



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

Commercial/Investment/Real Estate Services

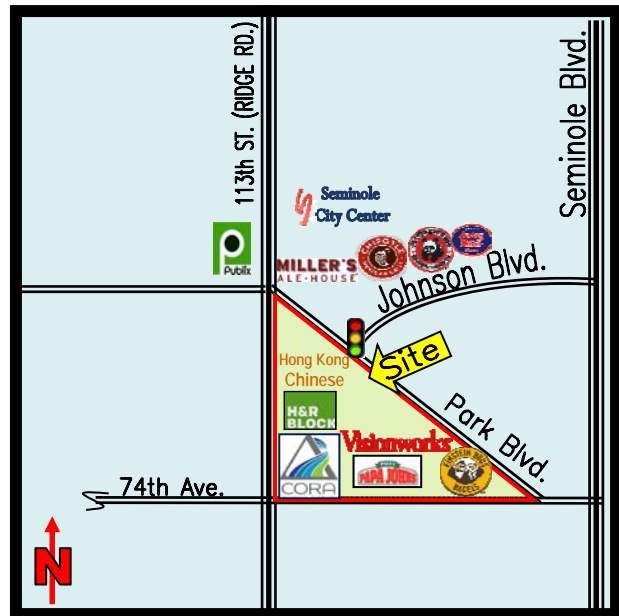
LO-1077

# RETAIL SPACE FOR LEASE



**THE PARK COLLECTION**  
**11200 – 11252 PARK BLVD.**  
**SEMINOLE, FL 33772**

- UNIT #11230 – 1,329 SF
- GREAT VISIBILITY
- TRAFFIC LIGHT CONTROLLED ENTRANCE
- BUSY CENTER
- EXCELLENT PARKING
- HIGH CEILINGS
- ACROSS FROM SEMINOLE CITY CENTER
- **LEASE RATE: \$16.00/SF**  
**PLUS EXPENSES**



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Revised 11/18/22

**PROPERTY OVERVIEW**

LO-1077

**ADDRESS:** The Park Collection (Space #11230)  
11200-11252 Park Blvd.  
Seminole, FL 33772

**LOCATION:** Park Blvd, south across street from  
Seminole City Center Mall.

**LAND AREA:** 4.16 acres

**ZONING:** CN, Commercial Neighborhood, City of Seminole

**LAND USE:** Commercial Limited

**IMPROVEMENTS:** 41,698 SF

**FLOOD ZONE:** C – No Insurance Required

**YEAR BUILT:** 1992

**LEGAL DESCRIPTION:** Metes & Bounds

**PARKING:** 5 per 1,000

**UTILITIES:** Electric – Duke Energy  
Sewer & Water - Pinellas County

**PRESENT USE:** Retail – Could be office

**TAXES:** \$80,815 (2022)

**LEASE RATE:** \$16.00/SF + Expenses

**TRAFFIC COUNT:** 37,000 VPD (Park Blvd.)

**NOTES:** Seminole City Center has opened recently across the street and has rejuvenated the area. Property has a traffic light intersection for easy access. **Space # 11230** has an open floor plan. Formerly used as a retail shop. The space would be ideal for a number of retail uses. Great visibility and signage, co-tenants include Vision Works, Einstein Bagels, CORA & Papa Johns.

**KEY HOOK #:** 9

**ASSOCIATE:** Steven Klein

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

**LISTING CODE:** LO-1077-3-27

**SHOWING INFORMATION:** Call listing agent.

**LEASING INFORMATION**

**PROJECT SIZE:** 41,698 SF

**SPACE AVAILABLE:** Space #11230 – 1,329 SF

**PARKING:** 5/1,000

**OCCUPANCY:** Immediate

**RENT:** \$16.00/SF + Expenses

**ESCALATION:** 3%

<b>OTHER CHARGES</b>	<b>LESSOR</b>	<b>LESSEE</b>
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

\* Expenses indicated (\*) are \$6.32/SF/Year

**SIGNAGE:** On facade & windows  
Featured on reader board

**MINIMUM TERM:** 3 years