



KLEIN & HEUCHAN, INC
REALTORS

Commercial/Investment/Real Estate Services

LO-1277

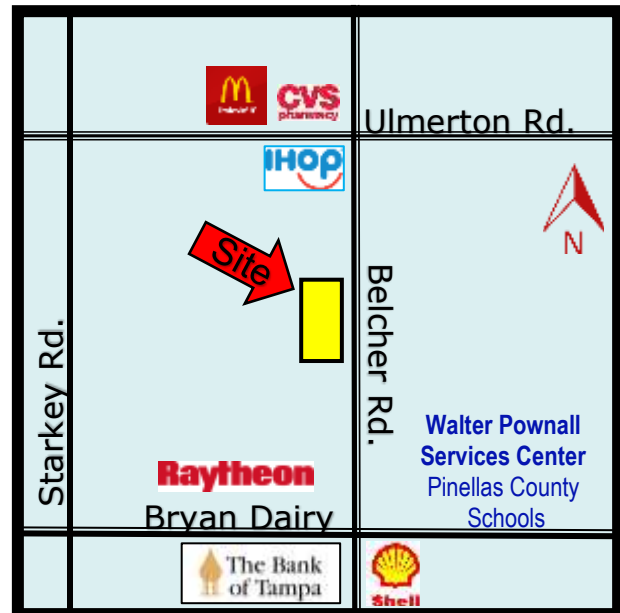
RETAIL/OFFICE SPACE AVAILABLE

FOR LEASE



12600 S BELCHER RD.
LARGO, FL 33773

- 330 FEET OF FRONTAGE ON BELCHER RD.
- FOUR OFFICES
- KITCHENETTE
- CENTRAL COUNTY LOCATION
- GREAT RETAIL/OFFICE USE
- **LEASE RATE: \$16.50/SF MODIFIED GROSS**
- **RENT: \$1,986.88 PER MONTH**



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

www.kleinandheuchan.com



Revised: 4/17/23

PROPERTY OVERVIEW

LO-1277

ADDRESS: 12600 S Belcher Rd.
Largo, FL 33773

LOCATION: 3 blocks S. of Ulmerton Rd., N. of Bryan Dairy Rd., and E. of Starkey Rd. on the W. side of Belcher Rd.

LAND AREA: 86,223 SF (1.98 acres)

DIMENSIONS: 280' x 305'

ZONING: IL – (Industrial Limited) City of Largo

LAND USE: General Office

FLOOD ZONE: X (no flood insurance required)

IMPROVEMENTS: 29,161 SF

LEGAL DESCRIPTION: Lengthy (in listing folder)

YEAR BUILT: 1984

UTILITIES: Electric – Duke Energy

Water, Sewer & Trash – City of Largo

PARKING: 2.08/1,000 SF

PRESENT USE: Retail / Office

TAXES: 19,689.98 (2022)

PARCEL ID #: 12-30-15-70542-100-1400

LEASE RATE: \$16.50/SF Modified Gross

TRAFFIC COUNT: 25,819 AADT

NOTES: Introducing a prime 1,445 square-foot commercial retail/office space available for lease in Belcher Plaza, situated on southbound Belcher Road, just south of Ulmerton Road. This coveted mid-county Pinellas location offers convenient access to an array of amenities within a 15-minute radius, ensuring you stay connected to the local community. The modern and versatile space features four offices and a handy kitchenette, making it an ideal choice for insurance agents, chiropractors, or back-office operations. Don't miss this exceptional opportunity to elevate your business in the heart of Pinellas County. Act now and secure your spot by contacting us today!

KEY HOOK #: 13

ASSOCIATE: Michael Monteclaro (727) 491-5621

K&H SIGNAGE: 3'X4'

LISTING CODE: LO-1271-3-02

SHOWING INFORMATION: Contact listing agent for a showing.

LEASING INFORMATION

PROJECT SIZE: 29,161 SF

SPACE AVAILABLE: 1,445 SF MOL

PARKING: 60 surface

OCCUPANCY: Immediate

SIGNAGE: on building over door

MINIMUM TERM: 2 years

RENT: \$1,986.88 Per Month

ESCALATION: 3%

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