



**KLEIN & HEUCHAN, INC**  
**REALTORS**

Commercial/Investment/Real Estate Services

LO-1333

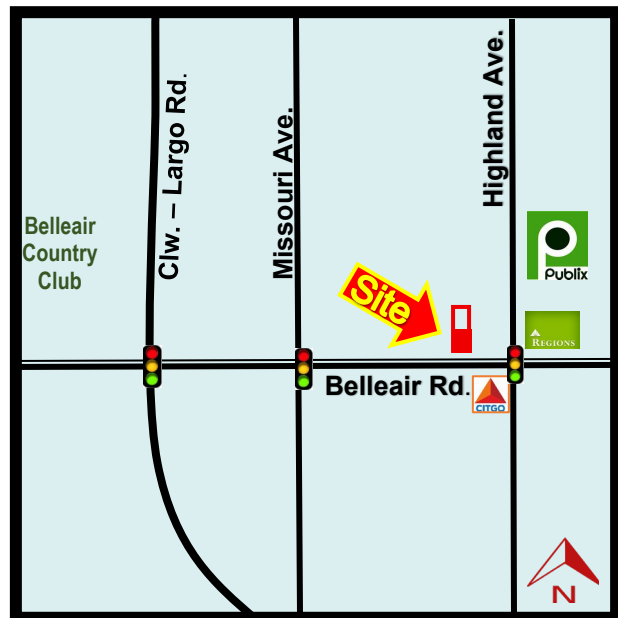
# FREE STANDING

**\* RETAIL / OFFICE \***  
**FOR LEASE**



**1498 BELLEAIR RD.**  
**CLEARWATER, FL 33756**

- 1,500 SF RETAIL OR OFFICE
- ACROSS FROM PUBLIX SHOPPING CENTER
- AVAILABLE IMMEDIATELY
- SIGNALIZED INTERSECTION
- 17 PARKING SPACES
- **LEASE RATE: \$15.50/SF**  
**MODIFIED GROSS**



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

[www.kleinandheuchan.com](http://www.kleinandheuchan.com)



REVISED: 3/27/2026

**PROPERTY OVERVIEW**

LO-1333

**ADDRESS:** 1498 Belleair Rd.  
Clearwater, FL 33756

**LOCATION:** Northwest corner of Highland Ave. and Belleair Rd.

**LAND AREA:** 25,050 SF  
**DIMENSIONS:** 167' X 150'

**ZONING:** C – Commercial (City of Clearwater)

**LAND USE:** CG – Commercial General

**FLOOD ZONE:** X (No Flood Insurance Required)

**IMPROVEMENTS:** 3,000 SF

**LEGAL DESCRIPTION:** Lengthy (in listing folder)

**YEAR BUILT:** 1995

**UTILITIES:** Electric – Duke Energy

Water, Sewer & Trash – City of Clearwater

**PARKING:** 17 spaces

**PRESENT USE:** Office / Retail

**TAXES:** \$11,804.84 (2025)

**PARCEL ID:** 23-29-15-00000-330-0700

**LEASE RATE:** \$15.50/SF (\$1,937.50/Mo.)

**TRAFFIC COUNT:** 10,000 VPD (Belleair Rd.)  
15,000 VPD (Highland Ave.)

**NOTES:** Freestanding retail/office building. Layout includes small reception, open area, oversized room can be used for office or conference room. At a highly desirable area and signalized intersection across the street from Publix shopping center. High profile location with outstanding signage, visibility, parking & access.

**KEY HOOK #:** 12

**ASSOCIATE:** Monique Peteronje & Angel Calkins

**K&H SIGNAGE:** 3 X 4

**LISTING CODE:** LO-1333-3-25/14 (727) 483-2512

**SHOWING INFORMATION:** Call listing agent for showing.

**LEASING INFORMATION**

**PROJECT SIZE:** 3,000 SF

**SPACE AVAILABLE:** 1,500 SF

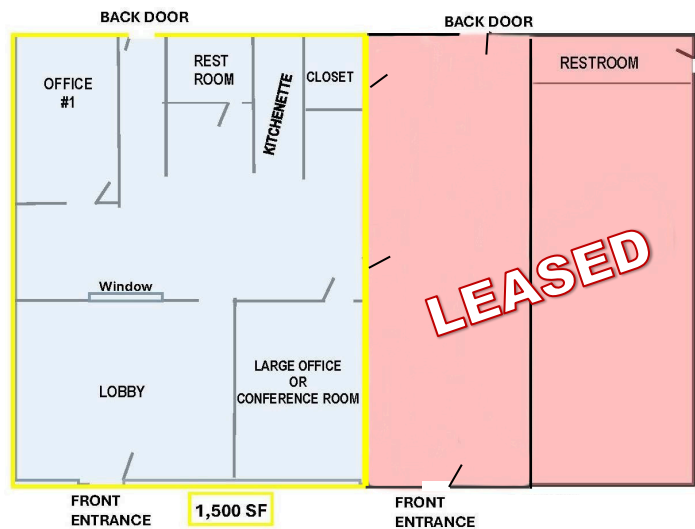
**PARKING:** 17 total spaces

**OCCUPANCY:** Immediate

**RENT:** \$15.50/SF Modified Gross

**ESCALATION:** 4 %

**FLOORPLAN:**



**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:** 3-5 Years

**SIGNAGE:** On building