



KLEIN & HEUCHAN, INC.
REALTORS

Commercial/Investment/Real Estate Services

LO-1310

HIGH VISIBILITY RETAIL 1,250 SF FOR LEASE



3825 TYRONE BLVD. N., SUITE "B"
ST. PETERSBURG, FL 33709

- SUPERB RETAIL LOCATION IN ST. PETERSBURG
- AMAZING VISIBILITY & SIGNAGE
- COMPACT 1,250 SF OF PRIME RETAIL SPACE
- IDEAL FOR SMALL SHOP OR PROFESSIONAL WHO NEEDS ADVERTISING SPACE
- **LEASE RATE: \$19/SF+ CAM**



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



ADDRESS: 3825 Tyrone Blvd., N, Unit B
St. Petersburg, FL 33709

LOCATION: NWC of Tyrone Blvd., &
38th St. N.

LAND AREA: 0.83 Acres

DIMENSIONS: 138' x 357' Irregular

ZONING: CCS1, City of St. Petersburg

LAND USE: Regional Shopping Center

FLOOD ZONE: "X" (No Insurance Required)

IMPROVEMENTS: 9,926 SF

LEGAL DESCRIPTION: Lengthy, in listing file

YEAR BUILT: 1947/1952/2001

PARKING: 41 spaces

UTILITIES: Duke Energy - Electric

Water, Sewer & Trash, City of St. Petersburg

PRESENT USE: Retail

TAXES: \$35,795 (2023)

PARCEL ID #: 01-31-15-69696-400-1506

LEASE RATE: \$19/SF + \$9.00/CAM

NOTES: Great commercial lease space available directly off of Tyrone Blvd at the signalized cross section of Tyrone Blvd N. & 38th Ave. N. Suite B is 1,250 SF of space for retail use or professional office. Front is all glass with a totally open suite/shop with natural light. Clean and ready. Reception desks are in place. Good amount of storage. Individual restroom. Move-in ready! The demographics are likely to be what your business needs to thrive. This is a very dense population area (over 92,000 people live within a 3-mile radius and almost a quarter million at 5 miles), with an average household income of \$77,577 on a very busy road with 41,000 vehicles a day looking at highly visible signage. This area scores at 77 for very walkable zone. Get your name and your product or service in large letters on the awning across the shop. Join a list of highly successful businesses already there. This is the only shop available in this plaza. Contact Philippe Beau (727) 409-3465 or Don Wallace (941) 780-5030 for more information and a visit.

KEY HOOK #: 39

ASSOCIATE: Philippe Beau & Don Wallace

K&H SIGNAGE: 3 x 4

LISTING CODE: LO-1310-3-18/16

SHOWING INFORMATION: Call listing associates to make appointment.

LEASING INFORMATION

PROJECT SIZE: 9,926 SF

SPACE AVAILABLE: Unit B – 1,250 SF

PARKING: 41 spaces

OCCUPANCY: Immediate

RENT: \$19.00 + CAM (\$9.00)

ESCALATION: TBD

OTHER CHARGES

LESSOR LESSEE

Real Estate Taxes	CAM
Insurance	CAM
Insurance: Personal Property & Liability	X
Trash	CAM
Exterior Maintenance	CAM
Interior Maintenance	X
Water	CAM
Management	X
Electric	X

MINIMUM TERM: 5 years

SIGNAGE: Awning

