



KLEIN & HEUCHAN, INC
REALTORS

Commercial/Investment/Real Estate Services

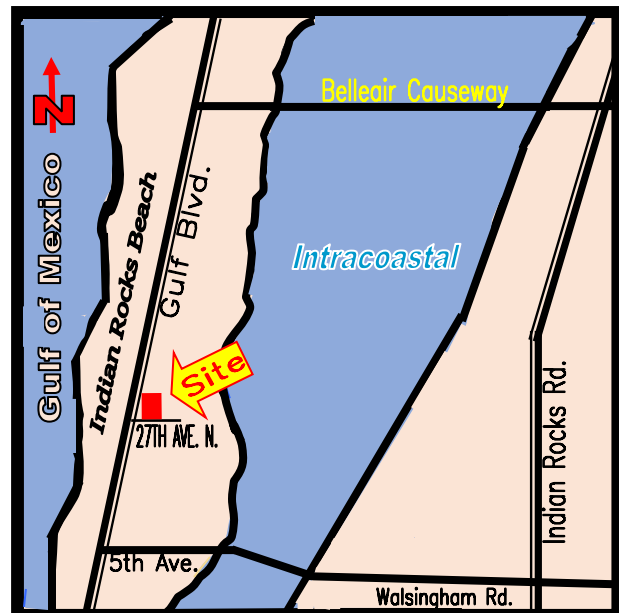
LO-1323

RETAIL SPACE FOR LEASE



2701 GULF BLVD.
INDIAN ROCKS BEACH, FL 33785

- GREAT BEACH LOCATION
- HIGHLY VISIBLE
- HIGH TRAFFIC FLOW
- GREAT DEMOGRAPHIC
- MULTIPLE RETAIL & OFFICE USES
- **LEASE RATE: \$27.00/SF NNN**



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

www.kleinandheuchan.com



ADDRESS: 2701 Gulf Blvd.
Indian Rocks Beach, FL 33785

LOCATION: 2/3 of a mile south of Belleair Causeway,
on the NE corner of Gulf Blvd. & 27th Ave. N.

LAND AREA: 14,400 SF
DIMENSIONS: 120' x 120'

ZONING: B – Business – City of Indian Rocks Beach
LAND USE: General Office
FLOOD ZONE: AE - Flood Insurance required

IMPROVEMENTS: 2,919 SF

LEGAL DESCRIPTION: Lengthy in listing file

YEAR BUILT: 1947

UTILITIES: Electric – Duke Energy
Water/Sewer – City of Indian Rocks Beach

CLEAR CEILING HEIGHT: 10'

PARKING: 12 spaces

TAXES: \$12,070.55 (2024)

PRESENT USE: Office

PARCEL ID #: 01-30-14-42030-022-0050

LEASE RATE: \$27.00/SF NNN

TRAFFIC COUNT: AADT 17,500 V.P.D.

NOTES: Position your business for success at 2701 Gulf Blvd., Indian Rocks Beach, FL, in a vibrant coastal community known for its charming atmosphere, affluent demographics, and steady mix of year-round residents and seasonal visitors. Located on the highly visible Gulf Boulevard, this property offers excellent accessibility and is ideal for retail or office use. Indian Rocks Beach's growing tourism, residential development, and proximity to Clearwater and Largo provide a stable customer base and diverse business opportunities. Offered for lease at \$27 per square foot on a triple net basis, this prime location is perfect for businesses seeking to thrive in a supportive local economy with high foot traffic. Great for coffee shop, café, rental or office.

KEY HOOK #: 5

ASSOCIATE: Michael Monteclaro

K&H SIGNAGE: Window sign

LISTING CODE: LO-1323-3-02

SHOWING INFORMATION: Call Agent for appointment.

LEASING INFORMATION

PROJECT SIZE: 2,919 SF

SPACE AVAILABLE: 1,400 SF

PARKING: 6 spaces

OCCUPANCY: Immediate

RENT: \$3,200/Mo.

ESCALATION: 3% or CPI

| 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: 5 years

SIGNAGE: Pylon sign