



KLEIN & HEUCHAN, INC.
REALTORS

Commercial/Investment/Real Estate Services

SI-1653

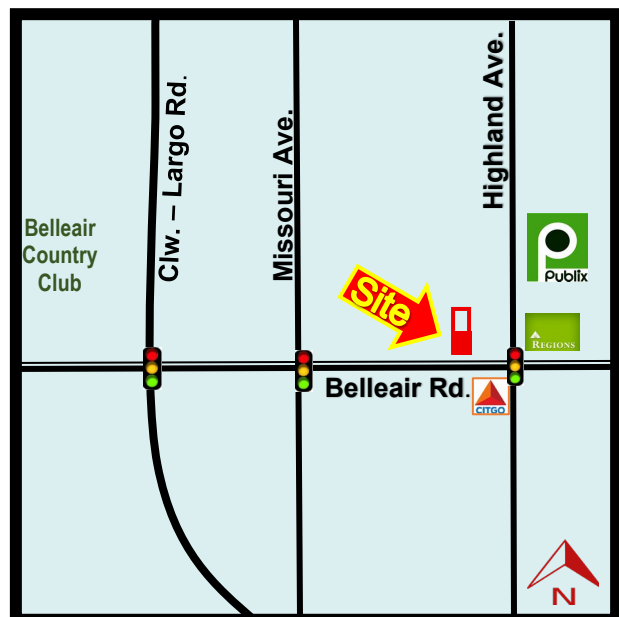
FREE STANDING

*** RETAIL / OFFICE ***
FOR LEASE



**1498 BELLEAIR RD.
CLEARWATER, FL 33756**

- 1,500 SF RETAIL OR OFFICE
- ACROSS FROM PUBLIX SHOPPING CENTER
- AVAILABLE IMMEDIATELY
- SIGNALIZED INTERSECTION
- 17 PARKING SPACES
- **LEASE RATE: \$15.50/SF
MODIFIED GROSS**



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

www.kleinandheuchan.com



REVISED: 11/4/25

PROPERTY OVERVIEW

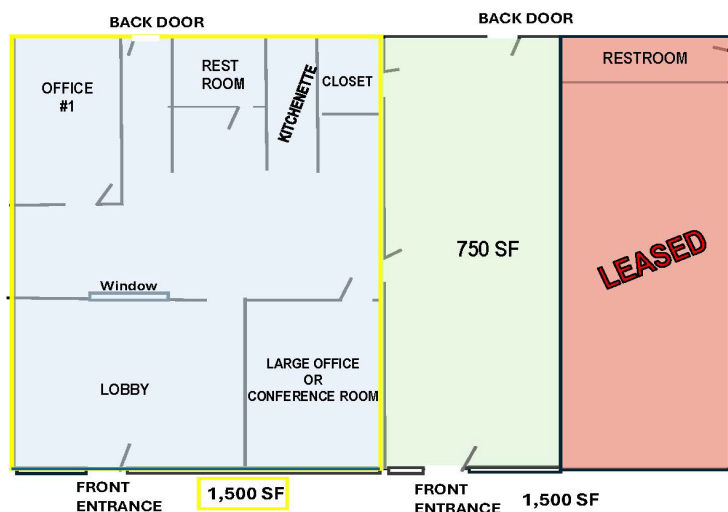
LO-1333

ADDRESS: 1498 Belleair Rd.
Clearwater, FL 33756**LOCATION:** Northwest corner of Highland Ave. and
Belleair Rd.**LAND AREA:** 25,050 SF
DIMENSIONS: 167' X 150'**ZONING:** C – Commercial (City of Clearwater)
LAND USE: CG – Commercial General
FLOOD ZONE: X (No Flood Insurance Required)**IMPROVEMENTS:** 3,000 SF**LEGAL DESCRIPTION:** Lengthy (in listing folder)**YEAR BUILT:** 1995**UTILITIES:** Electric – Duke Energy
Water, Sewer & Trash – City of Clearwater**PARKING:** 17 spaces**PRESENT USE:** Office / Retail**TAXES:** \$12,210.03 (2024)**PARCEL ID:** 23-29-15-00000-330-0700**LEASE RATE:** \$15.50/SF (\$1,937.50/Mo.)**TRAFFIC COUNT:** 10,000 VPD (Belleair Rd.)
15,000 VPD (Highland Ave.)**NOTES:** Freestanding retail/office building. Layout includes small reception, open area, oversized room can be used for office or conference room. At a highly desirable area and signalized intersection across the street from Publix shopping center. High profile location with outstanding signage, visibility, parking & access. An additional 750 SF of contiguous office space could be made available.**KEY HOOK #:** 12**ASSOCIATE:** Monique Peteronje & Angel Calkins**K&H SIGNAGE:** 3 X 4**LISTING CODE:** LO-1333-3-25/14

(727) 483-2512

SHOWING INFORMATION: Call listing agent for showing.**LEASING INFORMATION****PROJECT SIZE:** 3,000 SF**SPACE AVAILABLE:** 1,500 SF**PARKING:** 17 total spaces**OCCUPANCY:** Immediate**RENT:** \$15.50/SF Modified Gross**ESCALATION:** 4 %**FLOORPLAN:****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:** 3-5 Years**SIGNAGE:** On building

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