



KLEIN & HEUCHAN, INC
REALTORS

Commercial/Investment/Real Estate Services

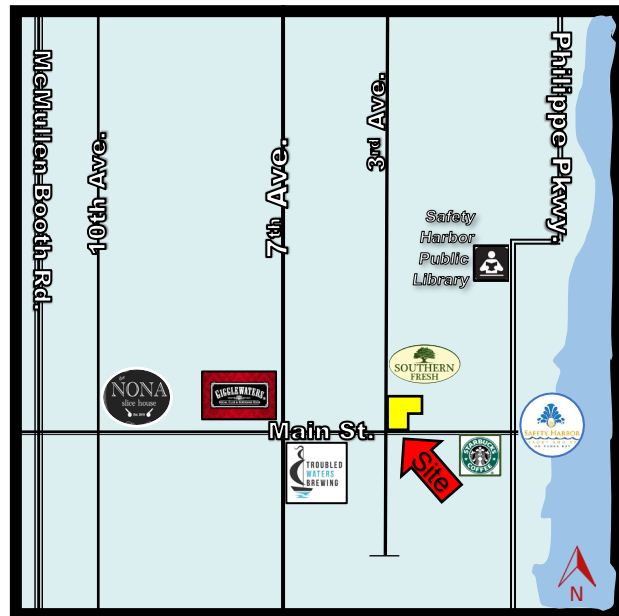
LO-1329

DOWNTOWN SAFETY HARBOR RETAIL FOR LEASE



**247 MAIN STREET
SAFETY HARBOR, FL 34695**

- DOWNTOWN SAFETY HARBOR LOCATION
- EXCELLENT RETAIL LOCATION
- HIGHLY VISIBLE PROPERTY
- ON SITE PARKING
- CORNER OF MAIN STREET & 3RD. AVENUE
- GREAT SIGNAGE
- CLOSE TO SAFETY HARBOR SPA
- IN HEART OF SAFETY HARBOR
- **LEASE RATE FROM: \$39.00 - \$49.00 NNN**



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



Revised: 7/23/25

PROPERTY OVERVIEW

LO-1329

ADDRESS: 247 Main St.
Safety Harbor, FL 34695

LOCATION: North of Main Street, East of 3rd Ave.

DIMENSIONS: 140' x 90'
LAND AREA: 0.28 acres

ZONING: CTC – Community Town Center
LAND USE: CRD – Community Redevelopment District
(City of Safety Harbor)

FLOOD ZONE: "X" – No Flood Insurance Required

IMPROVEMENTS: 5,800 SF

LEGAL DESCRIPTION: Lengthy (in listing folder)

YEAR BUILT: 1951/1986

UTILITIES: Electric – Duke Energy
Water, Sewer & Trash – City of Safety Harbor

PARKING: 11 spaces in front

PRESENT USE: Single Building Retail Store

TAXES: \$15,792 (2024)
PARCEL ID #: 03-29-16-33372-010-0100

LEASE RATE: From \$39.00-\$49.00 NNN

NOTES: Rare opportunity to lease high-quality retail space in downtown Safety Harbor, FL. Corner of Main St. and 3rd Avenue. Excellent visibility in the heart of one of Pinellas County's best downtowns. Two retail spaces available. Beautiful architecture, lots of windows/natural light, very high ceilings, potential outside seating. Great for retail, restaurant, office or other uses. On site parking. Great signage. Close to Safety Harbor Spa, restaurants, shops, and attractions.

KEY HOOK #: T.B.D.

ASSOCIATE: Steven Klein

K&H SIGNAGE: 3' X 4'

LISTING CODE: LO-1271-3-27

SHOWING INFORMATION: Contact listing agent for a showing.

LEASING INFORMATION

		OTHER CHARGES	LESSOR	LESSEE
PROJECT SIZE: 5,800 SF	SPACE AVAILABLE: Suite A – 4,300 SF Suite B – 1,500 SF	Real Estate Taxes		X
PARKING: 11 Spaces	OCCUPANCY: Immediate	Insurance		X
RENT: Suite A - \$39.00 NNN Suite B - \$49.00 NNN	ESCALATION: 4%	Insurance: Personal Property & Liability		X
MINIMUM TERM: 5 years	SIGNAGE: Monument & Building	Trash		X
		Exterior Maintenance		X
		Interior Maintenance		X
		Water		X
		Management		X
		Electric		X

