



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

Commercial/Investment/Real Estate Services

LO-1311

# RETAIL/SHOPPING CENTER

## FOR LEASE



**1108 OVERCASH DR.**  
**DUNEDIN, FL 34698**

- 2,400 SF FOR LEASE
- EXCELLENT SIGNAGE
- SUPER LOCATION WITH 4,500 VPD
- IDEAL FOR RETAIL
- LEASE RATE: \$15.00/SF MODIFIED GROSS
- RENT:\$3,000 PER MONTH + 3% SALES TAX



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Revised: 7/24/24

**PROPERTY OVERVIEW**

LO-1311

**ADDRESS:** 1108 Overcash Dr.  
Dunedin, FL 34698

**LOCATION:** North West Corner of Overcash Dr. and  
State Road 580 (Main St.) in Dunedin, Florida.

**LAND AREA:** 16,758 SF (.38 acres)  
**DIMENSIONS:** Irregular

**ZONING:** SC – Shopping Center  
**LAND USE:** R&S – Retail & Service  
**FLOOD ZONE:** "X" (No Flood Insurance Required)

**IMPROVEMENTS:** 5,768 SF

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

**YEAR BUILT:** 1978

**UTILITIES:** Electric – (Duke Energy)  
Water, Sewer & Trash – (City of Dunedin)

**CLEAR CEILING HEIGHT:** 10'

**PARKING:** 19 spaces

**TAXES:** \$10,077.33 (2023)  
**PARCEL ID #:** 25-28-15-00000-240-0600

**PRESENT USE:** Retail

**TRAFFIC COUNT:** 45,500 VPD (2023)

**LEASE RATE:** \$15.00/SF Modified Gross

**NOTES:** Centrally located on busy State Road 580 (Main St.) in Dunedin. Excellent signage. Ideal for retail use. Good parking. 4,500 cars pass per day. Pylon signage and building signage.

**KEY HOOK #:** 35

**ASSOCIATES:** Joseph Santolucito & Mark Klein

**K&H SIGNAGE:** 3'X4'

**LISTING CODE:** LO-1311-3-32/13

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

**LEASING INFORMATION**

**PROJECT SIZE:** 5,768 SF

**SPACE AVAILABLE:** 2,400 SF

**PARKING:** 19 open spaces

**OCCUPANCY:** Immediate

**RENT:** \$3,000 per month + 3% sales tax

**ESCALATION:** 3%

<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		X
Management	X	
Electric		X

**MINIMUM TERM:** 3-5 Years

**SIGNAGE:** Pylon, building and window