



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

Commercial/Investment/Real Estate Services

LO-1155

## **RETAIL FRONTAGE ON 66<sup>TH</sup> STREET FOR LEASE**



**5526 66<sup>TH</sup> STREET NORTH  
ST. PETERSBURG, FL 33709**

- 1,200 SF PRIME END UNIT
- DIRECTLY ON BUSY 66<sup>TH</sup> ST.
- FRONT GLASS WALL – TREMENDOUS VISIBILITY
- GREAT PARKING
- LIGHTED MARQUIS AND PYLON SIGNS
- PRIVATE OFFICE & BATHROOM
- **LEASE RATE: \$24.00/SF GROSS  
\$2,400 PER MONTH**



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[www.kleinandheuchan.com](http://www.kleinandheuchan.com)



Revised: 12/2/25

**PROPERTY OVERVIEW**

LO-1155

**ADDRESS:** 5526 66<sup>TH</sup> St. N.  
St. Petersburg, FL 33709

**LOCATION:** West side of 66<sup>th</sup> St. N. just North of  
54<sup>th</sup> Ave. N.

**LAND AREA:** 40,970 SF  
**DIMENSIONS:** 160' x 257'

**ZONING:** C2 (Pinellas County)  
**LAND USE:** CG (Commercial General – Pinellas County)  
**FLOOD ZONE:** "X" (No Flood Insurance Required)

**IMPROVEMENTS:** 10,900 SF

**LEGAL DESCRIPTION:** Lengthy (in listing folder)

**YEAR BUILT:** 1970

**UTILITIES:** Electric (Duke Energy)  
Water & Sewer (Pinellas County)

**CLEAR CEILING HEIGHT:** 8'

**PARKING:** 4 spaces

**TAXES:** \$19,764 (2025)

**PRESENT USE:** Retail

**PARCEL ID #:**31-30-16-46296-000-0010

**LEASE RATE:** \$24.00/SF Modified Gross

**TRAFFIC COUNT:** 45,500 vpd

**NOTES:** Superior opportunity for your business to have major market presence on super-busy 66th Street North, next to the 54th Ave. corridor! Four parking spaces right in front. Lighted marquis sign and pylon sign directly on the street.

**Should lease quickly – Don't Wait!**

**KEY HOOK #:** 2

**ASSOCIATE:** Don Wallace & Michael Monteclaro

**K&H SIGNAGE:** Window

**LISTING CODE:** LO-1155-3-26/02

**SHOWING INFORMATION:** Vacant, call associates for easy show.

**LEASING INFORMATION**

**PROJECT SIZE:** 10,900 SF

**SPACE AVAILABLE:** 1,200 SF

**OCCUPANCY:** Immediate

**PARKING:** 4 spaces

**ESCALATION:** 5%

**RENT:** \$2,400/Month Modified Gross  
(Plus \$100 per month for water & sewer)

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



**MINIMUM TERM:** 2 years

**SIGNAGE:** Marquis and Pylon