



KLEIN & HEUCHAN, INC
REALTORS

Commercial/Investment/Real Estate Services

LO-1296

49TH STREET PLAZA

FOR LEASE



7651 49TH STREET N.
PINELLAS PARK, FL 33781

- LOCATED AT THE NE CORNER OF 49TH ST. N., & 76TH AVE., NORTH
- 1 BLOCK NORTH OF PARK BLVD.
- 3,840 SF SPACE – INTERIOR UNIT
- SHORT TERM LEASE AVAILABLE
- **LEASE RATE: \$16/SF**
+ CAM & UTILITIES



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

www.kleinandheuchan.com



REVISED 10/30/2024

PROPERTY OVERVIEW

LO-1296

ADDRESS: 7651 49th Street N.
Pinellas Park, FL 33781

LOCATION: East of 49th St., N., 1 block north of
Park Blvd.

LAND AREA: 71,749 SF (1.64 acres)
DIMENSIONS: 251' Frontage – Irregular

ZONING: B-1- General Commercial District, City of Pinellas Park
LAND USE: CRD
FLOOD ZONE: 'X' – No Flood Insurance required

IMPROVEMENTS: 18,210 SF

LEGAL DESCRIPTION: See File

CLEAR CEILING HEIGHT: 9 ft.

UTILITIES: Electric – Duke Energy
Water & Sewer – City of Pinellas Park

YEAR BUILT: 1978

PARKING: 70 spaces

TAXES: \$45,682.54 (2023)

PRESENT USE: Retail

PARCEL ID: 28-30-16-69606-000-0010

LEASE RATE: Varies see Table below

TRAFFIC COUNT: 36,000 AADT (2022)

NOTES: Short term lease available. Well located retail space on busy north/south roadway. Surrounded by major retailers including Publix, Walgreen's & Firestone Auto Care, etc. Easy access to Park Boulevard.

KEY HOOK #: N/A
K&H SIGNAGE: 3' x 4'

ASSOCIATE: Don Russell (727) 709-2158
LISTING CODE: LO-1296-3-19

SHOWING INFORMATION: Call listing Associate.

LEASING INFORMATION

PROJECT SIZE: 18,210 SF

PARKING: 70 spaces

OCCUPANCY: Immediate

SPACE AVAILABLE:

	LESSOR	LESSEE
Real Estate Taxes	CAM	
Insurance	CAM	
Insurance: Personal Property & Liability		X
Trash		X
Exterior Maintenance	CAM	
Interior Maintenance		X
Water		X
Management	CAM	
Electric		X

SPACE #	SIZE(SF)	RATE/SF
#7663	3,840	\$16.00/SF + CAM + Utilities

2024 CAM IS ESTIMATED TO BE \$4.17 PER SF.

TERM: 1 or 2 year leases

SIGNAGE: T.B.D.