



KLEIN & HEUCHAN, INC.
REALTORS

Commercial/Investment/Real Estate Services

LO-1229

OCEAN BLU RETAIL CENTER

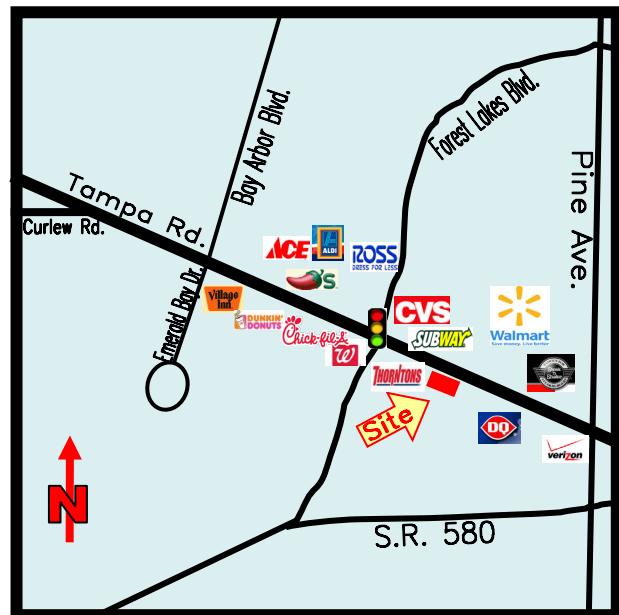
1,500 SF SPACE

FOR LEASE



3784 TAMPA ROAD, SUITE #7
OLDSMAR, FL 34677

- ATTRACTIVE RETAIL CENTER
- HIGH TRAFFIC COUNT WITH GREAT VISIBILITY
- 1,500 SF CORNER SUITE
- FRONT & REAR PARKING
- **LEASE RATE: \$25.00/SF NNN**
- **MONTHLY RENT:**
\$3,125.00 + EXPENSES



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



Revised: 6/9/2026

PROPERTY OVERVIEW

LO-1229

ADDRESS: 3784 Tampa Rd., #7
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: Vacant

TAXES: \$40,289.56 (March Gross -2025)

PARCEL ID #: 23-28-16-63936-064-0090

LEASE RATE: \$25.00/SF, NNN

TRAFFIC COUNT: 44,000 AADTC (2025)

NOTES: This 1,500 SF end-cap suite offers a large front showroom with a 12-foot ceiling and a functional rear layout that includes two bathrooms, a utility room and a private enclosed room for an office, changing room, break room, inventory, or similar use. The space is freshly painted in a neutral off-white color, features tiled floors, and is equipped with 600 amps of single-phase power.

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 #7 – 1,500 SF

PARKING: 53 spaces - total

OCCUPANCY: Mid-July, 2026 – Estimate

LEASE RATE: \$25.00/SF

ESCALATION: 4% per year

MONTHLY RENT: \$3,125.00 + Expenses

MINIMUM TERM: 5 years

NNN: \$7.64/SF - Estimated

SIGNAGE: Monument sign at Tampa Rd.

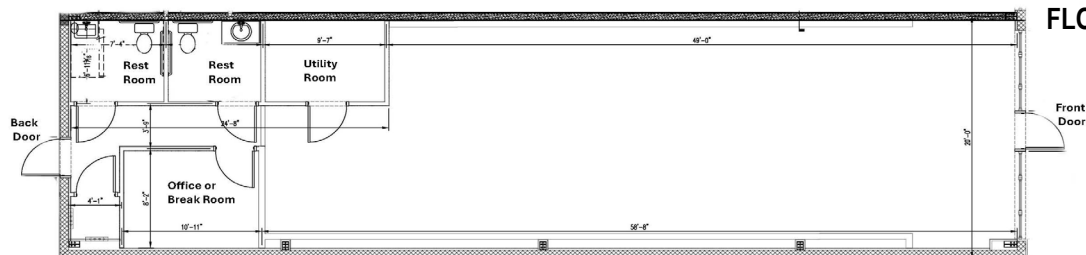
OTHER CHARGES

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

LESSOR LESSEE

X
X
X
X
X
X
X
X
X

Unit # 7
1,500 SF



FLOORPLAN:

The information contained herein was gathered from sources believed reliable; however, Klein & Heuchan, Inc., or its agent, cannot be responsible for errors, omissions, changes, withdrawal, or prior sale.