



KLEIN & HEUCHAN, INC
REALTORS

Commercial/Investment/Real Estate Services

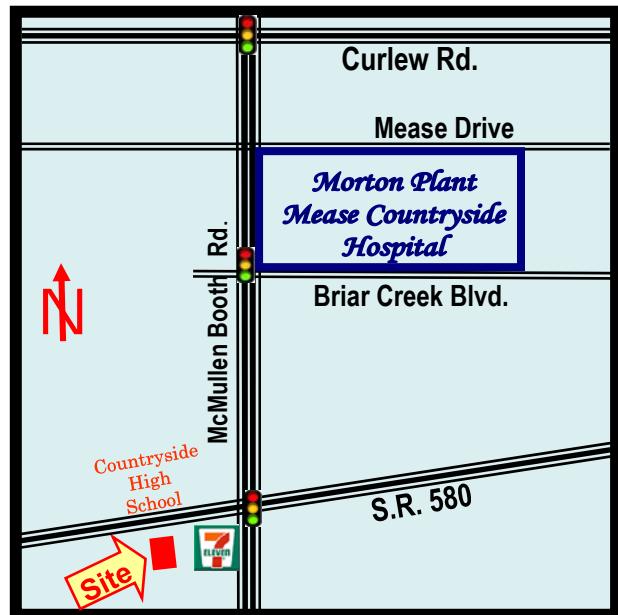
LO-1217

COUNTRYSIDE COLONIAL CENTER FOR LEASE



2759 S.R. 580
CLEARWATER, FL 33761

- AMAZING LOCATION
- 575 SF PRIVATE OFFICE
- GREAT TENANT MIX
- EASY PARKING
- **LEASE RATE: \$1,000/MONTH
MODIFIED GROSS**



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

www.kleinandheuchan.com



ADDRESS: 2759 S.R. 580
Clearwater, FL 33761

LOCATION: Across the street just south of Countryside High School.

LAND AREA: 14,160 SF
DIMENSIONS: 120' x 118'

ZONING: O – City of Clearwater
LAND USE: ROR
FLOOD ZONE: "X" – Non Flood

IMPROVEMENTS: 4,678 SF

LEGAL DESCRIPTION: Lengthy, in listing file

YEAR BUILT: 1987
PARKING: 25 total spaces

UTILITIES: Electric – Duke Energy
Water & Sewer – Pinellas County

PRESENT USE: Office

TAXES: \$8,300.60 (2020)
PARCEL ID #: 28-28-16-00036-002-0060
TRAFFIC COUNT: 34,500 v.p.d.

LEASE RATE: \$1,000/Month, Modified Gross

NOTES: Highly desirable space for lease in the Countryside Colonial Center on State Road 580 in Clearwater. 575 SF of high traffic/high visibility space, with 34,500 vehicles per day, (AADT). Countryside Colonial Plaza is located on State Road 580 (Westfield Countryside Mall) between Highway 19 and McMullen Booth Road. This 2nd Floor space is suitable for office use. Superb signage on the large pylon sign in front of the building. Countryside Colonial Center has a great tenant mix, high quality finishes, plenty of free parking. This space is built out as two offices with large open reception or work space and bathroom but can be modified as needed.

KEY HOOK #: Lock Box

ASSOCIATE: Uli Cramer, cell # 727-216-5934

K&H SIGNAGE: 3 x 4

LISTING CODE: LO-1217-3-30

SHOWING INFORMATION: Contact Listing Associate to arrange showing.

LEASING INFORMATION

PROJECT SIZE: 4,678 SF
PARKING: 25 total spaces
OCCUPANCY: Immediate
SPACE AVAILABLE: 575 SF (2nd Floor)
RENT: \$1,000/Month, Modified Gross
ESCALATION: 3%

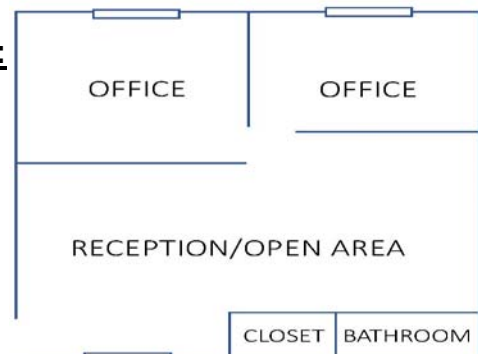


OTHER CHARGES	LESSOR	LESSEE
Real Estate Taxes	X	
Insurance	X	
Insurance: Personal Property & Liability		X
Trash	X	
Exterior Maintenance	X	
Interior Maintenance & Janitorial	X	
Water	X	
Landscaping	X	
Management	X	
Electric		X

MINIMUM TERM: 1 year

SIGNAGE: On glass door to unit
& on Pylon sign

Floor Plan:



575 SF – 2nd Floor