



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

Commercial/Investment/Real Estate Services

LO-1191

# PRIME DUNEDIN - MAIN ST. LOCATION

## PROFESSIONAL OFFICE OR RETAIL SPACE

FOR LEASE



**TOWER OAK PLAZA**  
**2196 MAIN STREET**  
**DUNEDIN, FL 34698**

- JOIN OTHER GREAT PROFESSIONALS!  
(PHARMACY, ATTORNEYS, CPA, TITLE CO., & FINANCIAL ADVISOR)
- ZONED: COMMERCIAL PARKWAY
- PROFESSIONALLY MANAGED & MAINTAINED BY BRUCE STRUMPF MANAGEMENT
- 2 STORY - ELEVATOR BUILDING
- **LEASE RATE: \$9.00/SF**  
**+ \$7.00 CAM**



1744 N. Belcher Rd., Clearwater, FL 33765 ■ Telephone 727-441-1951 ■ Fax 727-449-1724  
[www.kleinandheuchan.com](http://www.kleinandheuchan.com)



**ADDRESS:** 2196 Main St.  
Dunedin, FL 34698

**LOCATION:** NW quadrant @ Main St. (S.R. 580)  
& Belcher Road.

**LAND AREA:** 48,000 SF Approx.  
**DIMENSIONS:** 200' x 240' mol

**ZONING:** CP – Commercial Parkway – City of Dunedin  
**LAND USE:** CG – Commercial General  
**FLOOD ZONE:** 'X' Non Flood

**IMPROVEMENTS:** 20,652 SF

**LEGAL DESCRIPTION:** Lengthy – in listing file

**YEAR BUILT:** 1987

**UTILITIES:** Electric – Duke Energy  
Water & Sewer – City of Dunedin

**PARKING:** 84 spaces

**PRESENT USE:** Multi-tenant office building

**TAXES:** \$36,588 (2021)

**LEASE RATE:** \$9.00/SF + \$7.00 CAM  
+ Sales Tax 6.5%. Monthly rent \$2,319.00

**PARCEL ID #:** 25/28/15/70146/100/3100

**TRAFFIC COUNT:** 47,500 v.p.d

**NOTES:** Join a very successful group of professional tenants! Great location and signage in high profile building within ¼ mile of Countryside Shopping Center. Zoning allows for office or retail. **Suite C** is a premium ground-floor location at Tower Oaks. Beautiful, bright and wide-open suite. Ideal for retail and 2 private offices upstairs. Unique layout worth a visit!

**KEY HOOK #:** None

**ASSOCIATE:** Philippe Beau, PhD

**K&H SIGNAGE:** None

**LISTING CODE:** LO-1191-3-23

**SHOWING INFORMATION:** Call Philippe Beau (727) 409-3465 to set appointment.

**LEASING INFORMATION:**

PROJECT SIZE: 20,652 SF OCCUPANCY: Immediate

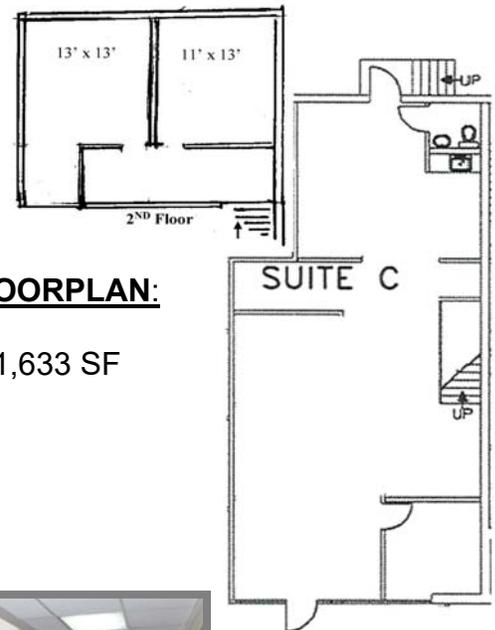
ESCALATION: CPI PARKING: 84 spaces

SPACE AVAILABLE: Suite C – 1,633 SF

RENT: \$9.00/SF + CAM: \$7.00/SF & SALES TAX: 6.5%

<u>OTHER CHARGES:</u>	<u>LESSOR</u>	<u>LESSEE</u>
Real Estate Taxes		CAM
Insurance		CAM
Insurance:		X
Trash Personal Property & Liability		CAM
Exterior Maintenance		CAM
Interior Maintenance		X
Water		CAM
Management		CAM
Electric		X

MINIMUM TERM: 2 years SIGNAGE: On Building



**FLOORPLAN:**

1,633 SF

