



KLEIN & HEUCHAN, INC.
REALTORS

Commercial/Investment/Real Estate Services

LO-1310-A

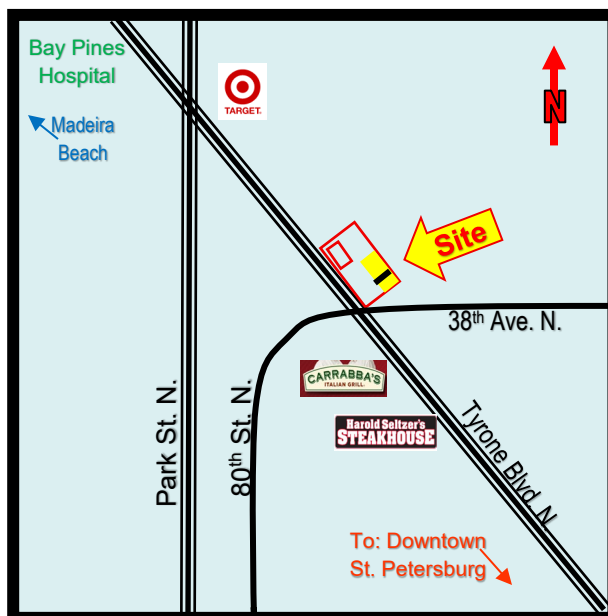
HIGH VISIBILITY RETAIL 637 SF

FOR LEASE



3805 TYRONE BLVD. N.
ST. PETERSBURG, FL 33709

- SUPERB RETAIL LOCATION IN ST. PETERSBURG
- AMAZING VISIBILITY WITH TOP & WINDOW SIGNAGE
- COMPACT 637 SF OF PRIME RETAIL SPACE
- IDEAL FOR SMALL SHOP OR PROFESSIONAL WHO NEEDS VISIBILITY
- **LEASE RATE: \$1,575/ MONTH**
(CAM \$8.69/SF INCLUDED)



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



ADDRESS: 3805 Tyrone Blvd., N.
St. Petersburg, FL 33709

LOCATION: NWC of Tyrone Blvd., &
38th St. N.

LAND AREA: 0.83 Acres

DIMENSIONS: 138' x 357' Irregular

ZONING: CCS1, City of St. Petersburg

LAND USE: Regional Shopping Center

FLOOD ZONE: "X" (No Insurance Required)

IMPROVEMENTS: 9,926 SF

LEGAL DESCRIPTION: Lengthy, in listing file

YEAR BUILT: 1947/1952/2001

UTILITIES: Duke Energy - Electric

PARKING: 41 spaces

Water, Sewer & Trash, City of St. Petersburg

PRESENT USE: Retail

TAXES: \$38,246 (2025)

PARCEL ID #: 01-31-15-69696-400-1506

LEASE RATE: \$1,575/Month
(CAM \$8.69/SF included)

NOTES: Great commercial lease space available directly off of Tyrone Blvd. at the signalized cross section of Tyrone Blvd., N. & 38th Ave., N. **Suite 3805** has 637 SF of space for retail use or professional office. Shop-front is all glass with signage allowed, front room with natural light, and back room can be re-configured as a totally open suite/shop. Good amount of shelving/storage. Individual restroom. Move-in ready!

The demographics are likely to be what your business needs to thrive. This a very dense population area (over 92,000 people live within a 3-mile radius), with an average household income of \$77,577 on a very busy road with 41,000 vehicles a day looking at highly visible signage. Get your name and your product or service in large letters on the top bar across the shop and on the shop window. Join a list of highly successful businesses already there. This is the only shop available in this plaza. Contact Philippe Beau (727)409-3465 or Don Wallace (941) 780-5030 for more information and a visit.

KEY HOOK #: None

ASSOCIATE: Philippe Beau & Don Wallace

K&H SIGNAGE: 3 x 4

LISTING CODE: LO-1310-A-2-18/16

SHOWING INFORMATION: Must make an appointment, call listing associates.

LEASING INFORMATION:

PROJECT SIZE: 9,926 SF

SPACE AVAILABLE: Unit 3805 – 637 SF

PARKING: 41 spaces

OCCUPANCY: Immediate

RENT: \$1,575/Month (CAM \$8.69/SF included) **ESCALATION:** TBD

OTHER CHARGES

LESSOR LESSEE

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

MINIMUM TERM: 5 years

SIGNAGE: Front Window & on Facia

