



KLEIN & HEUCHAN, INC
REALTORS

Commercial/Investment/Real Estate Services

LO-1311

RETAIL/SHOPPING CENTER

FOR LEASE



1108 OVERCASH DR.
DUNEDIN, FL 34698

- 2,400 SF FOR LEASE
- EXCELLENT SIGNAGE
- SUPER LOCATION WITH 4,500 VPD
- IDEAL FOR RETAIL
- LEASE RATE: \$15.00/SF MODIFIED GROSS
- RENT:\$3,000 PER MONTH + 3% SALES TAX



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

www.kleinandheuchan.com



Revised: 1/14/25

PROPERTY OVERVIEW

LO-1311

ADDRESS: 1108 Overcash Dr.
Dunedin, FL 34698

LOCATION: North West Corner of Overcash Dr. and
State Road 580 (Main St.) in Dunedin, Florida.

LAND AREA: 16,758 SF (.38 acres)
DIMENSIONS: Irregular

ZONING: SC – Shopping Center
LAND USE: R&S – Retail & Service
FLOOD ZONE: "X" (No Flood Insurance Required)

IMPROVEMENTS: 5,768 SF

LEGAL DESCRIPTION: Lengthy (in listing folder)

YEAR BUILT: 1978

UTILITIES: Electric – (Duke Energy)
Water, Sewer & Trash – (City of Dunedin)

CLEAR CEILING HEIGHT: 10'

PARKING: 19 spaces

TAXES: \$10,092 (2024)
PARCEL ID #: 25-28-15-00000-240-0600

PRESENT USE: Retail

TRAFFIC COUNT: 45,500 VPD (2023)

LEASE RATE: \$15.00/SF Modified Gross

NOTES: Centrally located on busy State Road 580 (Main St.) in Dunedin. Excellent signage. Ideal for retail use. Good parking. 4,500 cars pass per day. Pylon signage and building signage.

KEY HOOK #: 35

ASSOCIATES: Joseph Santolucito & Mark Klein

K&H SIGNAGE: 3'X4'

LISTING CODE: LO-1311-3-32/13

SHOWING INFORMATION: Contact listing agent for a showing.

LEASING INFORMATION

PROJECT SIZE: 5,768 SF

SPACE AVAILABLE: 2,400 SF

PARKING: 19 open spaces

OCCUPANCY: Immediate

RENT: \$3,000 per month + 3% sales tax

ESCALATION: 3%

<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

MINIMUM TERM: 3-5 Years

SIGNAGE: Pylon, building and window