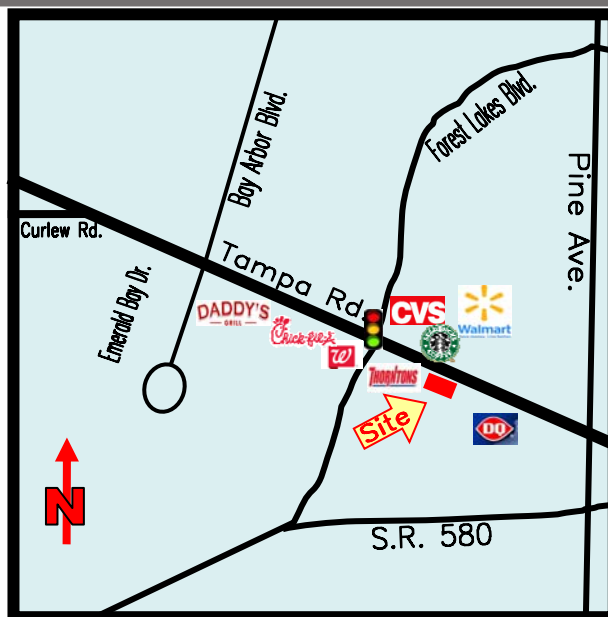
### 1,500 SF SPACE

### FOR LEASE



**3784 TAMPA ROAD, SUITE #1**  
**OLDSMAR, FL 34677**

- ATTRACTIVE RETAIL CENTER
- HIGH TRAFFIC COUNT WITH GREAT VISIBILITY
- 1,500 SF CORNER SUITE
- GOOD PARKING
- **LEASE RATE: \$23.50/SF NNN**
- **MONTHLY RENT:**  
**\$2,937.50 + EXPENSES**



1744 N Belcher Rd., Clearwater, FL 33765 ■ Telephone 727-441-1951 ■ Fax 727-449-1724  
[www.kleinandheuchan.com](http://www.kleinandheuchan.com)



Revised: 11/9/2021

## PROPERTY OVERVIEW

LO-1229

**ADDRESS:** 3784 Tampa Rd., #1  
Oldsmar, FL 34677

**LOCATION:** South side of Tampa Rd., 300 feet  
east of Forest Lake Boulevard.

**LAND AREA:** 1.3 Acres MOL

**DIMENSIONS:** Irregular

**ZONING:** C-2, Commercial General, City of Oldsmar

**LAND USE:** CG – Commercial General

**FLOOD ZONE:** “AE” - Flood Insurance Required

**IMPROVEMENTS:** 10,640 SF

**LEGAL DESCRIPTION:** Lengthy, in Listing File

**YEAR BUILT:** 2015

**UTILITIES:** Water, Sewer – City of Oldsmar  
Electric – TECO Energy

**PARKING:** 53 total spaces

**PRESENT USE:** Hair Salon

**TAXES:** \$35,359.89 (March Gross -2022)

**PARCEL ID #:** 23-28-16-63936-064-0090

**LEASE RATE:** \$23.50/SF, NNN

**TRAFFIC COUNT:** 62,000 AADTC (2019)

**NOTES:** This 1,500 SF attractive corner suite is currently being used as a hair salon. Future use could be a hair salon, nail salon or other retail use that needs an open floor plan.

**KEY HOOK #:** None

**ASSOCIATE:** Don Russell (727) 709-2158

**K&H SIGNAGE:** 3 x 4

**LISTING CODE:** LO-1229-3-20

**SHOWING INFORMATION:** Call listing Associate to arrange showing.

## LEASING INFORMATION

**PROJECT SIZE:** 10,640 SF

**SPACE AVAILABLE:** Suite # 1 – 1,500 SF

**PARKING:** 53 spaces - total

**OCCUPANCY:** Approx. 30 days after lease is  
signed.

**LEASE RATE:** \$23.50/SF

**MONTHLY RENT:** \$2,937.50 + Expenses

**ESCALATION:** 4% per year

**NNN:** \$5.95/SF - Estimated

### **OTHER CHARGES**

### **LESSOR   LESSEE**

Real Estate Taxes	X
Insurance	X
Insurance: Personal Property & Liability	X
Trash	X
Exterior Maintenance	X
Interior Maintenance	X
Water	X
Management	X
Electric	X

**MINIMUM TERM:** 5 years

**SIGNAGE:** Monument sign at Tampa Rd.

