



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

Commercial/Investment/Real Estate Services

LO-1113-A

## FORMER RESTAURANT OR RETAIL SPACE FOR LEASE



### GALLERY OAKS SHOPPING CENTER 11115 - 11125 PARK BLVD. SEMINOLE, FL 33772

- HIGH TRAFFIC COUNT WITH GREAT VISIBILITY
- FORMER RESTAURANT – CAN BE ANY RETAIL TYPE
- 4,154 SF SPACE AVAILABLE IMMEDIATELY
- TRAFFIC LIGHT CONTROLLED ENTRANCE
- CORNER LOCATION
- EXCELLENT SIGNAGE
- ACROSS FROM THE NEW SEMINOLE TOWNE CENTER
- **LEASE RATE: \$16.00/SF + CAM**



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Revised 8/31/2023

## PROPERTY OVERVIEW

LO-1113-A

**ADDRESS:** 11115-11125 Park Blvd.  
Seminole, FL 33772

**LOCATION:** Across the street to the east from  
Seminole Towne Center on Park Blvd.

**LAND AREA:** 2.6 acres  
**DIMENSIONS:** Irregular

**ZONING:** C – Commercial – City of Seminole  
**LAND USE:** CG  
**FLOOD ZONE:** “A” – No Flood Insurance Required

**IMPROVEMENTS:** 27,000 SF Shopping Center

**LEGAL DESCRIPTION:** Lengthy, in Listing File

**YEAR BUILT:** 1987

**UTILITIES:** Electric – Duke Energy  
Water & Sewer – Pinellas County

**PARKING:** 4.5/1,000 SF

**PRESENT USE:** Office/Retail

**R.E. TAXES:** \$53,867 – 2022  
**PARCEL ID #:** 27/30/15/00000/320/0200

**LEASE RATE:** \$16/SF + CAM

**TRAFFIC COUNT:** 38,500 VPD

**NOTES:** Space # 116 is A 4,154 SF, former restaurant. Can be any type of retail space. Great location next to Seminole Town Center. Signage available on pylon and on building. Co-Tenants include UPS Store, Domino's Pizza, Subway, Spenga Fitness & Merle Norman.

**KEY HOOK #:** 37

**ASSOCIATE:** Steven Klein

**K&H SIGNAGE:** 3 x 4

**LISTING CODE:** LO-1113-A-03-27

**SHOWING INFORMATION:** Call Listing Associate to schedule showing.

## LEASING INFORMATION

**PROJECT SIZE:** 27,000 SF

**SPACE AVAILABLE:**  
Unit # 116 – 4,154 SF @ \$16/SF + CAM

**PARKING:** 4.5/1,000 SF

**OCCUPANCY:** Immediate

**RENT:** \$16.00/SF + CAM

**ESCALATION:** 3% annually

**CAM:** \$7.50/SF/Year

### **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:** Three (3) years

**SIGNAGE:** Pylon sign & wall signs