



KLEIN & HEUCHAN, INC.
REALTORS

Commercial/Investment/Real Estate Services

LO-1229

OCEAN BLU RETAIL CENTER

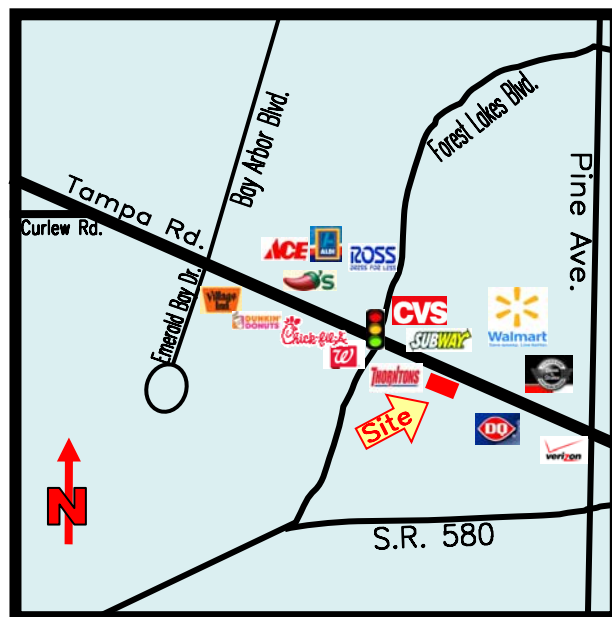
3,000 SF SPACE

FOR LEASE



3784 TAMPA ROAD, SUITES #3 & #4
OLDSMAR, FL 34677

- ATTRACTIVE RETAIL CENTER
- HIGH TRAFFIC COUNT WITH GREAT VISIBILITY
- 3,000 SF SUITE
- GOOD PARKING
- **LEASE RATE: \$25.00/SF NNN**
- **MONTHLY RENT:**
\$6,250.00 + EXPENSES



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



Revised: 5/8/2025

PROPERTY OVERVIEW

LO-1229

ADDRESS: 3784 Tampa Rd., #3 & #4
Oldsmar, FL 34677

LOCATION: South side of Tampa Rd., 300 feet
east of Forest Lake Boulevard.

LAND AREA: 1.3 Acres MOL

DIMENSIONS: Irregular

ZONING: C-2, Commercial General, City of Oldsmar

LAND USE: CG – Commercial General

FLOOD ZONE: “AE” - Flood Insurance Required

IMPROVEMENTS: 10,640 SF

LEGAL DESCRIPTION: Lengthy, in Listing File

YEAR BUILT: 2015

UTILITIES: Water, Sewer – City of Oldsmar
Electric – TECO Energy

PARKING: 53 total spaces

PRESENT USE: Kitchen Remodeling
Showroom

TAXES: \$38,932.32 (March Gross -2024)

PARCEL ID #:23-28-16-63936-064-0090

LEASE RATE: \$25.00/SF, NNN

TRAFFIC COUNT: 54,500 AADTC (2023)

NOTES: This 3,000 SF attractive suite was recently a high-end kitchen & bath remodeling showroom. Future use could be almost any retail use that needs an open floor plan with display areas & visibility.

KEY HOOK #: None

ASSOCIATE: Don Russell (727) 709-2158

K&H SIGNAGE: 3 x 4

LISTING CODE: LO-1229-3-20

SHOWING INFORMATION: Call listing Associate to arrange showing.

LEASING INFORMATION

PROJECT SIZE: 10,640 SF

SPACE AVAILABLE: Suites #3 & #4 – 3,000 SF

PARKING: 53 spaces - total

OCCUPANCY: Approx. 30 days after lease is
signed.

LEASE RATE: \$25.00/SF

MONTHLY RENT: \$6,250 + Expenses

ESCALATION: 4% per year

NNN: \$7.20/SF - Estimated

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: 5 years

SIGNAGE: Monument sign at Tampa Rd.

