



KLEIN & HEUCHAN, INC
REALTORS

Commercial/Investment/Real Estate Services

LO-1270

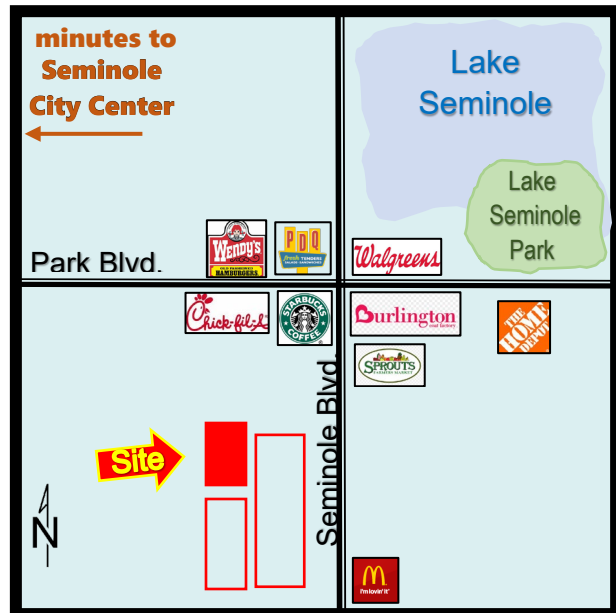
PROFESSIONAL OFFICE / RETAIL SUITES
FOR LEASE

**SEMINOLE
PROFESSIONAL
CENTER**



SEMINOLE PROFESSIONAL CENTRE
7122 & 7182 SEMINOLE BLVD.
SEMINOLE, FL 33772

- **SUITE # 7190** - 2,250 SF UNIT AVAILABLE
RETAIL/OFFICE
- IN THE HEART OF SEMINOLE
- 37,500 VPD ON SEMINOLE BLVD.
- 217' FRONTAGE
- MINUTES TO SEMINOLE CITY CENTER
- **LEASE RATE: \$3,750/MONTH**
MODIFIED GROSS



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

www.kleinandheuchan.com



Revised: 1/7/2026

PROPERTY OVERVIEW

LO-1270

ADDRESS: 7122 & 7182 Seminole Blvd.
Suite # 7190
Seminole, FL 33772

LOCATION: Just south of Park Blvd. and Seminole Blvd. intersection. Yellow building with blue roof on west side across the street from Sprouts.

LAND AREA: 48,404 SF (1.11 acres)
DIMENSIONS: 168' x 217' (Irregular)
IMPROVEMENTS: 13,632 SF

ZONING: CG - Commercial General (City of Seminole)
LAND USE: CG – Commercial General
FLOOD ZONE: X (No Flood Insurance Required)

YEAR BUILT: 1956 – Renovated 2023

LEGAL DESCRIPTION: Lengthy (in listing folder)

CLEAR CEILING HEIGHT: 9'
PARKING: 79 spaces

UTILITIES: Electric (Duke Energy)
Water & Sewer (City of Seminole)

PRESENT USE: Vacant retail – open floor plan

TAXES: \$23,485.48 (2025)
PARCEL ID #: 27-30-15-80118-002-0010

LEASE RATE: \$20.00/SF
Modified Gross

TRAFFIC COUNT: 37,500 VPD (Seminole Blvd.)

NOTES: Seminole Professional Centre is in the middle of the action just one block south of Park Blvd. and Seminole Blvd., intersection on the west side, across from Sprouts. It has a distinctive blue roof with yellow paint below, and a prominent pylon sign, very generous parking on three sides of the buildings. We have **Suite 7190**, a freestanding building off a courtyard in the NW corner of the property, and was originally built for a law firm. There are seven separate offices, all light and bright, one conference room, kitchen/ break room, three storage closets, two bathrooms and one has a shower. The offices vary in size, lots of decorative trim is found throughout to add character. Some larger offices/rooms could be collaborative spaces.

KEY HOOK #: 21
K&H SIGNAGE: 3' x 4'

ASSOCIATE: Marilyn Stuelke (727) 851-3155
LISTING CODE: LO-1270-3-23

SHOWING INFORMATION: Contact listing agent for a showing.

LEASING INFORMATION

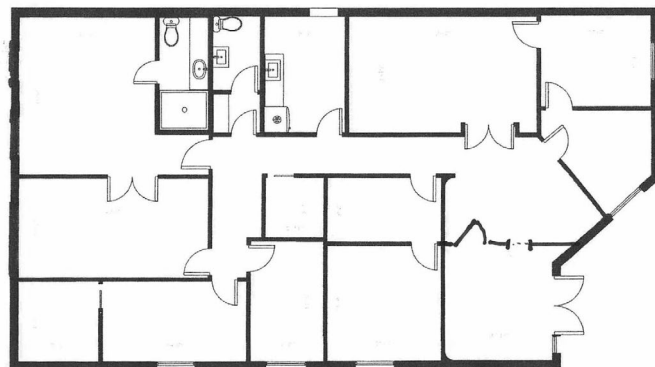
PROJECT SIZE: 13,632 SF
OCCUPANCY: Immediate
PARKING: 5.8/1000
ESCALATION: 4% Annually

SPACE AVAILABLE:

Unit #	SF	Rate/SF	Monthly Rent (Base)
7190	2,250 SF	\$20.00	\$3,750.00 + Tax

<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

FLOORPLAN:



**Unit # 7190
2,250 SF**

MINIMUM TERM: Negotiable
SIGNAGE: on building over door
– varies with each space