



**KLEIN & HEUCHAN, INC.**  
**REALTORS**

Commercial/Investment/Real Estate Services

LO-1229

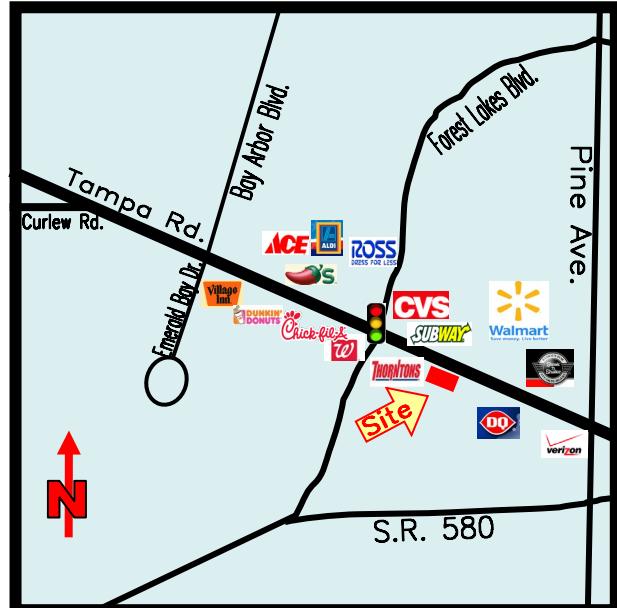
# OCEAN BLU RETAIL CENTER

## 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](http://www.kleinandheuchan.com)



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

**LAND AREA:** 1.3 Acres MOL  
**DIMENSIONS:** Irregular

**IMPROVEMENTS:** 10,640 SF

**YEAR BUILT:** 2015

**PARKING:** 53 total spaces

**PRESENT USE:** Kitchen Remodeling  
Showroom

**LEASE RATE:** \$25.00/SF, NNN

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

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

**LAND USE:** CG – Commercial General

**FLOOD ZONE:** “AE” - Flood Insurance Required

**LEGAL DESCRIPTION:** Lengthy, in Listing File

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

**TAXES:** \$40,289.56 (March Gross -2025)

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

**TRAFFIC COUNT:** 44,000 AADTC (2024)

**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

**ESCALATION:** 4% per year

**MONTHLY RENT:** \$6,250 + Expenses

**NNN:** \$7.64/SF - Estimated

#### **OTHER CHARGES**

Real Estate Taxes

Insurance

Insurance: Personal Property & Liability

Trash

Exterior Maintenance

Interior Maintenance

Water

Management

Electric

#### LESSOR    LESSEE

X

X

X

X

X

X

X

X

X



**MINIMUM TERM:** 5 years

**SIGNAGE:** Monument sign at Tampa Rd.