



KLEIN & HEUCHAN, INC.
REALTORS

Commercial/Investment/Real Estate Services

LO-1197

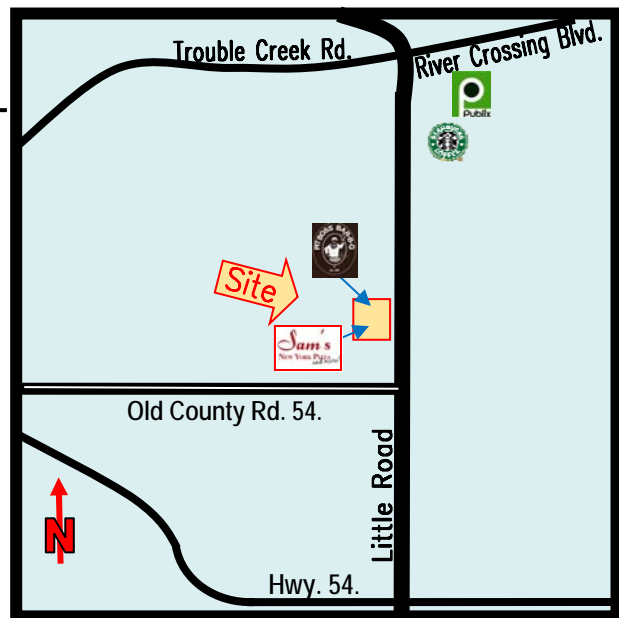
RETAIL SPACE

FOR LEASE



4205 LITTLE ROAD
NEW PORT RICHEY, FL 34655

- 1,320 SF RETAIL SPACE
- HERITAGE PLAZA SHOPPING CENTER
- EXCELLENT VISIBILITY
- HIGH TRAFFIC COUNT
- JOIN LONG TERM TENANTS
- **LEASE RATE: \$16/SF NNN**



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



ADDRESS: 4205 Little Rd.
New Port Richey, FL 34655

LOCATION: Property is located on the west side of Little Rd., just north of Old County Rd. 54.

LAND AREA: .87 Acres

ZONING: C-1 Neighborhood Commercial District, Pasco County

LAND USE: ROR – Retail / Office Residential

IMPROVEMENTS: 9,240 SF
YEAR BUILT: 1985

LEGAL DESCRIPTION: Lengthy – In listing folder

PARKING: 5 /1000
PRESENT USE: Retail

UTILITIES: Electric – Duke Energy
Water/Sewer – FGUA – FL Gov. Utilities Authority
Trash - Independent

LEASE RATE: \$16/SF NNN

PARCEL ID #: 14-26-16-0000-00200-0080

TRAFFIC COUNT: 35,000 vpd

NOTES: 1,320 SF available! Come join long term tenants in Heritage Plaza Shopping Center. Only one space remaining. Building offers great visibility & signage. Open floor plan allows for flexible layout. Anchored by Pit Boss Bar-B-Q a long standing tenant.

KEY HOOK #: 62
K&H SIGNAGE: 3 x 4

ASSOCIATE: Monique Petronje (813) 743-5056, Cell
LISTING CODE: LO-1197-3-05

SHOWING INFORMATION: Call Listing Associate to set appointment.

LEASING INFORMATION

PROJECT SIZE: 9,240 SF

SPACE AVAILABLE: 1,320 SF

PARKING: 5/1000

OCCUPANCY: Immediate

RENT: \$ 1,760.00/Month

ESCALATION: 3%

CAM CHARGES: \$3.00/SF *

OTHER CHARGES

LESSOR

LESSEE

Real Estate Taxes
Insurance
Insurance/Personal/Property/Liability
Trash
Exterior Maintenance
Interior Maintenance
Water & Sewer
Management
Electric
Annual Solid Waste Assessment

X*
X*
X
X*
X*
X
X
X*
X
X

{ Included in
* CAM }

MINIMUM TERM: 3 years

SIGNAGE: On pylon