



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

Commercial/Investment/Real Estate Services

LO-1343

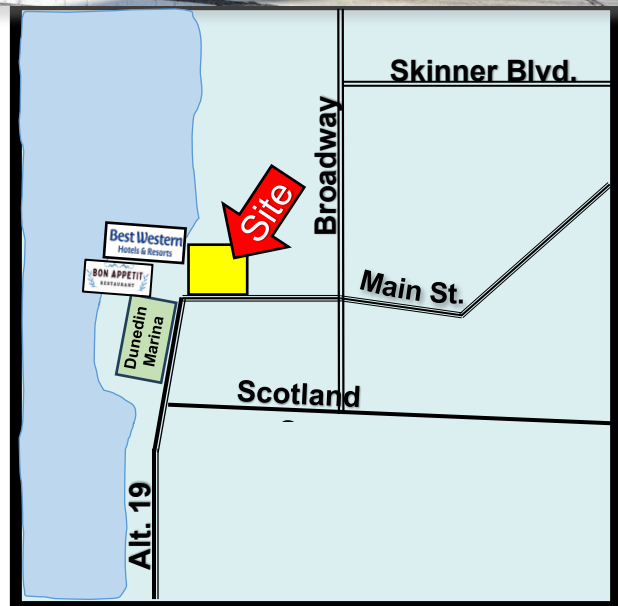
## **DOWNTOWN DUNEDIN RETAIL SPACE**

# **FOR LEASE**



**200 MAIN ST., UNIT #101**  
**DUNEDIN, FL 34698**

- LOCATED ON MAIN STREET
- SURROUNDED BY RETAIL
- HIGH TRAFFIC LOCATION
- SIGNAGE ON MAIN STREET
- LOCATED IN VICTORIA PLACE
- CLOSE TO DUNEDIN MARINA
- JOIN A GREAT MIX OF EXISTING TENANTS
- RENT: \$4,100.00 PER MONTH



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Revised: 7/6/26

**PROPERTY OVERVIEW**

LO-1343

**ADDRESS:** 200 Main St. Unit #101  
Dunedin, FL 34698

**LOCATION:** Downtown Dunedin on Main Street

**LAND AREA:** 1.29 acres  
**DIMENSIONS:** 190'x278'

**ZONING:** DC - Downtown Core (City of Dunedin)  
**LAND USE:** AC – Activity Center  
**FLOOD ZONE:** X – (No Flood Insurance Required)

**IMPROVEMENTS:** Retail

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

**YEAR BUILT:** 2016

**UTILITIES:** Electric (Duke Energy)  
Water, Sewer & Trash (City of Dunedin)

**PARKING:** public parking and 1 reserved space

**TAXES:** \$3,853 (2025)

**PRESENT USE:** Retail

**PARCEL ID #:** 27-28-15-94025-000-1010

**RENT:** \$4,100 per month including  
operating expenses

**TRAFFIC COUNT:** 12,800 VPD (Main St.)

**NOTES:** Retail space on Main Street in downtown Dunedin, Florida. Located in Shoppes at Victoria Place close to Dunedin Marina. Join an excellent mix of stores in this high visibility & high traffic location. Wide open space is great for retail, service or office. One of Dunedin's best retail properties. Excellent signage.

**KEY HOOK #:** T.B.D.

**ASSOCIATE:** Steve Klein

**K&H SIGNAGE:** Window

**LISTING CODE:** LO- 1343-3-27

**SHOWING INFORMATION:** Contact listing agent for a showing.

**LEASING INFORMATION**

**PROJECT SIZE:** 8,913 SF

**SPACE AVAILABLE:** Unit #101 – 812 SF

**PARKING:** public parking & 1 employee space

**OCCUPANCY:** October 1, 2026

**RENT:** \$4,100 per month

**ESCALATION:** CPI

**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:** Building and door signage

