



KLEIN & HEUCHAN, INC.
REALTORS

Commercial/Investment/Real Estate Services

LO-1296

49TH STREET PLAZA

FOR LEASE



7651 49TH STREET N.
PINELLAS PARK, FL 33781

- LOCATED AT THE NE CORNER OF 49TH ST. N., & 76TH AVE., NORTH
- 1 BLOCK NORTH OF PARK BLVD.
- 1,500 SF SPACE SOUTH END UNIT
- 7,690 SF SPACE NORTH END UNIT
- SHORT TERM LEASES AVAILABLE
- **LEASE RATE: \$15-\$18/SF**
+ CAM & UTILITIES



REVISED 1/26/2024

PROPERTY OVERVIEW

LO-1296

ADDRESS: 7651 49th Street N.
Pinellas Park, FL 33781**LOCATION:** East of 49th St., N., 1 block north of
Park Blvd.**LAND AREA:** 71,749 SF (1.64 acres)
DIMENSIONS: 251' Frontage – Irregular**ZONING:** B-1- General Commercial District, City of Pinellas Park
LAND USE: CRD
FLOOD ZONE: 'X' – No Flood Insurance required**IMPROVEMENTS:** 18,210 SF**LEGAL DESCRIPTION:** See File**CLEAR CEILING HEIGHT:** 9 ft.**UTILITIES:** Electric – Duke Energy
Water & Sewer – City of Pinellas Park**YEAR BUILT:** 1978**PARKING:** 70 spaces**TAXES:** \$45,682.54 (2023)**PRESENT USE:** Retail**PARCEL ID:** 28-30-16-69606-000-0010**LEASE RATE:** Varies see Table below**TRAFFIC COUNT:** 36,000 AADT (2022)**NOTES:** Short term leases available. Well located retail space on busy north/south roadway. Surrounded by major retailers including Publix, Walgreen's & Firestone Auto Care, etc. Easy access to Park Boulevard.**KEY HOOK #:** N/A
K&H SIGNAGE: 3' x 4'**ASSOCIATE:** Don Russell (727) 709-2158
LISTING CODE: LO-1296-3-19**SHOWING INFORMATION:** Call listing Associate.**LEASING INFORMATION****PROJECT SIZE:** 18,210 SF**PARKING:** 70 spaces**OCCUPANCY:** Immediate**SPACE AVAILABLE:**

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

SPACE #	SIZE(SF)	RATE/SF
#7613	1,500	\$18.00/SF NNN + Utilities
#7699	7,690	\$15.00/SF NNN + Utilities

TERM: Negotiable**SIGNAGE:** T.B.D.