



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
- SUITE # 106 - 3,122 SF - END CAP
SUITE # 116 - 4,154 SF
- TRAFFIC LIGHT CONTROLLED ENTRANCE
- CORNER LOCATION
- EXCELLENT SIGNAGE
- ACROSS FROM THE NEW SEMINOLE TOWNE CENTER
- LEASE RATE: \$16.00/SF + CAM



Revised 7/18/24

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

R.E. TAXES: \$55,457.87 – 2023
PARCEL ID #: 27/30/15/00000/320/0200

PRESENT USE: Office/Retail

LEASE RATE: \$16/SF + CAM

TRAFFIC COUNT: 38,500 VPD

NOTES: Suite # 106 is 3,122 SF, Endcap unit with high visibility and excellent signage. Formally used by a financial service company. Very attractive floorplan and finishes. Suite # 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 & 19

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 # 106 – 3,122 SF @ \$16/SF + CAM
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