



KLEIN & HEUCHAN, INC
REALTORS

Commercial/Investment/Real Estate Services

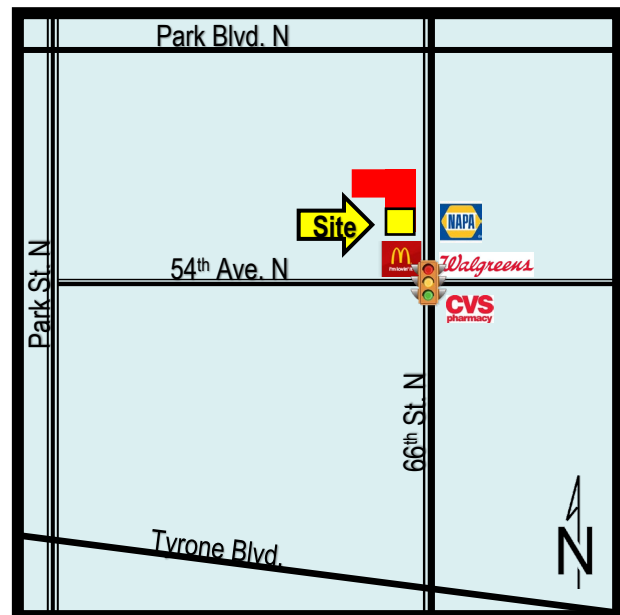
LO-1155

RETAIL FRONTAGE ON 66TH STREET FOR LEASE



**5526 66TH STREET NORTH
ST. PETERSBURG, FL 33709**

- 1,200 SF PRIME END UNIT
- DIRECTLY ON BUSY 66TH ST.
- FRONT GLASS WALL – TREMENDOUS VISIBILITY
- GREAT PARKING
- LIGHTED MARQUIS AND PYLON SIGNS
- PRIVATE OFFICE & BATHROOM
- **LEASE RATE: \$24.00/SF GROSS**
\$2,400 PER MONTH



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

www.kleinandheuchan.com



Revised: 12/2/25

PROPERTY OVERVIEW

LO-1155

ADDRESS: 5526 66TH St. N.
St. Petersburg, FL 33709

LOCATION: West side of 66th St. N. just North of
54th Ave. N.

LAND AREA: 40,970 SF
DIMENSIONS: 160' x 257'

ZONING: C2 (Pinellas County)
LAND USE: CG (Commercial General – Pinellas County)
FLOOD ZONE: "X" (No Flood Insurance Required)

IMPROVEMENTS: 10,900 SF

LEGAL DESCRIPTION: Lengthy (in listing folder)

YEAR BUILT: 1970

UTILITIES: Electric (Duke Energy)
Water & Sewer (Pinellas County)

CLEAR CEILING HEIGHT: 8'

PARKING: 4 spaces

TAXES: \$19,764 (2025)

PRESENT USE: Retail

PARCEL ID #: 31-30-16-46296-000-0010

LEASE RATE: \$24.00/SF Modified Gross

TRAFFIC COUNT: 45,500 vpd

NOTES: Superior opportunity for your business to have major market presence on super-busy 66th Street North, next to the 54th Ave. corridor! Four parking spaces right in front. Lighted marquis sign and pylon sign directly on the street.

Should lease quickly – Don't Wait!

KEY HOOK #: 2

ASSOCIATE: Don Wallace & Michael Monteclaro

K&H SIGNAGE: Window

LISTING CODE: LO-1155-3-26/02

SHOWING INFORMATION: Vacant, call associates for easy show.

LEASING INFORMATION

PROJECT SIZE: 10,900 SF

SPACE AVAILABLE: 1,200 SF

OCCUPANCY: Immediate

PARKING: 4 spaces

ESCALATION: 5%

RENT: \$2,400/Month Modified Gross
(Plus \$100 per month for water & sewer)

<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, Sewer		X
Management	X	
Electric		X

MINIMUM TERM: 2 years

SIGNAGE: Marquis and Pylon

