



KLEIN & HEUCHAN, INC
REALTORS

Commercial/Investment/Real Estate Services

LO-1113-A

RETAIL OR OFFICE SPACE **FOR LEASE**

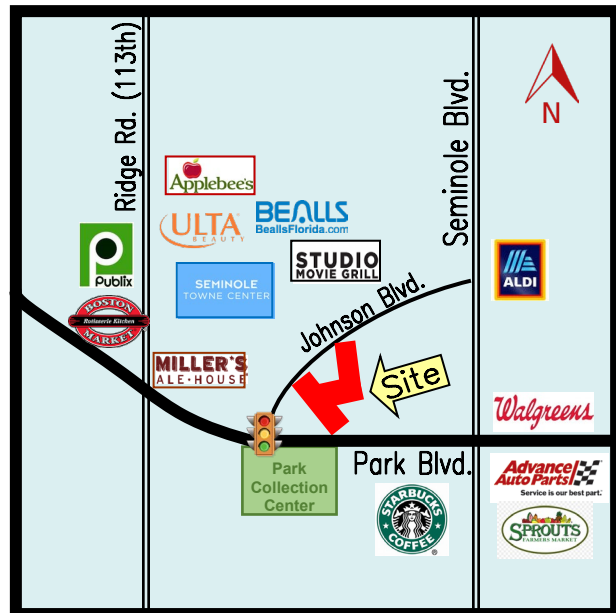


GALLERY OAKS SHOPPING CENTER

11115 - 11125 PARK BLVD.

SEMINOLE, FL 33772

- HIGH TRAFFIC COUNT WITH GREAT VISIBILITY
- RETAIL OR OFFICE
- 1,550 SF SPACE AVAILABLE IMMEDIATELY
- TRAFFIC LIGHT CONTROLLED ENTRANCE
- GREAT LOCATION AND ACCESS
- EXCELLENT SIGNAGE
- ACROSS FROM THE NEW SEMINOLE TOWNE CENTER
- LEASE RATE: **\$16.00/SF + CAM**



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

www.kleinandheuchan.com



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

PRESENT USE: Office/Retail

R.E. TAXES: \$55,953 – 2024
PARCEL ID #: 27/30/15/00000/320/0200

LEASE RATE: \$16/SF + CAM

TRAFFIC COUNT: 38,500 VPD

NOTES: Space #111 is a 1,550 SF, retail space. Can be any type of retail or office 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 #: 6

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 # 111 – 1,550 SF @ \$16/SF + CAM

PARKING: 4.5/1,000 SF

OCCUPANCY: Immediate

RENT: \$16.00/SF + CAM

ESCALATION: 3% annually

CAM: \$8.75/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