



KLEIN & HEUCHAN, INC REALTORS

Commercial/Investment/Real Estate Service

RETAIL SPACE FOR LEASE



28200 US HWY 19 N
CLEARWATER, FL 33761

- 3,278 SF RETAIL SPACE AVAILABLE
- HIGH TRAFFIC COUNT ON US HIGHWAY 19 N
- RENOVATED IN 2023
- PLENTY OF PARKING
- GREAT SIGNAGE ON US HWY 19
- LEASE RATE: \$19.00/SF MODIFIED GROSS
- RENT: \$5,190 PER MONTH



Revised: 10/30/24

PROPERTY OVERVIEW

LO-1322

ADDRESS: 28200 US Hwy 19 N
Clearwater, FL 33761

LOCATION: West side of US Hwy 19, just North of Republic Dr.

LAND AREA: 206' X 437' (2.07 acres)
DIMENSIONS: Irregular

ZONING: GB – General Business (City of Dunedin)
LAND USE: R&S – Retail & Services
FLOOD ZONE: X – (No Flood Insurance Required)

IMPROVEMENTS: 38,079 SF

LEGAL DESCRIPTION: Lengthy (in listing folder)

YEAR BUILT: 1982 (renovated in 2023)

UTILITIES: Electric – (Duke Energy)
Sewer, Water & Trash – (City of Dunedin)

CLEAR CEILING HEIGHT: 12'

PARKING: 270 spaces

TAXES: \$60,905 (2023)

PRESENT USE: Retail

PARCEL ID #: 19-28-16-07290-000-0010

LEASE RATE: \$19.00/SF Modified Gross

TRAFFIC COUNT: 70,550 VPD (US Hwy 19 N)

NOTES: Join renowned neighbors like Charles Schwab, and Missing Piece furniture. Situated on the bustling US Hwy 19 North, this property offers high-visibility on a major thoroughfare. With 47 feet of frontage, this prime location provides ample frontage for easy access. Whether you're looking to open a retail store, establish a professional office, or start a physical therapy practice, this versatile space can accommodate your needs.

KEY HOOK #: N/A

ASSOCIATE: Mark S. Klein, CCIM

K&H SIGNAGE: 3'X4'

LISTING CODE: LO-1322-3-13

SHOWING INFORMATION: Contact listing agent for a showing.

LEASING INFORMATION

PROJECT SIZE: 3,278 SF

SPACE AVAILABLE: 3,278 SF

PARKING: 270 spaces on site

OCCUPANCY: January 2025

RENT: \$5,190 per month

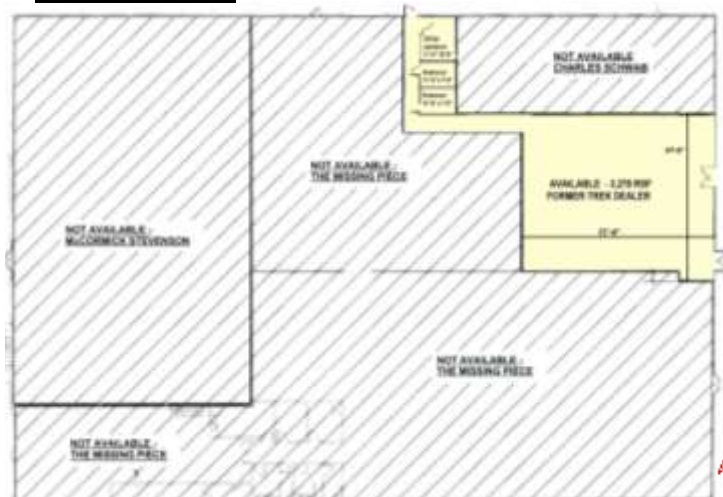
ESCALATION: CPI

OTHER CHARGES

LESSOR LESSEE

<u>OTHER CHARGES</u>	<u>LESSOR</u>	<u>LESSEE</u>
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	

FLOOR PLAN:



MINIMUM TERM: 3 Years

SIGNAGE: Pylon Sign