



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

Commercial/Investment/Real Estate Services

LO-1310-A

# HIGH VISIBILITY RETAIL 637 SF

## FOR LEASE



**3805 TYRONE BLVD. N.**  
**ST. PETERSBURG, FL 33709**

- SUPERB RETAIL LOCATION IN ST. PETERSBURG
- AMAZING VISIBILITY WITH TOP & WINDOW SIGNAGE
- COMPACT 637 SF OF PRIME RETAIL SPACE
- IDEAL FOR SMALL SHOP OR PROFESSIONAL WHO NEEDS VISIBILITY
- **LEASE RATE: \$1,700/ MONTH**  
**(CAM \$8.69/SF INCLUDED)**



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



**ADDRESS:** 3805 Tyrone Blvd., N.  
St. Petersburg, FL 33709

**LOCATION:** NWC of Tyrone Blvd., &  
38<sup>th</sup> St. N.

**LAND AREA:** 0.83 Acres  
**DIMENSIONS:** 138' x 357' Irregular

**ZONING:** CCS1, City of St. Petersburg  
**LAND USE:** Regional Shopping Center  
**FLOOD ZONE:** "X" (No Insurance Required)

**IMPROVEMENTS:** 9,926 SF

**LEGAL DESCRIPTION:** Lengthy, in listing file

**YEAR BUILT:** 1947/1952/2001

**UTILITIES:** Duke Energy - Electric  
Water, Sewer & Trash, City of St. Petersburg

**PARKING:** 41 spaces

**PRESENT USE:** Retail

**TAXES:** \$38,246 (2025)  
**PARCEL ID #:** 01-31-15-69696-400-1506

**LEASE RATE:** \$1,700/Month  
(CAM \$8.69/SF included)

**NOTES:** Great commercial lease space available directly off of Tyrone Blvd. at the signalized cross section of Tyrone Blvd., N. & 38<sup>th</sup> Ave., N. **Suite 3805** has 637 SF of space for retail use or professional office. Shop-front is all glass with signage allowed, front room with natural light, and back room can be re-configured as a totally open suite/shop. Good amount of shelving/storage. Individual restroom. Move-in ready!

The demographics are likely to be what your business needs to thrive. This a very dense population area (over 92,000 people live within a 3-mile radius), with an average household income of \$77,577 on a very busy road with 41,000 vehicles a day looking at highly visible signage. Get your name and your product or service in large letters on the top bar across the shop and on the shop window. Join a list of highly successful businesses already there. This is the only shop available in this plaza. Contact Philippe Beau (727)409-3465 or Don Wallace (941) 780-5030 for more information and a visit.

**KEY HOOK #:** None  
**K&H SIGNAGE:** 3 x 4

**ASSOCIATE:** Philippe Beau & Don Wallace  
**LISTING CODE:** LO-1310-A-2-18/16

**SHOWING INFORMATION:** Must make an appointment, call listing associates.

**LEASING INFORMATION:**

**PROJECT SIZE:** 9,926 SF

**SPACE AVAILABLE:** Unit 3805 – 637 SF

**PARKING:** 41 spaces

**OCCUPANCY:** Immediate

**RENT:** \$1,700/Month (CAM \$8.69/SF included) **ESCALATION:** TBD

**OTHER CHARGES**

**LESSOR LESSEE**

Real Estate Taxes	CAM
Insurance	CAM
Insurance: Personal Property & Liability	X
Trash	CAM
Exterior Maintenance	CAM
Interior Maintenance	X
Water	CAM
Management	X
Electric	X

**MINIMUM TERM:** 5 years

**SIGNAGE:** Front Window

