



KLEIN & HEUCHAN, INC
REALTORS

Commercial / Investment / Real Estate Services

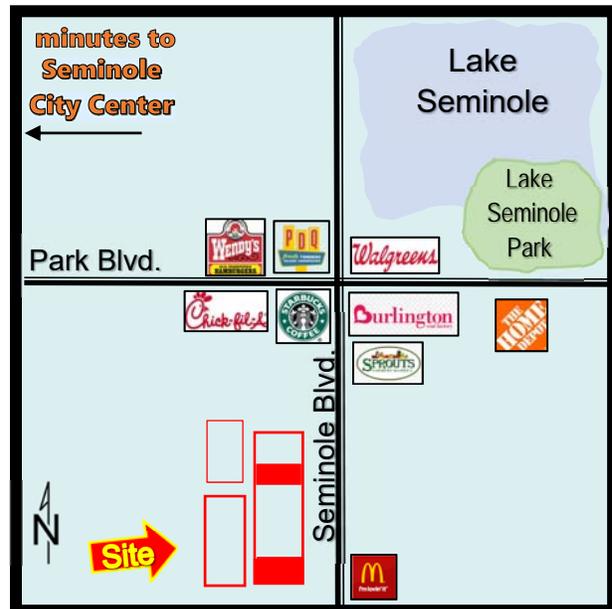
LO-1270-B

SMALL OFFICE / RETAIL SUITES FOR LEASE



SEMINOLE PROFESSIONAL CENTRE
7122 & 7182 SEMINOLE BLVD.
SEMINOLE, FL 33772

- 2 UNITS AVAILABLE RETAIL/OFFICE
- IN THE HEART OF SEMINOLE
- 37,500 VPD ON SEMINOLE BLVD.
- 217' FRONTAGE
- MINUTES TO SEMINOLE CITY CENTER
- **LEASE RATE: \$1,295/MONTH**
MODIFIED GROSS



1744 N. Belcher Rd., Clearwater, FL 33765 ■ Telephone 727-441-1951 ■ Fax 727-449-1724

www.kleinandheuchan.com



Revised: 2/14/24

PROPERTY OVERVIEW

LO-1270-B

ADDRESS: 7122 & 7182 Seminole Blvd.
Seminole, FL 33772

LOCATION: Just south of Park Blvd. and Seminole Blvd. intersection. Yellow building with blue roof on west side across the street from Sprouts.

LAND AREA: 48,404 SF (1.11 acres)
DIMENSIONS: 168' x 217' (Irregular)
IMPROVEMENTS: 13,632 SF

ZONING: CG - Commercial General (City of Seminole)
LAND USE: CG – Commercial General
FLOOD ZONE: X (No Flood Insurance Required)

YEAR BUILT: 1956 – Renovated 2023

LEGAL DESCRIPTION: Lengthy (in listing folder)

CLEAR CEILING HEIGHT: 9'
PARKING: 79 spaces

UTILITIES: Electric (Duke Energy)
Water & Sewer (City of Seminole)

PRESENT USE: Vacant retail – open floor plan

TAXES: \$19,806.38 (2023)
PARCEL ID #: 27-30-15-80118-002-0010

LEASE RATE: \$21.58/SF
Modified Gross

TRAFFIC COUNT: 37,500 VPD (Seminole Blvd.)

NOTES: Suite 7122 – 720 SF. This is the end corner unit with direct signage exposure to Seminole Blvd. lots of parking wrapping around the unit, wide open space with bathroom and storage area in the rear. Two doors and two windows bring in lots of light for a bright feeling for this retail or office space. Suite 7182 - 720 SF. Open floor plan with direct signage on Seminole Blvd. Lots of parking. Wide open with bathroom and two storage areas in rear.

KEY HOOK #: 32
K&H SIGNAGE: 3'X4'

ASSOCIATE: Marilyn Stuelke (727) 851-3155
LISTING CODE: LO-1270-B-3-23

SHOWING INFORMATION: Contact listing agent for a showing.

LEASING INFORMATION

SPACE AVAILABLE:

PROJECT SIZE: 13,632 SF

OCCUPANCY: Immediate

PARKING: 5.8/1000

ESCALATION: 4% Annually

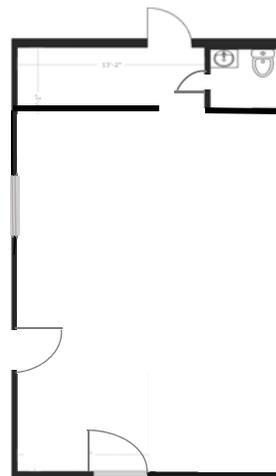
Suite #	SF	Rate/SF	Monthly Rent (Base)
7122	720 SF	\$21.58	\$1,295 + Tax
7182	720 SF	\$21.58	\$1,295 + Tax

OTHER CHARGES

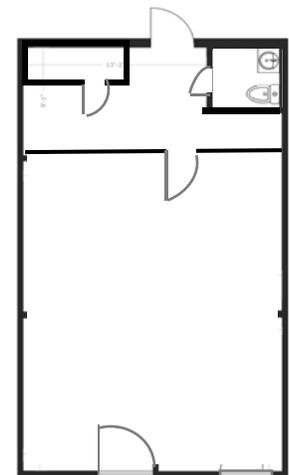
	<u>LESSOR</u>	<u>LESSEE</u>
Real Estate Taxes	X	
Insurance	X	
Insurance: Personal Property & Liability		X
Trash	X	
Exterior Maintenance	X	
Interior Maintenance		X
Water	X	
Management	X	
Electric		X

MINIMUM TERM: Negotiable

SIGNAGE: on building over door
– varies with each space



Unit #7122
720 SF



Unit #7182
720 SF