



1



**1960-1992 S Alt 19 Hwy**  
**Klosterman Plaza**  
**Tarpon Springs, FL 34689**  
**Pinellas County**  
**North Pinellas Submarket**

Building Type: **Retail/(Strip Ctr)**  
 Status: **Built 1977**  
 Building Size: **13,024 SF**  
 Land Area: **1.27 AC**  
 Stories: **1**  
 Expenses: **2018 Tax @ \$1.50/sf, 2010 Est Tax @ \$1.37/sf; 2010 Est Ops @ \$5.13/sf**

Space Avail: **2,614 SF**  
 Max Contig: **1,750 SF**  
 Smallest Space: **864 SF**  
 Rent/SF/Yr: **Withheld**  
 % Leased: **93.4%**

Landlord Rep: Gene Maxon Associates, Inc. / Gene Maxon (727) 458-7275 -- 2,614 SF (864-1,750 SF)

Other stores include Subway, Plum Tomato Italian, Quality Cleaners, Pegasus Pharmacy, Price Rite Food Mart, Palm Springs Florist, Hair Affair salon, local CPA, Metro PCs telephone dealer Marathon Gas pumps.

2

**110 Athens St****Tarpon Springs, FL 34689****Pinellas County****North Pinellas Ind Submarket**Building Type: **Class C Flex**Status: **Built 1931**Building Size: **23,090 SF**Land Area: **1.19 AC**Stories: **2**Expenses: **2011 Tax @ \$0.49/sf**Space Avail: **23,090 SF**Max Contig: **23,090 SF**Smallest Space: **120 SF**Rent/SF/Yr: **Withheld**% Leased: **0%**

Landlord Rep: RE/MAX / F.Mark F. Ganier (727) 789-5555 X278 -- 23,090 SF (23,090 SF)

Sublet Contact: RE/MAX / Mark F. Ganier (727) 789-5555 -- 120 SF (120 SF)

The Athens Executive Center. Multi-Tenant Investment Property in Tarpon Springs. Level 1 consists of 19 executive suites, a kitchen area, reception/lobby, 4 restrooms, and 5 warehouses in the rear. Level 2 consists of a beautiful conference room, 2 large office areas, 2 smaller executive suites, 1 restroom, a kitchen and storage area. There is ample parking to accommodate all the tenants. Presently 80 percent occupied by tenants and 20 percent by the owner.

US-19 N/Turn left onto E Tarpon Ave./Turn right onto S Pinellas Ave./Turn left onto Athens St. to the address

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**201 E Center St****Tarpon Springs, FL 34689****Pinellas County****North Pinellas Ind Submarket**Building Type: **Class B Flex/Showroom**Status: **Built 1982**Building Size: **12,500 SF**Land Area: **0.72 AC**Stories: **1**Expenses: **2018 Tax @ \$0.79/sf**Space Avail: **11,410 SF**Max Contig: **7,120 SF**Smallest Space: **860 SF**Rent/SF/Yr: **\$8.00**% Leased: **8.7%**

Landlord Rep: Santek Management, LLC / Will Kochenour III (727) 493-2820 -- 11,410 SF (860-6,260 SF)

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**715 Dodocanese Blvd****Tarpon Springs, FL 34689****Pinellas County****North Pinellas Submarket**Building Type: **Retail/Storefront**Status: **Built 1983**Building Size: **2,500 SF**Land Area: **1.79 AC**Stories: **1**Expenses: **2011 Tax @ \$3.40/sf; 2011 Ops @ \$2.40/sf**Space Avail: **2,500 SF**Max Contig: **2,500 SF**Smallest Space: **1,500 SF**Rent/SF/Yr: **Withheld**% Leased: **0%**

Landlord Rep: City of Tarpon Springs / Karen Lemmons (727) 938-3711 -- 2,500 SF (1,500-2,500 SF)

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**965 E Martin Luther King Jr Dr****Bldg 2****Tarpon Springs, FL 34689****Pinellas County****North Pinellas Submarket**Building Type: **Class B Office**Status: **Built 2002**Building Size: **3,233 SF**Typical Floor Size: **3,233 SF**Stories: **1**Expenses: **2018 Tax @ \$2.21/sf**Space Avail: **1,075 SF**Max Contig: **1,075 SF**Smallest Space: **1,075 SF**Rent/SF/Yr: **\$15.63**% Leased: **100%**

Landlord Rep: M.L. Hauser Co / L.Michael L. Hauser (727) 466-4686 -- 1,075 SF (1,075 SF)

Professional office building.

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**140 Oscar Hill Rd****Tarpon Springs, FL 34689****Pinellas County****North Pinellas Ind Submarket**Building Type: **Class C Flex/Light Manufacturing**Status: **Built 2004**Building Size: **23,000 SF**Land Area: **1.32 AC**Stories: **1**Expenses: **2018 Tax @ \$0.74/sf, 2012 Est Tax @ \$0.61/sf; 2011 Ops @ \$1.50/sf, 2012 Est Ops @ \$1.50/sf**Space Avail: **4,500 SF**Max Contig: **4,500 SF**Smallest Space: **4,500 SF**Rent/SF/Yr: **\$8.00**% Leased: **100%**

Landlord Rep: Pioneer Homes / George Zutes (727) 644-7467 -- 4,500 SF /200 ofc (4,500 SF)

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**421-425 Pinellas Ave****Tarpon Springs, FL 34689****Pinellas County****North Pinellas Submarket**Building Type: **Retail/Storefront**Status: **Built 1961**Building Size: **2,994 SF**Land Area: **0.11 AC**Stories: **1**Expenses: **2018 Tax @ \$1.50/sf**Space Avail: **998 SF**Max Contig: **998 SF**Smallest Space: **998 SF**Rent/SF/Yr: **Withheld**% Leased: **66.7%**

Landlord Rep: Tarapani Banther and Associates / Townsend Tarapani (727) 201-0085 -- 998 SF (998 SF)

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**210 Pinellas Ave S****Arcade Professional Center****Tarpon Springs, FL 34689****Pinellas County****North Pinellas Submarket**Building Type: **Class C Office**Status: **Built 1921, Renov 2000**Building Size: **40,000 SF**Typical Floor Size: **21,057 SF**Stories: **2**Expenses: **2012 Tax @ \$0.71/sf**Space Avail: **11,300 SF**Max Contig: **5,000 SF**Smallest Space: **300 SF**Rent/SF/Yr: **\$12.00-\$14.00**% Leased: **71.8%**

Landlord Rep: The Krauss Organization / C.Bill C. Clayton (813) 885-5656 X307 / Ryan Lolkus (813) 885-5656 / Paul Peluso (727) 638-9559 -- 11,300 SF (300-5,000 SF)

This is a historical property that is being renovated.

8/00: The building was sold to Paul Gravenhorst. Arvida Realty Services in Clearwater brokered the deal.

Completely beautifully restored, award winning historic building. Private parking lot and street parking available. Recently renovated

Historic downtown/tourist area. Located on Alternate 19 - heavy traffic count.

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**1143-1171 Pinellas Ave S****Meres Town Center****Tarpon Springs, FL 34689****Pinellas County****North Pinellas Submarket**Building Type: **Retail/(Neighborhood Ctr)**Status: **Built Dec 2009**Building Size: **47,183 SF**Land Area: **7.35 AC**Stories: **1**Expenses: **2015 Tax @ \$0.11/sf**Space Avail: **10,000 SF**Max Contig: **10,000 SF**Smallest Space: **10,000 SF**Rent/SF/Yr: **Withheld**% Leased: **78.8%**

Landlord Rep: RMC Property Group / Luli Cannon (813) 960-8154 X336 -- 10,000 SF (10,000 SF)

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**606 N Pinellas Ave**  
**Free-Standing Restaurant**  
**Tarpon Springs, FL 34689**  
**Pinellas County**  
**North Pinellas Submarket**

Building Type: **Retail/Restaurant**  
 Status: **Built 1942**  
 Building Size: **4,275 SF**  
 Land Area: **0.46 AC**  
 Stories: **1**  
 Expenses: **2018 Tax @ \$2.47/sf**

Space Avail: **4,275 SF**  
 Max Contig: **4,275 SF**  
 Smallest Space: **4,275 SF**  
 Rent/SF/Yr: **\$12.00**  
 % Leased: **0%**

Landlord Rep: Main Street & Main / Chris DiNeno (727) 822-8833 -- 4,275 SF (4,275 SF)

Location Corner: NE

PARKING:

Composition	Open(Tandem)	Covered(Tandem)	Total	Condition
Gravel/Dirt:	8(0)	0(0)	8	Average
Asphalt:	14(0)	0(0)	14	Average

Property Description: Restaurant

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**900 N Pinellas Ave**  
**Tarpon Springs, FL 34689**  
**Pinellas County**  
**North Pinellas Submarket**

Building Type: **Retail/Restaurant**  
 Status: **Built 1919**  
 Building Size: **22,538 SF**  
 Land Area: **0.84 AC**  
 Stories: **1**  
 Expenses: **2015 Tax @ \$0.38/sf**

Space Avail: **5,411 SF**  
 Max Contig: **5,411 SF**  
 Smallest Space: **5,411 SF**  
 Rent/SF/Yr: **Withheld**  
 % Leased: **76.0%**

Landlord Rep: Berkshire Hathaway HomeServices Florida Properties / Kristy Marcelle (813) 739-5700 X9613 -- 5,411 SF (5,411 SF)

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**1208 N Pinellas Ave**  
**Tarpon Springs, FL 34689**  
**Pinellas County**  
**North Pinellas Submarket**

Building Type: **Retail/Storefront Retail/Office**  
 Status: **Built 1988**  
 Building Size: **12,628 SF**  
 Land Area: **1.62 AC**  
 Stories: **1**

Space Avail: **5,705 SF**  
 Max Contig: **5,705 SF**  
 Smallest Space: **1,010 SF**  
 Rent/SF/Yr: **\$12.08**  
 % Leased: **62.8%**

Landlord Rep: Santek Management, LLC / Will Kochenour III (727) 493-2820 -- 5,705 SF (1,010-2,590 SF)

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**1844 N Pinellas Ave**  
**Tarpon Springs, FL 34689**  
**Pinellas County**  
**North Pinellas Submarket**

Building Type: **Class B Office/Office Live/Work Unit**  
 Status: **Built 1979**  
 Building Size: **5,987 SF**  
 Typical Floor Size: **5,987 SF**  
 Stories: **1**  
 Expenses: **2009 Tax @ \$1.65/sf**

Space Avail: **2,000 SF**  
 Max Contig: **2,000 SF**  
 Smallest Space: **1,000 SF**  
 Rent/SF/Yr: **Withheld**  
 % Leased: **100%**

Landlord Rep: Berkshire Hathaway HomeServices Florida Properties / Alana Crumbley (813) 739-5700  
 Sublet Contact: Full Throttle Magazine / Tony Cianci (727) 935-4875 -- 2,000 SF (1,000-2,000 SF)

Property Description: Church

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**1943 N Pinellas Ave**  
**Anclothe Corner Shopping Center**  
**Tarpon Springs, FL 34689**  
**Pinellas County**  
**North Pinellas Submarket**

Building Type: **Retail/Storefront (Neighborhood Ctr)**  
 Status: **Built 1991, Renov 2006**  
 Building Size: **58,381 SF**  
 Land Area: **5.84 AC**  
 Stories: **1**  
 Expenses: **2013 Tax @ \$0.59/sf**

Space Avail: **33,200 SF**  
 Max Contig: **29,000 SF**  
 Smallest Space: **1,200 SF**  
 Rent/SF/Yr: **\$8.00-\$14.00**  
 % Leased: **43.1%**

Landlord Rep: European Equities Corporation / David McComas (727) 723-3771 -- 33,200 SF (1,200-29,000 SF)

Neighborhood Center has consistent traffic and great visibility on a well-known intersection in Tarpon Springs. Built in 1998, it was renovated in 2006 and has maintained high occupancy levels due to the surrounding population base.

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**116 S Pinellas Ave**  
**Tarpon Springs, FL 34689**  
**Pinellas County**  
**North Pinellas Submarket**

Building Type: **Retail/Storefront Retail/Office**  
 Status: **Built 1961**  
 Building Size: **13,302 SF**  
 Land Area: **1.14 AC**  
 Stories: **2**  
 Expenses: **2018 Tax @ \$1.16/sf**

Space Avail: **3,648 SF**  
 Max Contig: **3,648 SF**  
 Smallest Space: **3,648 SF**  
 Rent/SF/Yr: **\$10.00**  
 % Leased: **72.6%**

Landlord Rep: Berkshire Hathaway HomeServices Florida Properties / Trish Prescott (813) 739-5700 / Kristy Marcelle (813) 739-5700 -- 3,648 SF (3,648 SF)

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**707-1073 S Pinellas Ave**  
**Manatee Village**  
**Tarpon Springs, FL 34689**  
**Pinellas County**  
**North Pinellas Submarket**

Building Type: **Retail/(Community Ctr)**  
 Status: **Built 1989, Renov 2001**  
 Building Size: **103,738 SF**  
 Land Area: **11.30 AC**  
 Stories: **1**  
 Expenses: **2010 Est Tax @ \$0.88/sf; 2009 Ops @ \$3.63/sf, 2012 Est Ops @ \$2.75/sf**

Space Avail: **82,059 SF**  
 Max Contig: **46,422 SF**  
 Smallest Space: **1,200 SF**  
 Rent/SF/Yr: **Withheld**  
 % Leased: **24.8%**

Landlord Rep: Colliers International Tampa Bay Florida / Lisa McCaffrey (813) 221-2290 / Stephanie Addis (813) 221-2290 -- 82,059 SF (1,200-46,422 SF)

This property is located in a in the Manatee Village shopping center on S Pinellas Ave a great neighborhood location. Property is less than 1/2 miles to Helen Ellis Memorial Hospital

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**1254 S Pinellas Ave**  
**Tarpon Bend Professional Center**  
**Tarpon Springs, FL 34689**  
**Pinellas County**  
**North Pinellas Submarket**

Building Type: **Class B Office/Medical**  
 Status: **Built 1994**  
 Building Size: **5,957 SF**  
 Typical Floor Size: **5,957 SF**  
 Stories: **2**  
 Expenses: **2018 Tax @ \$1.80/sf**

Space Avail: **5,957 SF**  
 Max Contig: **5,957 SF**  
 Smallest Space: **5,957 SF**  
 Rent/SF/Yr: **\$12.50**  
 % Leased: **0%**

Landlord Rep: RE/MAX / F.Mark F. Ganier (727) 789-5555 X278 -- 5,957 SF (5,957 SF)



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**1779 S Pinellas Ave****Bldg 1****Tarpon Springs, FL 34689****Pinellas County****North Pinellas Submarket**Building Type: **Class B Office**Status: **Built 2000**Building Size: **5,800 SF**Typical Floor Size: **5,800 SF**Stories: **1**Expenses: **2011 Tax @ \$1.50/sf**Space Avail: **1,700 SF**Max Contig: **1,700 SF**Smallest Space: **1,700 SF**Rent/SF/Yr: **\$13.00-\$15.00**% Leased: **70.7%**

Landlord Rep: Tarpon Key Professional Center / Tiziana Tina Jensen (727) 415-4704 -- 1,700 SF (1,700 SF)

Call broker for details!

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**1825 S Pinellas Ave****Tarpon Springs, FL 34689****Pinellas County****North Pinellas Submarket**Building Type: **Class B Office**Status: **Built 1956**Building Size: **3,186 SF**Typical Floor Size: **3,186 SF**Stories: **1**Expenses: **2018 Tax @ \$1.65/sf**Space Avail: **450 SF**Max Contig: **450 SF**Smallest Space: **450 SF**Rent/SF/Yr: **\$14.67**% Leased: **85.9%**

Landlord Rep: The Boardwalk Company / Judy Haner (727) 784-1007 -- 450 SF (450 SF)

Location Corner: NE

Property Description: Motel

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**1713 Sommarie Way****Tarpon Springs, FL 34689****Pinellas County****North Pinellas Submarket**Building Type: **Class B Office**Status: **Built 2018**Building Size: **1,511 SF**Typical Floor Size: **1,511 SF**Stories: **1**Expenses: **2018 Tax @ \$0.14/sf**Space Avail: **1,511 SF**Max Contig: **1,511 SF**Smallest Space: **1,511 SF**Rent/SF/Yr: **\$15.00**% Leased: **0%**

Landlord Rep: Klein &amp; Heuchan, Inc. / Craig Metzger (727) 441-1951 -- 1,511 SF (1,511 SF)

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**433-439 Tarpon Ave E**  
**The Ryan Bldg**  
**Tarpon Springs, FL 34689**  
**Pinellas County**  
**North Pinellas Submarket**

Building Type: **Class C Office**  
 Status: **Built Mar 1999**  
 Building Size: **3,300 SF**  
 Typical Floor Size: **3,300 SF**  
 Stories: **1**  
 Expenses: **2018 Tax @ \$1.76/sf**

Space Avail: **1,125 SF**  
 Max Contig: **1,125 SF**  
 Smallest Space: **1,125 SF**  
 Rent/SF/Yr: **\$13.00-\$14.00**  
 % Leased: **65.9%**

Landlord Rep: Agrinio Capital / George G (727) 452-0837 -- 1,125 SF (1,125 SF)

- \* Located in Tarpon Springs Historical district
- \* 1/2 mile west of US Hwy 19
- \* Boston gable roof and dormers
- \* Plenty of windows
- \* Easy ingress and egress
- \* Lighted parking lot
- \* Security system
- \* Great visibility and signage

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**536 E Tarpon Ave**  
**Tarpon Springs, FL 34689**  
**Pinellas County**  
**North Pinellas Submarket**

Building Type: **Class C Office**  
 Status: **Built 1986**  
 Building Size: **9,134 SF**  
 Typical Floor Size: **9,134 SF**  
 Stories: **1**  
 Expenses: **2018 Tax @ \$0.92/sf**

Space Avail: **1,375 SF**  
 Max Contig: **1,375 SF**  
 Smallest Space: **1,375 SF**  
 Rent/SF/Yr: **\$14.00**  
 % Leased: **100%**

Landlord Rep: Hold Thyssen / Theresa Margaritis (727) 238-3876 -- 1,375 SF (1,375 SF)

01/07/02 Building sold; please reference COMPS number PNC-11332-01-0320 for more information.

Office condo project.

- \* Excellent exposure/signage
- \* Ample parking
- \* Well maintained complex

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**209 Tarpon Industrial Dr**  
**Tarpon Springs, FL 34689**  
**Pinellas County**  
**North Pinellas Ind Submarket**

Building Type: **Class C Manufacturing**  
 Status: **Built 1989**  
 Building Size: **15,300 SF**  
 Land Area: **1.40 AC**  
 Stories: **1**  
 Expenses: **2018 Tax @ \$0.76/sf**

Space Avail: **3,600 SF**  
 Max Contig: **3,600 SF**  
 Smallest Space: **3,600 SF**  
 Rent/SF/Yr: **\$5.75**  
 % Leased: **76.5%**

Landlord Rep: Genesis Industrial Inc / Phil Chrysakis (727) 243-5731 -- 3,600 SF (3,600 SF)

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**96 Terrace Rd**  
**Tarpon Springs, FL 34689**  
**Pinellas County**  
**North Pinellas Submarket**

Building Type: **Class C Office**  
 Status: **Built 1985**  
 Building Size: **2,388 SF**  
 Typical Floor Size: **2,388 SF**  
 Stories: **1**

Space Avail: **1,800 SF**  
 Max Contig: **1,800 SF**  
 Smallest Space: **500 SF**  
 Rent/SF/Yr: **\$14.00**  
 % Leased: **24.6%**

Landlord Rep: Wikle Real Estate / Wyatt Wikle (727) 781-5444 -- 1,800 SF (500-1,800 SF)

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**41041 U.S. 19 Hwy N**  
**Tarpon Springs, FL 34689**  
**Pinellas County**  
**North Pinellas Submarket**

Building Type: **Retail/Freestanding**  
 Status: **Built 1973**  
 Building Size: **7,209 SF**  
 Land Area: **1.37 AC**  
 Stories: **1**  
 Expenses: **2018 Tax @ \$3.55/sf**

Space Avail: **7,209 SF**  
 Max Contig: **7,209 SF**  
 Smallest Space: **7,209 SF**  
 Rent/SF/Yr: **\$18.00**  
 % Leased: **100%**

Landlord Rep: Colliers International Tampa Bay Florida / Lisa McCaffrey (813) 221-2290 -- 7,209 SF (7,209 SF)

Property Description: Free Standing Retail Building

Property Use Description: Free Standing Retail Building

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**39048-39086 US Highway 19**  
**Tarpon Springs, FL 34689**  
**Pinellas County**  
**North Pinellas Ind Submarket**

Building Type: **Class C Warehouse**  
 Status: **Built 1988**  
 Building Size: **22,275 SF**  
 Land Area: **8.51 AC**  
 Stories: **1**  
 Expenses: **2014 Tax @ \$1.32/sf**

Space Avail: **1,250 SF**  
 Max Contig: **1,250 SF**  
 Smallest Space: **1,250 SF**  
 Rent/SF/Yr: **Withheld**  
 % Leased: **94.4%**

Landlord Rep: Four Seasons / Angela Yazbeck (727) 709-0748 -- 1,250 SF (1,250 SF)

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**39310-39348 US Highway 19**  
**Tarpon Springs, FL 34689**  
**Pinellas County**  
**North Pinellas Submarket**

Building Type: **Retail/Storefront Retail/Office (Neighborhood Ctr)**  
 Status: **Built 1984**  
 Building Size: **28,775 SF**  
 Land Area: **2.66 AC**  
 Stories: **1**  
 Expenses: **2018 Tax @ \$0.79/sf, 2012 Est Tax @ \$0.85/sf; 2011 Ops @ \$3.33/sf, 2012 Est Ops @ \$3.33/sf**

Space Avail: **4,400 SF**  
 Max Contig: **4,400 SF**  
 Smallest Space: **1,100 SF**  
 Rent/SF/Yr: **Withheld**  
 % Leased: **91.0%**

Landlord Rep: DSR Realty & Mangaement / (813) 240-3409  
 Leasing Company: DSR Realty LLC / David Relin (727) 937-5200 -- 4,400 SF (1,100-1,800 SF)

Property Description: Strip Center



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**39020-39046 US Highway 19 N****The Four Seasons****Tarpon Springs, FL 34689****Pinellas County****North Pinellas Submarket**Building Type: **Retail/Storefront (Strip Ctr)**Status: **Built 1988**Building Size: **15,600 SF**Land Area: **1.06 AC**Stories: **1**Space Avail: **3,000 SF**Max Contig: **3,000 SF**Smallest Space: **2,000 SF**Rent/SF/Yr: **Withheld**% Leased: **80.8%**

Landlord Rep: Sophie Stathopoulos / Sophia Stathopoulos (727) 797-9760 -- 3,000 SF (2,000-3,000 SF)

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**39920 US Highway 19 N****Tarpon Springs, FL 34689****Pinellas County****North Pinellas Submarket**Building Type: **Retail/Storefront Retail/Office**Status: **Built 1980**Building Size: **26,306 SF**Land Area: **2.75 AC**Stories: **1**Expenses: **2018 Tax @ \$1.29/sf**Space Avail: **9,255 SF**Max Contig: **5,255 SF**Smallest Space: **1,800 SF**Rent/SF/Yr: **\$10.00**% Leased: **100%**

Landlord Rep: Cederman Properties / Eric Cederman (727) 785-9966 -- 9,255 SF (1,800-5,255 SF)

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**40417-40431 US Highway 19 N****Eagle Square****Tarpon Springs, FL 34689****Pinellas County****North Pinellas Submarket**Building Type: **Retail/Storefront Retail/Office (Strip Ctr)**Status: **Built 1984**Building Size: **9,436 SF**Land Area: **0.79 AC**Stories: **1**Expenses: **2016 Tax @ \$1.02/sf**Space Avail: **600 SF**Max Contig: **600 SF**Smallest Space: **600 SF**Rent/SF/Yr: **\$12.00**% Leased: **93.6%**Landlord Rep: Berkshire Hathaway Florida Realty / Joseph Szucs (813) 739-5700  
Leasing Company: Berkshire Hathaway HomeServices Florida Properties / Joseph Szucs (813) 739-5700 -- 600 SF (600 SF)

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**40433 US Highway 19 N****Tarpon Springs, FL 34689****Pinellas County****North Pinellas Submarket**Building Type: **Retail**Status: **Built 1984**Building Size: **5,888 SF**Land Area: **0.79 AC**Stories: **2**Expenses: **2016 Tax @ \$1.64/sf**Space Avail: **600 SF**Max Contig: **600 SF**Smallest Space: **600 SF**Rent/SF/Yr: **Withheld**% Leased: **89.8%**Landlord Rep: Berkshire Hathaway Florida Realty / Joseph Szucs (813) 739-5700  
Leasing Company: Berkshire Hathaway HomeServices Florida Properties / Joseph Szucs (813) 739-5700 -- 600 SF (600 SF)

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**40545 US Highway 19 N****Tarpon Springs Strip Center****Tarpon Springs, FL 34689****Pinellas County****North Pinellas Submarket**Building Type: **Retail/Storefront**Status: **Built 1999**Building Size: **19,587 SF**Land Area: **0.62 AC**Stories: **1**Expenses: **2011 Tax @ \$3.09/sf**Space Avail: **11,055 SF**Max Contig: **5,451 SF**Smallest Space: **1,310 SF**Rent/SF/Yr: **Withheld**% Leased: **43.6%**

Landlord Rep: Colliers International Tampa Bay Florida / Lisa McCaffrey (813) 221-2290 / Stephanie Addis (813) 221-2290 -- 11,055 SF (1,310-5,451 SF)

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**40699-40741 US Highway 19 N****Building 1****Tarpon Springs, FL 34689****Pinellas County****North Pinellas Submarket**Building Type: **Retail/Storefront Retail/Office (Strip Ctr)**Status: **Built 1959**Building Size: **28,540 SF**Land Area: **2.20 AC**Stories: **1**Expenses: **2018 Tax @ \$1.22/sf**Space Avail: **1,500 SF**Max Contig: **1,500 SF**Smallest Space: **1,500 SF**Rent/SF/Yr: **\$12.00**% Leased: **94.7%**

Landlord Rep: Klein &amp; Heuchan, Inc. / Craig Metzger (727) 441-1951 -- 1,500 SF (1,500 SF)

There's frontage on three roads(US 19, Lime St., & Oakwood St.). It located across from new Publix Development on the going home side of US Hwy 19. An excess of parking and has the ability to multi-tenant lease.

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**40767-40771 US Highway 19 N****Building 2****Tarpon Springs, FL 34689****Pinellas County****North Pinellas Ind Submarket**Building Type: **Class C (Strip Ctr)**Status: **Built 2014**Building Size: **12,000 SF**Land Area: **1.16 AC**Stories: **1**Space Avail: **10,000 SF**Max Contig: **5,000 SF**Smallest Space: **5,000 SF**Rent/SF/Yr: **\$7.00**% Leased: **16.7%**

Landlord Rep: Klein &amp; Heuchan, Inc. / Craig Metzger (727) 441-1951 -- 10,000 SF (5,000 SF)

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**41232-41334 Us Highway 19 N****Tarpon Square****Tarpon Springs, FL 34689****Pinellas County****North Pinellas Submarket**Building Type: **Retail/Department Store (Community Ctr)**Status: **Built 1974, Renov 1998**Building Size: **114,617 SF**Land Area: **20.52 AC**Stories: **1**Expenses: **2018 Tax @ \$1.93/sf**Space Avail: **14,236 SF**Max Contig: **6,202 SF**Smallest Space: **1,832 SF**Rent/SF/Yr: **Withheld**% Leased: **87.6%**

Landlord Rep: Rivercrest Realty Investors / Heather Stewart (919) 518-2000 -- 14,236 SF (1,832-6,202 SF)

Tarpon Square is a 199,271 sf retail property located in Pinellas County at US 19 & E Tarpon Ave in Tarpon Springs, FL.

Property Web Site: <http://www.ldr.com/properties/20107>

Aerial: [http://images.ldr.com/property/assets/20107\\_WebsiteAerialImage.jpg](http://images.ldr.com/property/assets/20107_WebsiteAerialImage.jpg)

Site Plan: <http://www.ldr.com/properties/20107#site-plan>

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**41680 Us Highway 19 N**  
**Clearwater Mattress**  
**Tarpon Springs, FL 34689**  
**Pinellas County**  
**North Pinellas Submarket**

Building Type: **Retail/Freestanding**  
 Status: **Built 2001**  
 Building Size: **5,916 SF**  
 Land Area: **0.61 AC**  
 Stories: **1**  
 Expenses: **2018 Tax @ \$2.81/sf**

Space Avail: **5,916 SF**  
 Max Contig: **5,916 SF**  
 Smallest Space: **5,916 SF**  
 Rent/SF/Yr: **\$20.00**  
 % Leased: **0%**

Landlord Rep: Berkshire Hathaway HomeServices Florida Properties / B.Matthew B. Shaw (813) 712-3807 X3807 -- 5,916 SF (5,916 SF)

Location Corner: SW

Property Description: Free Standing Retail Building

Property Use Description: Free Standing Retail Building

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**44003 N US Hwy 19**  
**Tarpon Springs, FL 34689**  
**Pinellas County**  
**Pasco County Submarket**

Building Type: **Retail**  
 Status: **Proposed, breaks ground Jun 2020**  
 Building Size: **10,000 SF**  
 Land Area: **-**  
 Stories: **1**

Space Avail: **10,000 SF**  
 Max Contig: **10,000 SF**  
 Smallest Space: **10,000 SF**  
 Rent/SF/Yr: **Withheld**  
 % Leased: **0%**

Landlord Rep: Insite Real Estate, Inc. / Joe Tyszko (727) 445-9331 X227 -- 10,000 SF (10,000 SF)