



KLEIN & HEUCHAN, INC
REALTORS

Commercial/Investment/Real Estate Services

LO-1113

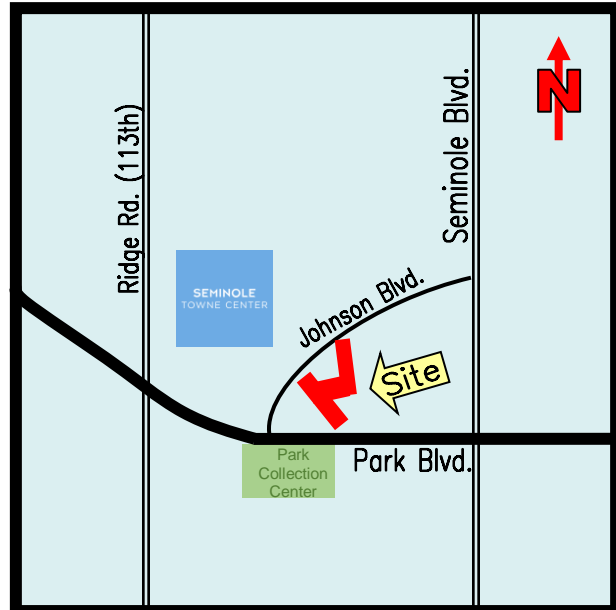
GALLERY OAKS SHOPPING CENTER

FOR LEASE



GALLERY OAKS SHOPPING CENTER
11115 - 11125 PARK BLVD.
SEMINOLE, FL 33772

- ESTABLISHED CENTER
- HIGH TRAFFIC COUNT WITH GREAT VISIBILITY
- **874** SF SPACE AVAILABLE UPON LEASE SIGNING
- ACROSS FROM THE NEW SEMINOLE TOWNE CENTER
- **LEASE RATE: \$16.00/SF + CAM**



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



ADDRESS: 11115-11125 Park Blvd.
Seminole, FL 33772

LOCATION: Across the street to the east from
Seminole Towne Center on Park Blvd.

LAND AREA: 2.6 acres
DIMENSIONS: Irregular

ZONING: C – Commercial – City of Seminole
LAND USE: CG
FLOOD ZONE: “A” – No Flood Insurance Required

IMPROVEMENTS: 27,000 SF Shopping Center

LEGAL DESCRIPTION: Lengthy, in Listing File

YEAR BUILT: 1987

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

PARKING: 4.5/1,000 SF

R.E. TAXES: \$51,011.14 – 2018
PARCEL ID #: 27/30/15/00000/320/0200

PRESENT USE: Office/Retail

LEASE RATE: \$16/SF + CAM

TRAFFIC COUNT: 32,043 VPD

NOTES: Space # 112 is 874 SF, currently used by a hearing aid retailer. Space has 1 office, a show room with reception counter, storage area & bathroom. Rent is \$1,165.33 per month, plus CAM. Tenant pays for electric & all interior maintenance, all other expenses included.

KEY HOOK #: 20

ASSOCIATE: Trevor Podner

K&H SIGNAGE: 3 x 4

LISTING CODE: LO-1113-03-30

SHOWING INFORMATION: Call Trevor to schedule showing.

LEASING INFORMATION

PROJECT SIZE: 27,000 SF

SPACE AVAILABLE:
Unit # 112 - 874 SF - \$1,165.33/Mo. + CAM

PARKING: 4.5/1,000 SF

OCCUPANCY: Immediate

RENT: \$16.00/SF + CAM

ESCALATION: 3% annually

CAM: \$6.68/SF/Year

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

MINIMUM TERM: Three (3) years

SIGNAGE: Pedestal sign & space