



KLEIN & HEUCHAN, INC
REALTORS

Commercial/Investment/Real Estate Services

LO-1229

OCEAN BLU RETAIL CENTER

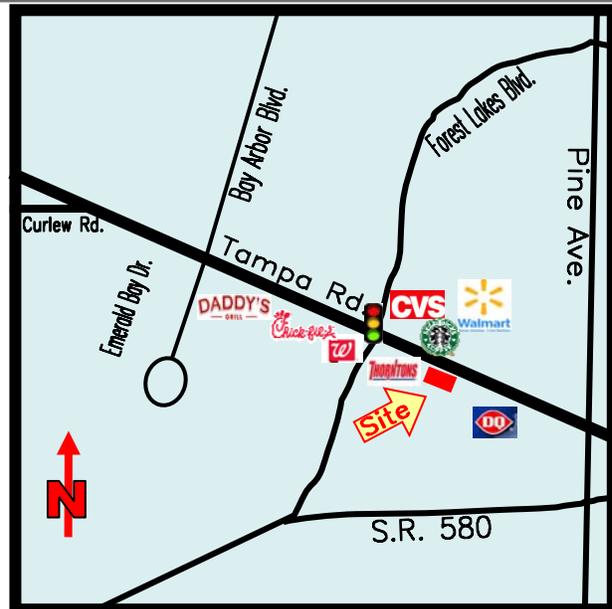
1,500 SF SPACE

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



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.

