



KLEIN & HEUCHAN, INC
REALTORS

Commercial/Investment/Real Estate Services

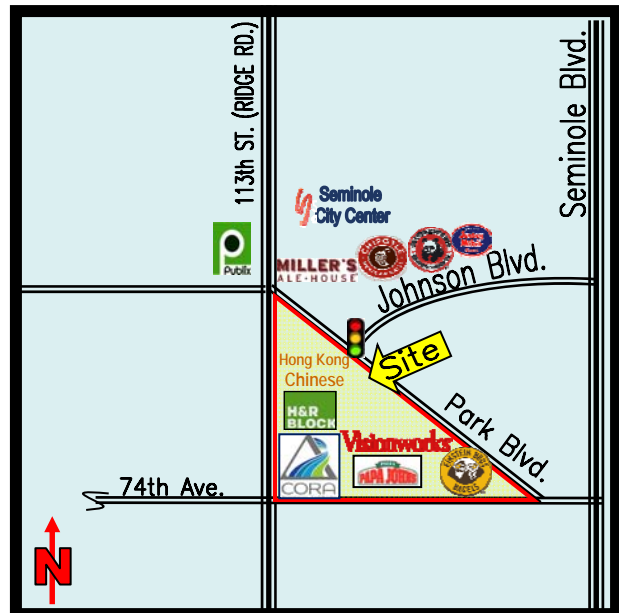
LO-1077

RETAIL SPACE FOR LEASE



THE PARK COLLECTION
11200 – 11252 PARK BLVD.
SEMINOLE, FL 33772

- UNIT #11230 – 1,329 SF
- GREAT VISIBILITY
- TRAFFIC LIGHT CONTROLLED ENTRANCE
- BUSY CENTER
- EXCELLENT PARKING
- HIGH CEILINGS
- ACROSS FROM SEMINOLE CITY CENTER
- **LEASE RATE: \$16.00/SF**
PLUS EXPENSES



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

www.kleinandheuchan.com



Revised 9/8/2022

PROPERTY OVERVIEW

LO-1077

ADDRESS: The Park Collection (Space #11230)
11200-11252 Park Blvd.
Seminole, FL 33772

LOCATION: Park Blvd, south across street from
Seminole City Center Mall.

LAND AREA: 4.16 acres

ZONING: CN, Commercial Neighborhood, City of Seminole

LAND USE: Commercial Limited

IMPROVEMENTS: 41,698 SF

FLOOD ZONE: C – No Insurance Required

YEAR BUILT: 1992

LEGAL DESCRIPTION: Metes & Bounds

PARKING: 5 per 1,000

UTILITIES: Electric – Duke Energy
Sewer & Water - Pinellas County

PRESENT USE: Retail – Could be office

TAXES: \$76,332 (2021)

LEASE RATE: \$16.00/SF + Expenses

TRAFFIC COUNT: 37,000 VPD (Park Blvd.)

NOTES: Seminole City Center has opened recently across the street and has rejuvenated the area. Property has a traffic light intersection for easy access. **Space # 11230** has an open floor plan. Formerly used as a retail shop. The space would be ideal for a number of retail uses. Great visibility and signage, co-tenants include Vision Works, Einstein Bagels, CORA & Papa Johns.

KEY HOOK #: None

ASSOCIATE: Steven Klein

K&H SIGNAGE: 3' x 4'

LISTING CODE: LO-1077-3-27

SHOWING INFORMATION: Call listing agent.

LEASING INFORMATION

PROJECT SIZE: 41,698 SF

SPACE AVAILABLE: Space #11230 – 1,329 SF

PARKING: 5/1,000

OCCUPANCY: Immediate

RENT: \$16.00/SF + Expenses

ESCALATION: 3%

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

* Expenses indicated (*) are \$6.32/SF/Year

SIGNAGE: On facade & windows
Featured on reader board

MINIMUM TERM: 3 years