



KLEIN & HEUCHAN, INC
REALTORS

Commercial/Investment/Real Estate Services

LO-1239

BANK BRANCH **FOR LEASE**



12450 ROOSEVELT BLVD. N
ST. PETERSBURG, FL 33716

- FORMER SYNOVUS BANK SPACE
- HIGH VISIBILITY BANK LOCATION
- GATEWAY SUB MARKET
- 4,000 SF BRANCH
- TRUE CLASS "A" BUILDING
- DIRECT ACCESS FROM ROOSEVELT BLVD.
- BRANCH BANK WITH THREE DRIVE-THRUS
- 58,500 AVERAGE ANNUAL DAILY TRAFFIC COUNT
- MAJOR BUILDING SIGNAGE AVAILABLE
- **LEASE RATE: \$32.25/SF FULL SERVICE**



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

www.kleinandheuchan.com



REVISED: 10/26/22

PROPERTY OVERVIEW

LO-1239

ADDRESS: 12450 Roosevelt Blvd. N.
St. Petersburg, FL 33716

LOCATION: Roosevelt Blvd. and corner of 28th St.
also known as Carillon Pkwy.

LAND AREA: 217,177 SF (4.99 acres)
DIMENSIONS: Irregular

ZONING: EC-1 Employment Center (City of St. Petersburg)
LAND USE: IL – Industrial Limited (City of St. Petersburg)
FLOOD ZONE: AE (Flood Insurance Required)

IMPROVEMENTS: 50,000 SF
(4,000 SF Branch)

LEGAL DESCRIPTION: Lengthy (in listing folder)

YEAR BUILT: 2007

UTILITIES: Electric – Duke Energy
Water, Sewer & Trash – City of St. Petersburg

PARKING: 199 spaces (10 covered) (4/1,000)

TAXES: \$114,021 (2021)

PRESENT USE: Multi-Story Office Building

PARCEL ID: 11-30-16-16865-000-0010

LEASE RATE: \$32.25/SF FULL SERVICE

TRAFFIC COUNT: 58,500 Average Annual Daily Traffic Count

NOTES: Bank Branch has three drive-thru lanes. Highly visible building with direct access from Roosevelt Blvd. Excellent pylon signage. Potential for building signage. Great for bank or credit union. Additional space available for back office and/or conference room.

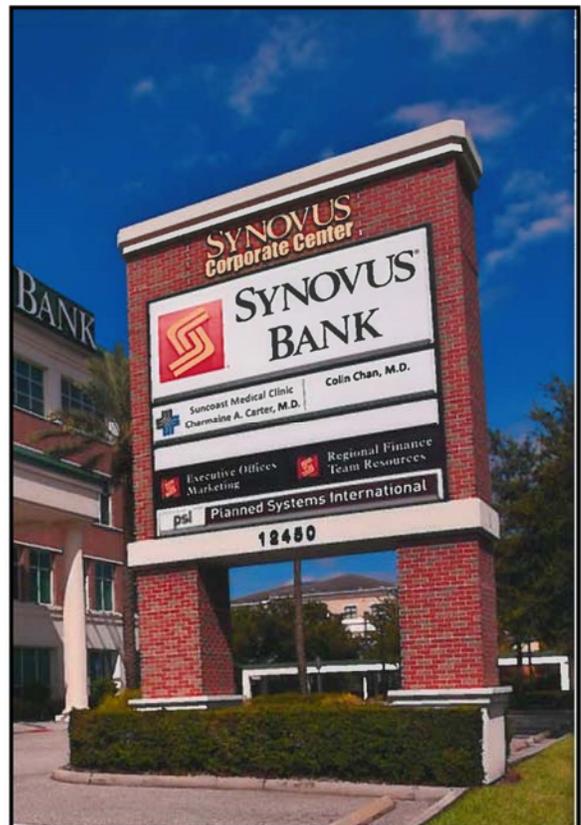
KEY HOOK #: N/A

ASSOCIATE: Mark Klein & Steve Klein

K&H SIGNAGE: N/A

LISTING CODE: LO-1239-3-13-27

SHOWING INFORMATION: Call listing agents to schedule an appointment.



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