

OFFICE FOR LEASE

9911 SEMINOLE BLVD

Seminole, FL 33772



PROPERTY DESCRIPTION

Introducing an exceptional leasing opportunity in the heart of Pinellas County, located on Seminole Boulevard just south of Bryan Daily Road. Free standing office building with excellent visibility and prominent signage on Seminole Boulevard. Available for lease are two versatile units: Unit #1, encompassing 4,780 SF, and Unit #2, offering 1,775 SF. These spaces can be leased separately or combined. The zoning is C-2 which allows for a wide array of uses including office, medical, retail, research and development and light industrial. Nearly 50 parking spaces on site. See floor plans for suite layout. TI allowance may be available for highly qualified tenants.

PROPERTY HIGHLIGHTS

- Excellent visibility on Seminole Blvd
- Free standing office building
- C-2 zoning allowing for numerous uses
- Ample onsite parking
- Available for immediate occupancy
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OFFERING SUMMARY

Lease Rate:	\$19.00 - 22.00 SF/yr (MG)
Number of Units:	2
Available SF:	1,775 - 6,555 SF
Lot Size:	34,383 SF
Parking Spaces:	47

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	377	1,363	4,956
Total Population	818	2,875	10,315
Average HH Income	\$84,933	\$85,137	\$92,466

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

HAL HOLDER

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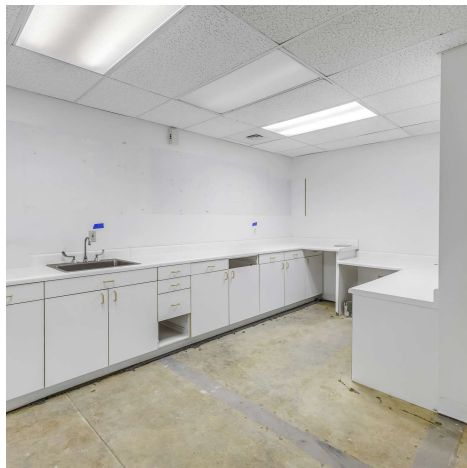
KW COMMERCIAL
360 Central Avenue, Suite 600
St. Petersburg, FL 33701

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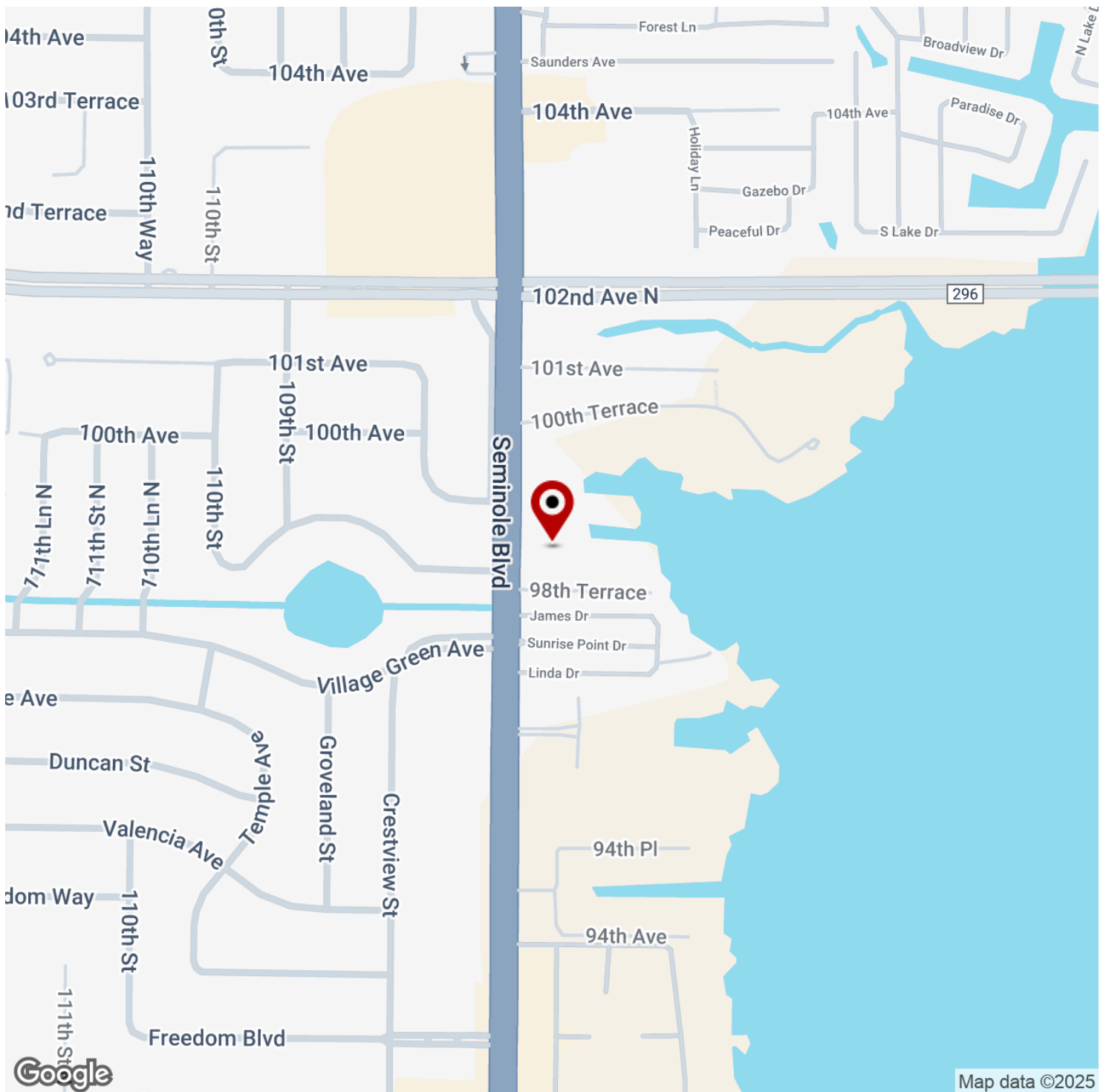
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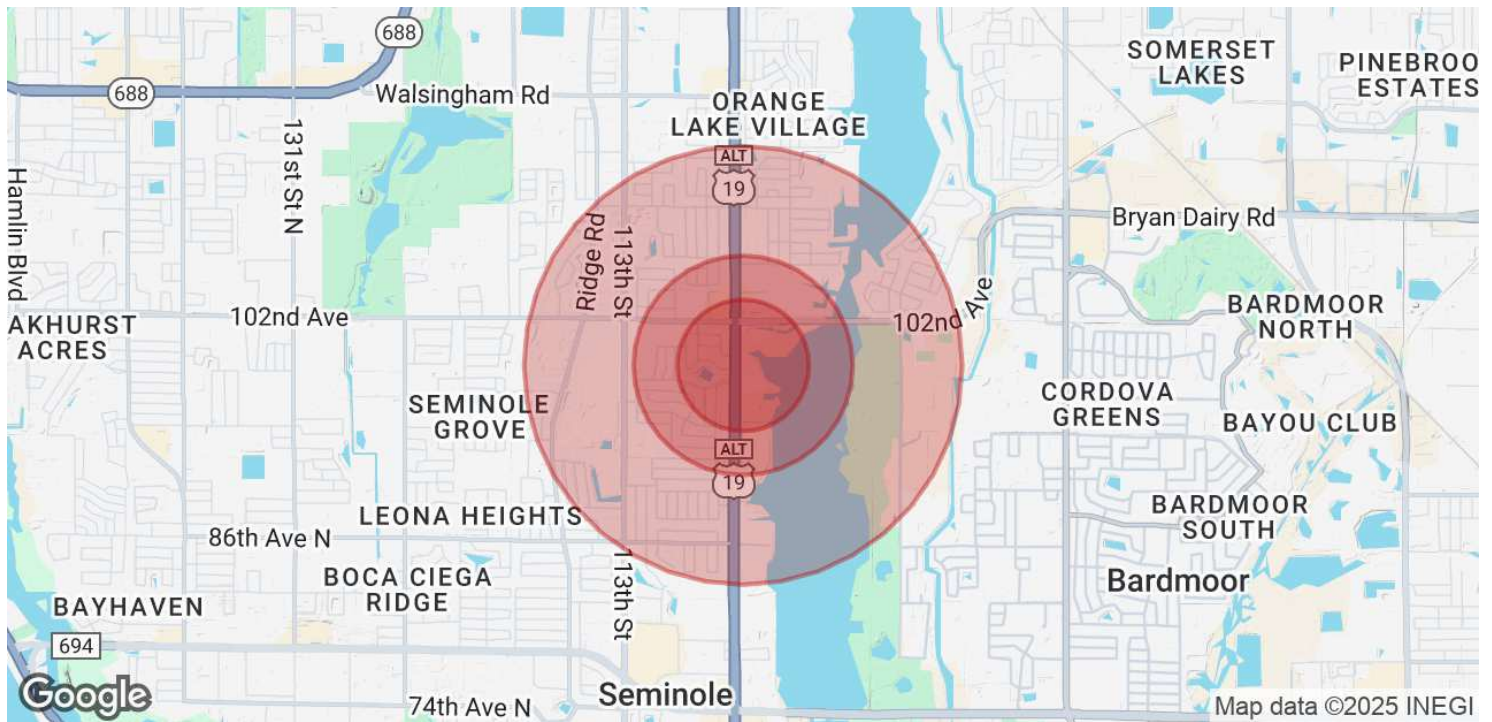
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	818	2,875	10,315
Average Age	47	49	50
Average Age (Male)	46	47	48
Average Age (Female)	49	50	52

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	377	1,363	4,956
# of Persons per HH	2.2	2.1	2.1
Average HH Income	\$84,933	\$85,137	\$92,466
Average House Value	\$354,178	\$329,400	\$328,775

Demographics data derived from AlphaMap

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