



KLEIN & HEUCHAN, INC
REALTORS

Commercial/Investment/Real Estate Services

LO-975-A

RETAIL OR OFFICE SPACE FOR LEASE



26133 U.S. HIGHWAY 19 N.
SUITES # 103 # 106
CLEARWATER, FL 33763

- SUITE # 103 – 2,111 SF
SUITE # 106 – 1,360 SF
- GREAT COUNTRYSIDE LOCATION
- TRAFFIC LIGHT CONTROLLED ENTRANCE
- HIGH PROFILE PROPERTY
- ON-SITE RESTAURANT – DUFF'S BUFFETT
- LEASE RATE:
SUITE # 103 - \$19.50/SF, MODIFIED GROSS
SUITE # 106 - \$25.00/SF, MODIFIED GROSS



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

www.kleinandheuchan.com



Rev. 10/2/2026

PROPERTY OVERVIEW

LO-975-A

ADDRESS: 26133 U.S. Hwy 19 N.
Clearwater, FL 33763**LOCATION:** SE Corner of Enterprise Rd., & US Hwy.
19, Countryside Area.**LAND AREA:** 4.23 MOL
DIMENSIONS: Irregular**ZONING:** US Highway 19 – City of Clearwater
LAND USE: Regional Center – City of Clearwater
FLOOD ZONE: "X" No Flood Insurance Required**IMPROVEMENTS:** 43,272 SF Total
YEAR BUILT: 1983**LEGAL DESCRIPTION:** Lengthy, see listing office**PARKING:** 267 total spaces**UTILITIES:** Sewer, Water, & (Gas) City of Clearwater
Electric – Duke Energy**PRESENT USE:** Office**TAXES:** \$78,678 (2026)**PARCEL ID:** 31/28/16/00000/110/0700**TRAFFIC COUNT:** 116,500 U.S. 19 / 14,500 Enterprise Rd.

NOTES: Immediate Availability! **Suite # 103**, 2,111 SF has one private office, a private bathroom, a large open area, and an IT closet. It can be built out to include more private offices. **Suite # 106**, 1,360 SF has 3 offices, open space and 1 restroom. Convenient access and location for a retailer or service user in a high-profile center. Situated in the heart of Countryside and located in close proximity to Countryside Mall. Excellent ingress/egress from the service road on U.S. 19 or traffic light entrance from Enterprise Rd. Ample parking close to space. Property contains a unique mix of tenants: Salon, Office building and Restaurant and new Hampton Inn hotel under construction. Great visibility and signage.

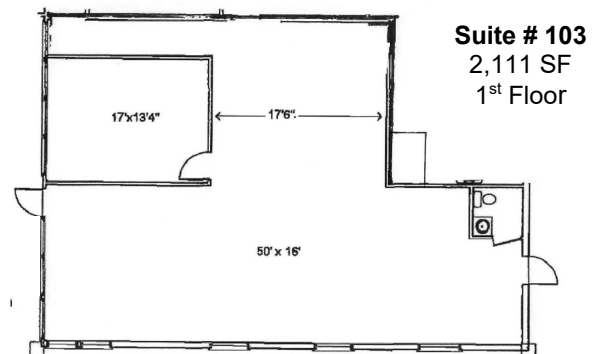
KEY HOOK #: T.B.D.**ASSOCIATE:** Dawn Kutz (727) 797-2196**K&H SIGNAGE:** 3' X 4'**LISTING CODE:** LO-975-A-3-06**SHOWING INFORMATION:** Contact Listing Associate.**LEASING INFORMATION****PROJECT SIZE:** 43,272 SF**SPACE AVAILABLE:**

Suite #103 – 2,111 SF - \$19.50/SF Modified Gross

Suite #106 – 1,360 SF - \$25.00/SF Modified Gross

OCCUPANCY: Immediate**OTHER CHARGES:**

	<u>LESSOR</u>	<u>LESSEE</u>
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
Janitorial		X

ESCALATION: 4%**MINIMUM TERM:** 3 Years**FLOORPLANS:**

Suite # 106
1,360 SF
1st Floor

Front
Door

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.