



KLEIN & HEUCHAN, INC.
REALTORS

Commercial/Investment/Real Estate Services

LO-975-A

RETAIL OR OFFICE SPACE FOR LEASE



26133 U.S. HIGHWAY 19 N.
SUITE # 106
CLEARWATER, FL 33763

- TRAFFIC LIGHT ENTRANCE
- FIRST FLOOR – RETAIL SPACE/OFFICE
- HIGH PROFILE
- 1,360 SF AVAILABLE
- GREAT COUNTRYSIDE LOCATION
- GOOD SIGNAGE
- EASY ACCESS
- **LEASE RATE: \$25.00/SF**
MODIFIED GROSS



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

www.kleinandheuchan.com



ADDRESS: 26133 U.S. Hwy 19 N.
Clearwater, FL 33763

LOCATION: SE Corner of Enterprise Rd., & US Hwy.
19, Countryside Area.

LAND AREA: 4.23 MOL
DIMENSIONS: Irregular

ZONING: US Highway 19 – City of Clearwater
LAND USE: Regional Center – City of Clearwater
FLOOD ZONE: "X" No Flood Insurance Required

IMPROVEMENTS: 43,272 SF Total
YEAR BUILT: 1983

LEGAL DESCRIPTION: Lengthy, see listing office

PARKING: 267 total spaces

UTILITIES: Sewer, Water, & (Gas) City of Clearwater
Electric – Duke Energy

PRESENT USE: Office

TAXES: \$78,678 (2026)

PARCEL ID: 31/28/16/00000/110/0700

LEASE RATE: \$25.00/SF
MODIFIED GROSS

TRAFFIC COUNT: 116,500 U.S. 19
14,500 Enterprise Rd.

NOTES: Immediate Availability! **Suite # 106**, 1,360 SF - Convenient access and location for a retailer or service user in a high-profile center. Situated in the heart of Countryside and located in close proximity to Countryside Mall. Excellent ingress/egress from the service road on U.S. 19 or traffic light entrance from Enterprise Rd. Ample parking close to space. Property contains a unique mix of tenants: Salon, Office building and Restaurant and new Hampton Inn hotel under construction. Great visibility and signage

KEY HOOK #: T.B.D.

ASSOCIATE: Dawn Kutz (727) 797-2196

K&H SIGNAGE: 3' X 4'

LISTING CODE: LO-975-A-3-06

SHOWING INFORMATION: Contact Listing Associate.

LEASING INFORMATION

PROJECT SIZE: 43,272 SF

SPACE AVAILABLE: Suite #106 – 1,360 SF

OCCUPANCY: Immediate

RENT: \$25.00/SF Modified Gross

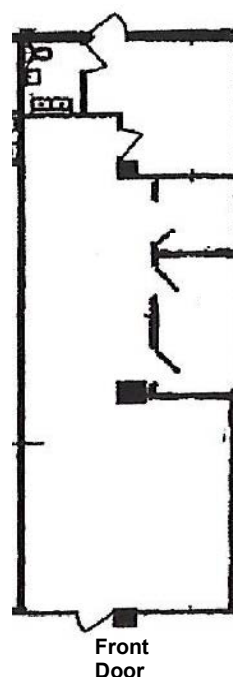
OTHER CHARGES:

	<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
Janitorial		X

ESCALATION: 4%

MINIMUM TERM: 3 Years

FLOORPLAN:



Suite # 106
1,360 SF
1st Floor