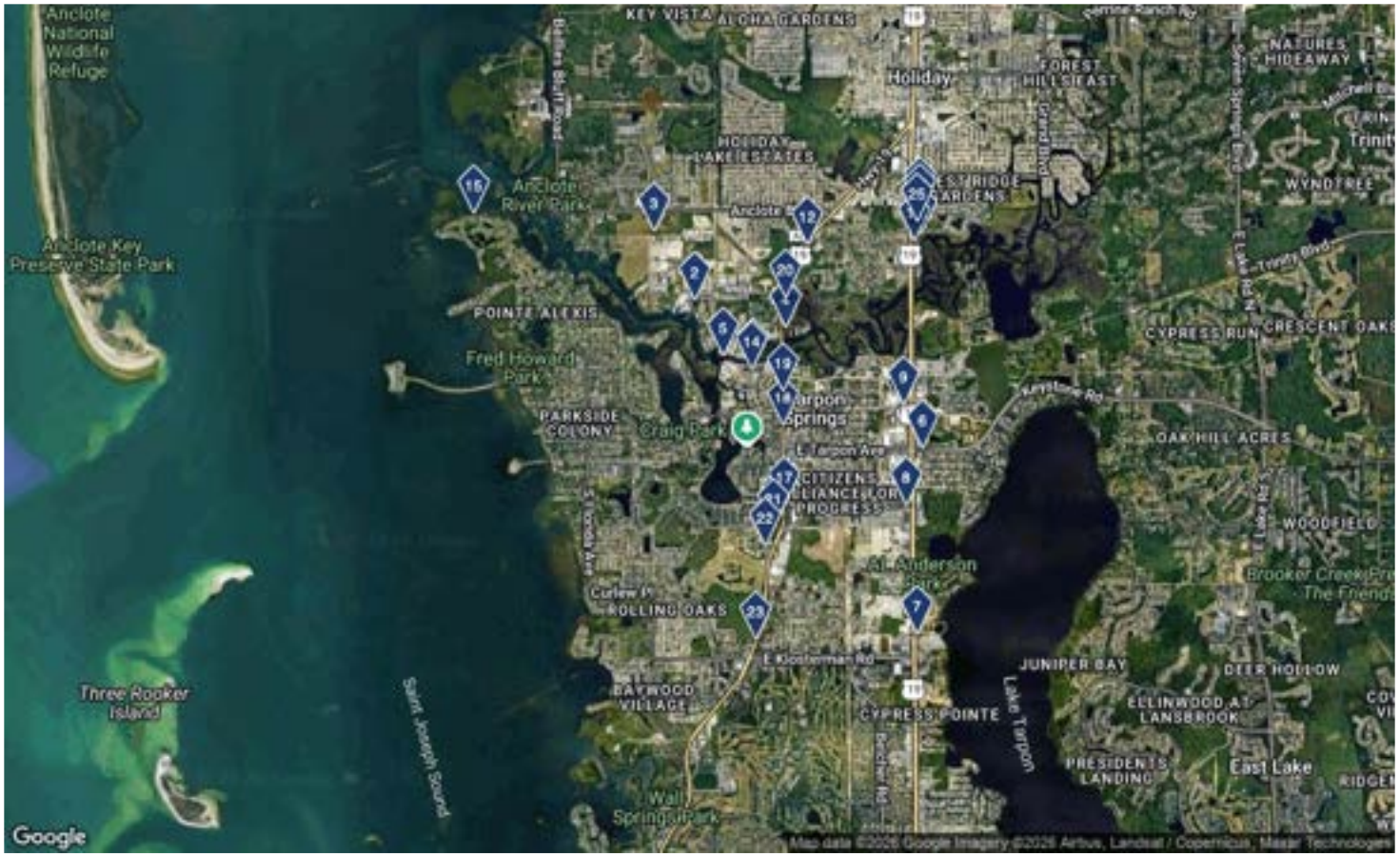
Map Report with Multiple Properties per Page and Photo



1 1761 Beckett Way & US Highway 19

Tarpon Springs, FL 34689 (Pinellas County) - North Pinellas Submarket

★★☆☆☆

Retail

Property Summary

GLA	2,063 SF	Tenancy	Single
Built	1950	Asking Rent	Withheld
Parking Spaces	3.88/1,000 SF; 8 Surface Spaces		
True Owner	DiGiovanni Homes		



Amenities

- Waterfront

2 507 Anclote Rd

Tarpon Springs, FL 34689 (Pinellas County) - North Pinellas Submarket

★★☆☆☆

Land

Property Summary

Land Area - Gross	3.65 AC (158,994 SF)	Zoning	C-1M
Topography	Level	Proposed Use	Self-Storage
On-Sites	Finish grade	Parcel	02-27-15-00000-440-0100, 02-27-15-00000-440-0110
Current Use	Marina/ boat storage		



Primary Leasing Company:
Cederman Properties: Eric Cederman (727) 688-5859

3 904 Anclote Rd

Tarpon Springs, FL 34689 (Pinellas County) - North Pinellas Submarket

★★☆☆☆

Warehouse

Property Summary

RBA	14,800 SF	Drive Ins	8 total/10' w
Built	1980	Docks	Yes
Tenancy	Single	Levelers	None
Asking Rent	Withheld		
Parking Spaces	1.15/1,000 SF; 17 Surface Spaces		
True Owner	Florida Rock Industries		



4 N Pinellas & Anclote Rd. ave - 3.10 ac Retail N Pinellas Ave. Tarpon...

Tarpon Springs, FL 34689 (Pinellas County) - North Pinellas Submarket

★★★★☆

Land

Property Summary

Land Area - Gross	3.10 AC (135,036 SF)	On-Sites	Raw land
Topography	Sloping	Proposed Use	Commercial, Hold for Development, Hold for Investment



5 1003 Roosevelt Blvd

Tarpon Springs, FL 34689 (Pinellas County) - North Pinellas Submarket

★★★☆☆

Warehouse

Property Summary

RBA	4,900 SF	Drive Ins	None
Built	1938	Docks	Yes
Tenancy	Single	Levelers	None
Asking Rent	Withheld		
Parking Spaces	2.04/1,000 SF; 10 Surface Spaces		



Amenities

- Air Conditioning
- Cooler
- Floor Drains
- Storage Space
- Waterfront

6 1008 E Tarpon Ave

Tarpon Springs, FL 34689 (Pinellas County) - North Pinellas Submarket

★★★☆☆

Retail

Property Summary

GLA	2,880 SF	Asking Rent	Withheld
Built	1999	Frontage	149' on Tarpon Ave
Tenancy	Single	Frontage	122' on East Tarpon Avenue
Parking Spaces	3.82/1,000 SF; 11 Surface Spaces		



Amenities

- Drive Thru

7 38799 US Highway 19 N

Tarpon Springs, FL 34689 (Pinellas County) - North Pinellas Submarket

★★☆☆☆

Retail

Property Summary

GLA	3,100 SF	Asking Rent	Withheld
Built/Renovated	1957/1985	Frontage	248' on US Hwy 19 North
Tenancy	Single		
Parking Spaces	64.52/1,000 SF; 200 Surface Spaces		
True Owner	Nadeem Elalami		



Primary Leasing Company:
Nadeem Elalami: Nadeem Elalami (727) 485-5364

Amenities

- Bus Line
- Monument Signage
- Pylon Sign

8 40390 US Highway 19 N

Tarpon Springs, FL 34689 (Pinellas County) - North Pinellas Submarket

★★☆☆☆

Land

Property Summary

Land Area - Gross	0.83 AC (36,155 SF)	Current Use	Vacant commercial land
Topography	Level	Proposed Use	Commercial
On-Sites	Raw land	Parcel	18-27-16-00000-240-1000



9 41680 US Highway 19 N

Tarpon Springs, FL 34689 (Pinellas County) - North Pinellas Submarket

★★★☆☆

Retail

Property Summary

GLA	5,814 SF	Tenancy	Single
Built/Renovated	2001/2022	Asking Rent	Withheld
True Owner	Kenneth Greif		



Amenities

- Corner Lot
- Freeway Visibility
- Pylon Sign
- Signage

10 44091 US Highway 19 N - Northern Tool + Equipment

Tarpon Springs, FL 34689 (Pinellas County) - North Pinellas Submarket

★★★☆☆

Retail

Property Summary

GLA	25,461 SF	Tenancy	Single
Built/Renovated	2008/2022	Asking Rent	Withheld
Parking Spaces	4.28/1,000 SF; 109 Surface Spaces		
True Owner	Agree Realty Corporation		



Primary Leasing Company:
Southeast Retail Advisors, Inc.: Lindsey Morriss Meyers (404) 556-4960

11 US Highway 19 N

Tarpon Springs, FL 34689 (Pinellas County) - North Pinellas Submarket

☆☆☆☆☆

Land

Property Summary

Land Area - Gross	1.59 AC (69,260 SF)	Zoning	AE
Topography	Level	Proposed Use	Auto Dealership, Auto Repair, Bank, Car Wash, Commercial, Community Center, Convenience Store, Day Care Center, Department Store, Drug Store, Fast Food, Garden Center, General Freestanding, Health Care, Health Club, Lodge/Meeting Hall, Loft/Creative Space, Medical, Office, Outlet Center, Restaurant, Retail, Storefront, Storefront Retail/Office
On-Sites	Raw land	Parcel	06-27-16-00000-130-0600, 06-27-16-00000-130-0700
Current Use	Parking		



12 1756 N Pinellas Ave

Tarpon Springs, FL 34689 (Pinellas County) - North Pinellas Submarket

★★★☆☆

Land

Property Summary

Land Area - Gross	12.00 AC (522,720 SF)	Zoning	C2
Topography	Level	Proposed Use	Industrial
On-Sites	Raw land	Parcel	01-27-15-89136-000-0100, 01-27-15-89136-000-0160, 01-27-15-89136-000-0161



13 530 Athens St

Tarpon Springs, FL 34689 (Pinellas County) - North Pinellas Submarket

★★★☆☆

Retail

Property Summary

GLA (% Leased)	5,000 SF (0.0%)	Max Contiguous	5,000 SF
Built/Renovated	1976/2000	Asking Rent	$13.20 SF/Year/NNN
Tenancy	Single	Frontage	55' on Athens Street
Available	5,000 SF		
True Owner	Geiger Geiger & Associates		



Primary Leasing Company:
Viewpoint Realty International: Georgette Gillis (727) 448-3533, Anthony Maccaroni (727) 641-0271

Amenities

- Air Conditioning
- Restaurant
- Signage

14 531 Athens St - Retail/Office at Sponge Docks

Tarpon Springs, FL 34689 (Pinellas County) - North Pinellas Submarket

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Retail

Property Summary

GLA	3,006 SF	Asking Rent	Withheld
Built	1911	Frontage	42' on Athens St.
Tenancy	Single		



Primary Leasing Company:
Olympic Realty Services: Sherry Wendt (706) 897-1047

Amenities

- Corner Lot

15 Ketch Cor

Tarpon Springs, FL 34689 (Pinellas County) - North Pinellas Submarket

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Land

Property Summary

Land Area - Gross	0.22 AC (9,583 SF)	On-Sites	Previously developed lot
Topography	Level	Proposed Use	Commercial



16 Meres Blvd & US Alt 19 N - 1.82 ac Corner US Alt 19 Tarpon Springs

Tarpon Springs, FL 34689 (Pinellas County) - North Pinellas Submarket

★★☆☆☆

Land

Property Summary

Land Area - Gross	1.82 AC (79,279 SF)	Proposed Use	Commercial
Current Use	vacant land	Parcel	13-27-15-89946-007-0010
Zoning	PUD		



17 903 Pinellas Ave S - Manatee Village Shopping Center

Tarpon Springs, FL 34689 (Pinellas County) - North Pinellas Submarket

★☆☆☆☆

Retail

Property Summary

Center Type	Community Center	Asking Rent	Withheld
GLA	2,720 SF	Frontage	96' on Pinellas
Built	1954	Frontage	Pinellas Ave
Tenancy	Multiple		
Parking Spaces	7.58/1,000 SF; 10 Surface Spaces		
True Owner	Tsongranis Sylvia Trust		



Primary Leasing Company:
Wikle Real Estate Inc.: Wyatt Wikle (727) 366-9391

18 218 N Pinellas Ave

Tarpon Springs, FL 34689 (Pinellas County) - Tarpon Springs Submarket

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Apartments

Property Summary

Units	12	Market Segment	All
Built/Renovated	1925/2025	Vacancy %	8.3
Stories	2	Commercial Asking Rent	Withheld
Elevators	Walk Up		
Parking Spaces	1.82/Unit; 7 Surface Spaces		
True Owner	Emiliano Greco		



Primary Leasing Company:
John Burpee & Associates

Amenities

Unit Amenities

- Air Conditioning
- Basement
- Cable Ready
- Ceiling Fans
- Den
- Granite Countertops
- Kitchen
- Linen Closet
- Office
- Oven
- Range
- Refrigerator
- Smoke Free
- Stainless Steel Appliances
- Tile Floors
- Tub/Shower
- Vinyl Flooring
- Walk-In Closets

Site Amenities

- Courtyard
- Gas Range
- Storage Space

19 606 N Pinellas Ave - Free-Standing Restaurant

Tarpon Springs, FL 34689 (Pinellas County) - North Pinellas Submarket

★★☆☆☆

Retail

Property Summary

GLA	4,275 SF	Asking Rent	Withheld
Built	1942	Frontage	150' on Pinellas Ave
Tenancy	Single	Frontage	N Pinellas
Parking Spaces	7.25/1,000 SF; 31 Surface Spaces		
True Owner	22 Tampa Llc		



Primary Leasing Company:
Argus Real Estate: Lisa Clary (727) 645-1554

Amenities

- Air Conditioning
- Restaurant

20 1322 N Pinellas Ave

Tarpon Springs, FL 34689 (Pinellas County) - North Pinellas Submarket

★★☆☆☆

Office

Property Summary

RBA	2,000 SF	Typical Floor	2,000 SF
Built	1971	Tenancy	Single
Stories	1	Asking Rent	Withheld
Elevators	None		
Parking Spaces	50.00/1,000 SF; 100 Surface Spaces		



Amenities

- Kitchen
- Storage Space
- Yard

21 1150 S Pinellas Ave

Tarpon Springs, FL 34689 (Pinellas County) - North Pinellas Submarket

★★☆☆☆

Land

Property Summary

Land Area - Gross	5.10 AC (222,156 SF)	Zoning	Commercial
Topography	Rolling	Density Allowed	RO
On-Sites	Raw land	Proposed Use	Bank, Medical, Office, Retail
Current Use	Vacant	Parcel	13-27-15-00000-310-0100
True Owner	James Metropolis		



22 1254 S Pinellas Ave - Tarpon Bend Professional Center

Tarpon Springs, FL 34689 (Pinellas County) - North Pinellas Submarket

★★☆☆☆ Office

Property Summary

RBA	6,254 SF	Typical Floor	2,979 SF
Built	1994	Tenancy	Single
Stories	2	Asking Rent	Withheld
Elevators	1 passenger		
Parking Spaces	2.52/1,000 SF; 15 Surface Spaces		
True Owner	Florida Advanced Spine and Orthopedics		



Primary Leasing Company:
RE/MAX Realtec Group, Inc.

Amenities

- Signage

23 1941 S Pinellas Ave - Kretsepis Service Station

Tarpon Springs, FL 34689 (Pinellas County) - North Pinellas Submarket

★★★☆☆ Retail

Property Summary

GLA	1,377 SF	Asking Rent	Withheld
Built	1955	Frontage	198' on Pinellas Ave
Tenancy	Single		
Parking Spaces	7.26/1,000 SF; 10 Surface Spaces		
True Owner	Kritsepis Inc		



Amenities

- Air Conditioning
- Signage

24 44003 N US Hwy - 1.75 AC Parcel

Tarpon Springs, FL 34689 (Pinellas County) - North Pinellas Submarket

★★☆☆☆ Land

Property Summary

Land Area - Gross	1.75 AC (76,230 SF)	Proposed Use	Auto Repair, Bank, Car Wash, Commercial, Day Care Center, Fast Food, General Freestanding, Hotel, Medical, Restaurant, Retail, Strip Center
Topography	Level	Parcel	06-27-16-00000-120-0300
Zoning	C-2		



25 44003 N US Hwy 19 - 2.3 AC Development Parcel

Tarpon Springs, FL 34689 (Pinellas County) - North Pinellas Submarket

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Land

Property Summary

Land Area - Gross	2.30 AC (100,188 SF)	Zoning	PD
Topography	Level	Density Allowed	PD
On-Sites	Raw land	Proposed Use	Bank, Car Wash, Commercial, Day Care Center, Fast Food, General Freestanding, Hotel, Medical, Restaurant, Retail, Strip Center
Current Use	Vacant	Parcel	06-27-16-00000-120-0200
True Owner	Ball Ventures		



Primary Leasing Company:
Southeast Retail Advisors, Inc.: Lindsey Morriss Meyers (404) 556-4960

Condensed Industrial Spaces List

Industrial Property Location	Available SF Office SF Vacant	Rent/SF Rent/Mo Expenses	Price/SF Sale Price Cap Rate	Bldg SF Bldg Status Year Built	Docks / Drive-Ins Sprinklers Yard	Clear Height Amps Parking	Listing Status Possession Showing	Land Zoning / Rail APN	Listing Notes
1. **530 Athens St** **Tarpon Springs, FL 34689**	5,000 SF - Yes	$13.20 NNN $5,500 -	$170.00 $850,000 N/A	5,000 SF Existing 1976	- - No	- - -	Available Now Call Broker	6,098 SF C1 12-27-1-5-41184-000--0070	Lease this centrally located restaurant in the heart of the infamous Tarpon Springs Sponge Docks. Available May 1st. Includes all FF&E, fully operational commercial kitchen with hood, Full liquor SRX license Bar with over 25 seats. Walk in refrigerator, large office, ample storage, service areas, and 4 restrooms. One side of the restaurant has a large dining room and on the opposite side of the restaurant is another dining room with its own two restrooms separated by the large bar. Rent is triple net. Total monthly rent not inclusive of sale tax is $5500. Owner may consider a lease to purchase. Ask agent for details. **Mos on Mkt:** 31 **Listing #:** 17541484



Viewpoint Realty International - Georgette Gillis (727) 584-7355, Anthony Maccaroni (727) 641-0271

Property Summary Statistics

Property Attributes	Low	Average	Median	High
Building SF	1,377 SF	6,000 SF	4,275 SF	25,461 SF
Year Built	1911	1964	1957	2008
Available SF	5,000 SF	37,348 SF	37,348 SF	69,696 SF
Asking Rent Per SF/YR	$13.20	$13.20	$13.20	$13.20
Availability %	44.9%	46.0%	100%	100%
Vacancy %	0.0%	36.4%	0.0%	100%
Asking Price Per SF	$161.93	$304.23	$367.35	$1,161.29
Cap Rate	6.4%	7.4%	8.0%	8.0%
Star Rating	☆☆☆☆☆ 0	★★☆☆☆ 2.3	★★☆☆☆ 2	★★★★☆ 4