



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

Commercial/Investment/Real Estate Services

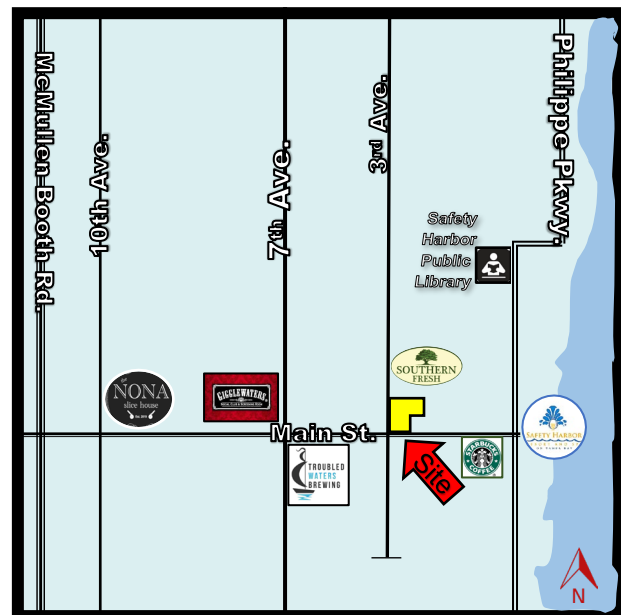
LO-1329

## **DOWNTOWN SAFETY HARBOR RETAIL FOR LEASE**



**247 MAIN STREET  
SAFETY HARBOR, FL 34695**

- DOWNTOWN SAFETY HARBOR LOCATION
- EXCELLENT RETAIL LOCATION
- HIGHLY VISIBLE PROPERTY
- ON SITE PARKING
- CORNER OF MAIN STREET & 3<sup>RD</sup>. AVENUE
- GREAT SIGNAGE
- CLOSE TO SAFETY HARBOR SPA
- IN HEART OF SAFETY HARBOR
- **LEASE RATE FROM: \$39.00 - \$49.00 NNN**



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Revised: 7/23/25

## PROPERTY OVERVIEW

LO-1329

**ADDRESS:** 247 Main St.  
Safety Harbor, FL 34695

**DIMENSIONS:** 140' x 90'  
**LAND AREA:** 0.28 acres

**IMPROVEMENTS:** 5,800 SF

**YEAR BUILT:** 1951/1986

**PARKING:** 11 spaces in front

**PRESENT USE:** Single Building Retail Store

**LEASE RATE:** From \$39.00-\$49.00 NNN

**LOCATION:** North of Main Street, East of 3<sup>rd</sup> Ave.

**ZONING:** CTC – Community Town Center  
**LAND USE:** CRD – Community Redevelopment District  
(City of Safety Harbor)

**FLOOD ZONE:** "X" – No Flood Insurance Required

**LEGAL DESCRIPTION:** Lengthy (in listing folder)

**UTILITIES:** Electric – Duke Energy  
Water, Sewer & Trash – City of Safety Harbor

**TAXES:** \$15,792 (2024)

**PARCEL ID #:** 03-29-16-33372-010-0100

**NOTES:** Rare opportunity to lease high-quality retail space in downtown Safety Harbor, FL. Corner of Main St. and 3<sup>rd</sup> Avenue. Excellent visibility in the heart of one of Pinellas County's best downtowns. Two retail spaces available. Beautiful architecture, lots of windows/natural light, very high ceilings, potential outside seating. Great for retail, restaurant, office or other uses. On site parking. Great signage. Close to Safety Harbor Spa, restaurants, shops, and attractions.

**KEY HOOK #:** T.B.D.

**K&H SIGNAGE:** 3' X 4'

**SHOWING INFORMATION:** Contact listing agent for a showing.

**ASSOCIATE:** Steven Klein

**LISTING CODE:** LO-1271-3-27

## LEASING INFORMATION

		OTHER CHARGES	LESSOR	LESSEE
<b>PROJECT SIZE:</b> 5,800 SF	<b>SPACE AVAILABLE:</b> Suite A – 4,300 SF Suite B – 1,500 SF	Real Estate Taxes		X
<b>PARKING:</b> 11 Spaces	<b>OCCUPANCY:</b> Immediate	Insurance		X
<b>RENT:</b> Suite A - \$39.00 NNN Suite B - \$49.00 NNN	<b>ESCALATION:</b> 4%	Insurance: Personal Property & Liability		X
<b>MINIMUM TERM:</b> 5 years	<b>SIGNAGE:</b> Monument & Building	Trash		X
		Exterior Maintenance		X
		Interior Maintenance		X
		Water		X
		Management		X
		Electric		X

