



KLEIN & HEUCHAN, INC
REALTORS

Commercial/Investment/Real Estate Services

LO-1111-A

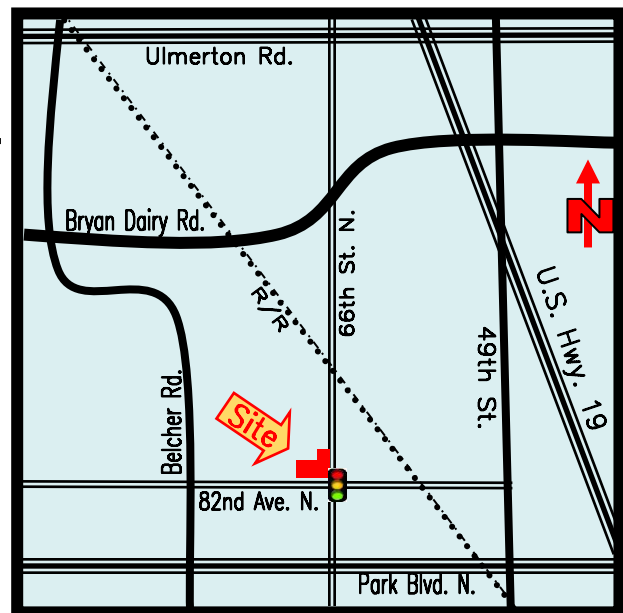
RESTAURANT

FOR LEASE



8200 66th STREET N.
SUITE 9
PINELLAS PARK, FL 33781

- FORMER RESTAURANT- 2,879 SF
- HIGH PROFILE BUILDING
- SIGNALIZED INTERSECTION
- END UNIT
- **LEASE RATE: \$14.00/SF**
MODIFIED GROSS



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



ADDRESS: 8200 66TH Street N., #9
Pinellas Park, FL 33781

LOCATION: Located on the west side of 66th.
Street, just north of 82nd Ave.

LAND AREA: 1.53 Acres

ZONING: B-1, General Commercial, City of Pinellas Park

DIMENSIONS: Irregular

LAND USE: CPUD -Overlay

FLOOD ZONE: AE – Flood Insurance Required

IMPROVEMENTS: 17,249 SF

LEGAL DESCRIPTION: Shoppes at sixty-six,
Blk 1, Lot 1

YEAR BUILT: 2007

PRESENT USE: Restaurant

UTILITIES: Electric – Duke Energy
Water, Sewer & Trash – City of Pinellas Park

MORTGAGE HOLDER: N/A

TAXES: \$38,448.90 (2017)

LEASE RATE: \$14.00/SF
Modified Gross

PARCEL ID #: 30-30-16-81207-001-0010

TRAFFIC COUNT: 50,500 VPD

NOTES: Suite #9 – 2,879 SF, equipped restaurant, just need to bring furniture, fixtures and equipment.

KEY HOOK #: 18

ASSOCIATE: Monique Petronje

K&H SIGNAGE: 3' x 4'

LISTING CODE: LO-1111-A-3-05

SHOWING INFORMATION: Must contact Listing Associate to arrange a showing.

LEASING INFORMATION

PROJECT SIZE: 17,249 SF

SPACE AVAILABLE:

Suite # 9 – 2,879 SF @ \$14/SF Modified Gross

PARKING: 5/1000

ESCALATION: 3%

OCCUPANCY: Immediate

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: 5 years

SIGNAGE: Available on building & pylon