



**KLEIN & HEUCHAN, INC**  
**REALTORS**

Commercial/Investment/Real Estate Services

LO-1296

# 49<sup>TH</sup> STREET PLAZA

## FOR LEASE



**7651 49<sup>TH</sup> STREET N.**  
**PINELLAS PARK, FL 33781**

- LOCATED AT THE NE CORNER OF 49<sup>TH</sup> ST. N., & 76<sup>TH</sup> AVE., NORTH
- 1 BLOCK NORTH OF PARK BLVD.
- 1,500 SF SPACE SOUTH END UNIT
- 3,840 SF SPACE – INTERIOR UNIT
- 7,690 SF SPACE NORTH END UNIT
- SHORT TERM LEASES AVAILABLE
- **LEASE RATE: \$15-\$18/SF**



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**PROPERTY OVERVIEW**

LO-1296

**ADDRESS:** 7651 49<sup>th</sup> Street N.  
Pinellas Park, FL 33781

**LOCATION:** East of 49<sup>th</sup> St., N., 1 block north of  
Park Blvd.

**LAND AREA:** 71,749 SF (1.64 acres)  
**DIMENSIONS:** 251' Frontage – Irregular

**ZONING:** B-1- General Commercial District, City of Pinellas Park  
**LAND USE:** CRD  
**FLOOD ZONE:** 'X' – No Flood Insurance required

**IMPROVEMENTS:** 18,210 SF

**LEGAL DESCRIPTION:** See File

**CLEAR CEILING HEIGHT:** 9 ft.

**UTILITIES:** Electric – Duke Energy  
Water & Sewer – City of Pinellas Park

**YEAR BUILT:** 1978

**PARKING:** 70 spaces

**TAXES:** \$45,682.54 (2023)

**PRESENT USE:** Retail

**PARCEL ID:** 28-30-16-69606-000-0010

**LEASE RATE:** Varies see Table below

**TRAFFIC COUNT:** 36,000 AADT (2022)

**NOTES:** Short term leases available. Well located retail space on busy north/south roadway. Surrounded by major retailers including Publix, Walgreen's & Firestone Auto Care, etc. Easy access to Park Boulevard.

**KEY HOOK #:** N/A  
**K&H SIGNAGE:** 3' x 4'

**ASSOCIATE:** Don Russell (727) 709-2158  
**LISTING CODE:** LO-1296-3-19

**SHOWING INFORMATION:** Call listing Associate.

**LEASING INFORMATION**

**PROJECT SIZE:** 18,210 SF

**PARKING:** 70 spaces

**OCCUPANCY:** Immediate

**SPACE AVAILABLE:**

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

SPACE #	SIZE(SF)	RATE/SF
#7613	1,500	\$18.00/SF + CAM + Utilities
#7663	3,840	\$16.00/SF + CAM + Utilities
#7699	7,690	\$15.00/SF + CAM + Utilities

2024 CAM IS ESTIMATED TO BE \$4.17 PER SF.

**TERM:** 1 or 2 year leases

**SIGNAGE:** T.B.D.