



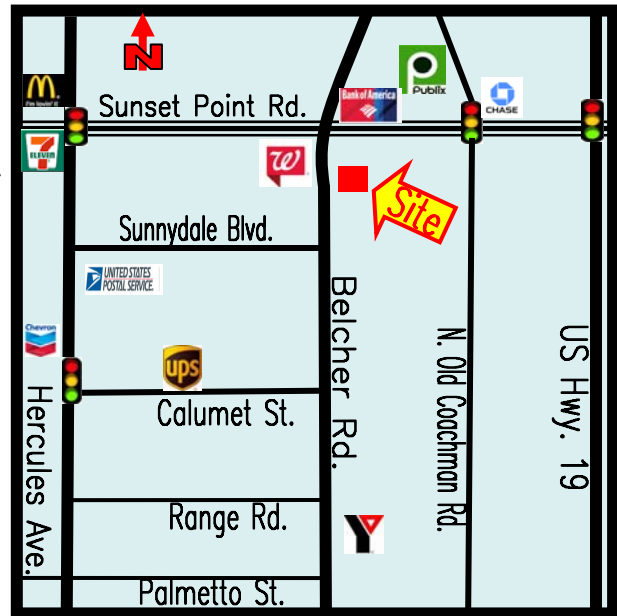
Bank Building

FOR LEASE



1875 N. BELCHER RD.
#101, #102 & #103
CLEARWATER, FL 33765

- BANK SPACE AVAILABLE - 5,070 SF
- DRIVE-THRU & ATM
- EXCELLENT VISIBILITY
- CENTRALLY LOCATED
- ADDITIONAL OFFICES AVAILABLE
667 SF & 698 SF
- **LEASE RATE: \$22/SF**
FULL SERVICE



ADDRESS: 1875 N. Belcher Rd.
101, # 102, & #103
Clearwater, FL 33765

LOCATION: Located on the east side of Belcher Rd., just south of Sunset Point Rd.

LAND AREA: 1.63 Acres

DIMENSIONS: Irregular

ZONING: O – Office – City of Clearwater

LAND USE: Residential / Office/General

FLOOD ZONE: "X" - No Flood Insurance Required

IMPROVEMENTS: 21,878 SF

LEGAL DESCRIPTION: Lengthy, in file.

YEAR BUILT: 1987

PARCEL ID #: 06/29/16/06285/004/0000

PARKING: 4/1,000

UTILITIES: Electric - Duke Energy

Water/Sewer/Trash/Solid Waste & Storm Water -
City of Clearwater

PRESENT USE: Currently Vacant/
Former Bank space

LEASE RATE: \$22.00 SF Full Service

TAXES: \$41,589 (2021)

TRAFFIC COUNT: 30,000 VPD Approx.

NOTES: Bank space available with drive-thru and ATM – 5,070 SF. Building is centrally located in the Countryside area. Excellent visibility with signage on building and pylon. Space offers 4 offices, conference room, kitchenette and storage. Includes Teller, drive-thru and area for Safety Deposit box. Lots of abundant light. Ideal for bank looking for 2nd location or looking to expand.

KEY HOOK #: 4

ASSOCIATE: Monique Petronje

K&H SIGNAGE: 3' x 4'

LISTING CODE: LO-1259-3-25

SHOWING INFORMATION: Call listing associate, to make appointment.

LEASING INFORMATION

PROJECT SIZE: 21,878 SF

SPACE AVAILABLE: Suite #101 - 5,070 SF - Bank
Suite #102 - 667 SF - Office
Suite #103 - 698 SF - Office

PARKING: 4 /1,000

OCCUPANCY: Immediate

RENT: \$22.00/SF, Full Service

ESCALATION: 4%

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: Signage on Pylon & Building