



KLEIN & HEUCHAN, INC
REALTORS

Commercial/Investment/Real Estate Services

LO-1169

DOUBLE DRIVE-THRU RESTAURANT FOR LEASE



26145 U.S. HIGHWAY 19 N.
CLEARWATER, FL 33763

- CLOSE TO COUNTRYSIDE MALL
- FORMER CHICK-FIL-A DRIVE-THRU WITH NO INSIDE SEATING
- FULL TRAFFIC LIGHT ACCESS
- EXCELLENT SIGNAGE & VISIBILITY
- STRONG TRAFFIC COUNTS
- BUILD TO SUIT OPPORTUNITY
- GREAT ACCESS
- GREAT FOR COFFEE OR FAST FOOD

GROUND LEASE: \$75,000/YEAR NNN



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

www.kleinandheuchan.com



ADDRESS: 26145 U.S. Hwy 19 N.
Clearwater, FL 33763

LOCATION: SE Corner of Enterprise Rd., & US Hwy., 19, Countryside Area.

LAND AREA: 44,100 SF * } * Up to 50,000 total SF available for Build to Suit
DIMENSIONS: 150' x 294'*

ZONING: US 19 Corridor Regional – City of Clearwater
LAND USE: US 19 Corridor Regional– City of Clw.
FLOOD ZONE: “X” No Flood Insurance Required

IMPROVEMENTS: Double Drive-Thru Restaurant

LEGAL DESCRIPTION: Lengthy, see listing office

YEAR BUILT: 1995

UTILITIES: Electric – Duke Energy
Sewer, Water, Trash & Gas, City of Clearwater

PARKING: 25 spaces

PRESENT USE: Restaurant

TAXES: TBD

GROUND LEASE: \$75,000/SF NNN

BUILD TO SUIT: TBD

PARCEL ID: 31/28/16/00000/110/0700

TRAFFIC COUNT: 120,000 U.S.19 /14,500 Enterprise Rd.

NOTES: Current building is a double drive-thru restaurant, with no indoor seating. Some equipment is in place if tenant wants to use the building “As-Is,” includes separate large outside covered patio and storage building. Close to major retailers including Countryside Mall, Chili’s, Fresh Market, Whole Foods, PetSmart & Jason’s Deli.

KEY HOOK #: T.B.D.

ASSOCIATE: Steve Klein & Mark S. Klein, CCIM

K&H SIGNAGE: 3' x 4'

LISTING CODE: LO-1169-3-27/13

SHOWING INFORMATION: Must contact Listing Associates.

LEASING INFORMATION

SPACE AVAILABLE: Double Drive-Thru is 1,000 SF plus covered outside patio and storage building.

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
CAM		X*

*Estimated to be \$1,550/month

SIGNAGE: Existing Pylon Sign

