



KLEIN & HEUCHAN, INC
REALTORS

Commercial/Investment/Real Estate Services

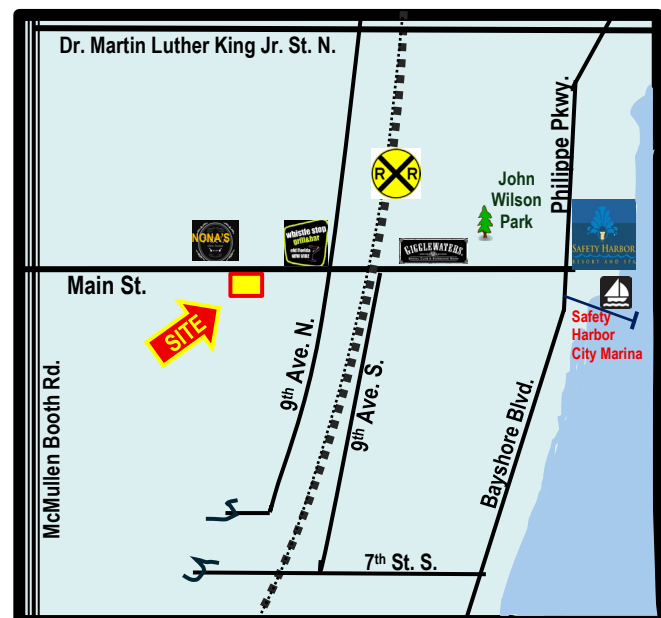
LO-1349

1,140 SF ± OFFICE **DOWNTOWN SAFETY HARBOR** **FOR LEASE**



960 MAIN ST.
SAFETY HARBOR, FL 34695

- DOWNTOWN SAFETY HARBOR
- EXCELLENT EXPOSURE ACROSS FROM NONA'S PIZZA
- PROFESSIONAL OFFICE
- 1ST FLOOR
- **LEASE RATE: \$30/SF**
MODIFIED GROSS
- **RENT: \$2,850/MONTH**



1744 N Belcher Rd., Suite #200, Clearwater, FL 33765 ■ Telephone 727-441-1951 ■ Fax 727-449-1724

www.kleinandheuchan.com



ADDRESS: 960 Main St.
Safety Harbor, FL 34695

LOCATION: North side of Main Street and 9th Ave., in Safety Harbor. Across from Nona's Restaurant.

LAND AREA: 5,201 SF / 0.11± acres
DIMENSIONS: 51' X 102'

ZONING: SR-1 (*Service Corridor One*), City of Safety Harbor
LAND USE: CRD – (*Community Redevelopment District*)
FLOOD ZONE: X (*No Flood Insurance Required*)

IMPROVEMENTS: 3,056 SF / 2,640 SF heated

LEGAL DESCRIPTION: SEMINOLE PARK REV
BLK 6, LOT 7

YEAR BUILT: 1990

PARKING: 7 spaces with street parking

UTILITIES: Electric – (*Duke Energy*)
Water, Sewer & Trash – (*City of Safety Harbor*)
Natural Gas – Clearwater Gas System

PRESENT USE: Professional/Medical /Office

LEASE RATE: \$2,850/Month

TAXES: \$14,282 (2025)

TRAFFIC COUNT: 18,000 AADT (2025)

PARCEL ID: 04-29-16-80028-006-0060

NOTES: Offered at 960 Main St: a newly renovated 1,140 SF office suite on historic Main Street in downtown Safety Harbor. The suite was built out for professional office use and is ready for a tenant. The walkable downtown corridor has boutique retail, dining, wellness and professional services. Tenants have quick access to Clearwater, St. Petersburg and Tampa. 4 private offices, reception, open area and 3 bathrooms.

KEY HOOK #: 25

ASSOCIATES: Marilyn Stuelke & Michael Monteclaro

K&H SIGNAGE: 3' x 4'

LISTING CODE: LO-1349-3-23/02

SHOWING INFORMATION: Call listing Agent for appointment - 48-hours advanced notice is required.

LEASING INFORMATION

PROJECT SIZE: 3,056 SF

SPACE AVAILABLE: 1,140 SF

PARKING: 7 spaces (with street parking)

OCCUPANCY: Immediately

RENT: \$2,850/Month

ESCALATION: 3%

OTHER CHARGES

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: TBD

LESSOR LESSEE

FLOORPLAN:

