

Portfolio of 2 Class B Office properties in Tarpon Springs, FL, having total size of 6,783 SF, and for sale at \$1,400,000 (\$206.40/SF)

Portfolio Information	Sales Contacts
Sale Price: \$1,400,000 Price/SF: \$206.40 Cap Rate: - Sale Conditions: - Sale Type: Investment RBA: 6,783 SF Days On Market: 1,011 Sale Status: Active 2 Properties in portfolio <i>Properties cannot be sold individually</i>	M.L. Hauser Co Clearwater, FL 33762 (727) 466-7686 Michael L. Hauser Owner/Broker (727) 466-4686 (phone)



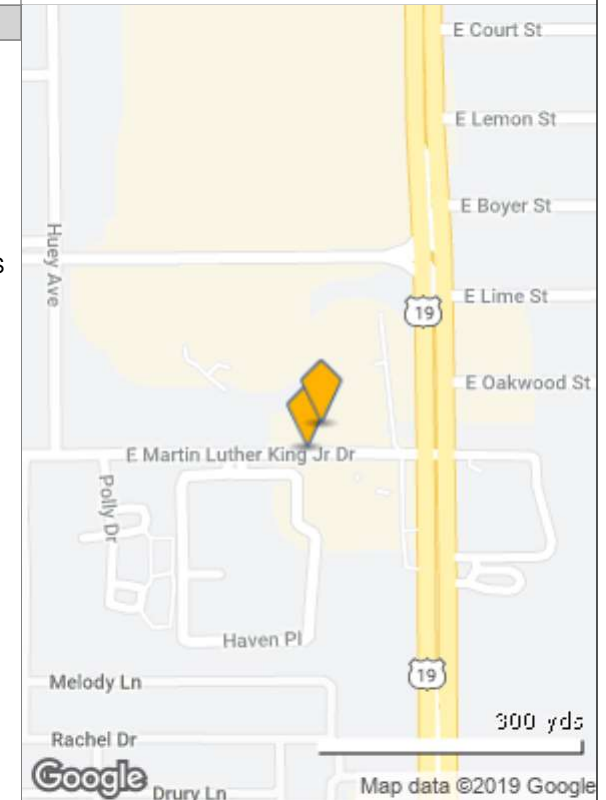
Investment Notes

James Plaza is an executive office park consisting of two buildings each with three individual professional offices for a total of six offices. These buildings are two of the newest office buildings in Tarpon Springs, with one having been built in 2002 and the other having been built in 2004. The buildings have concrete block stucco exterior walls and architectural metal roofs. Each office unit has its own air conditioning system and bathroom. The parking lot has 29 parking spaces. Pylon signage is situated at the entrance to the plaza.

Office Suite Sizes In Square Feet

Suite A 1083, Suite B 1075, Suite C 1075, Suite D 1200, Suite E 1100, Suite F 1250

955 and 965 E MLK Drive, Tarpon Springs, FL located on the northwest corner of US Highway 19 and MLK. Easy and direct access to US Highway 19 with a traffic light at the corner. The property is one block south of the main intersection in Tarpon Springs which is US Highway 19 and Tarpon Avenue. Situated next to the Tarpon Tower high rise office building and the U.S. Post Office. Also convenient to several nearby banks, restaurants and stores.



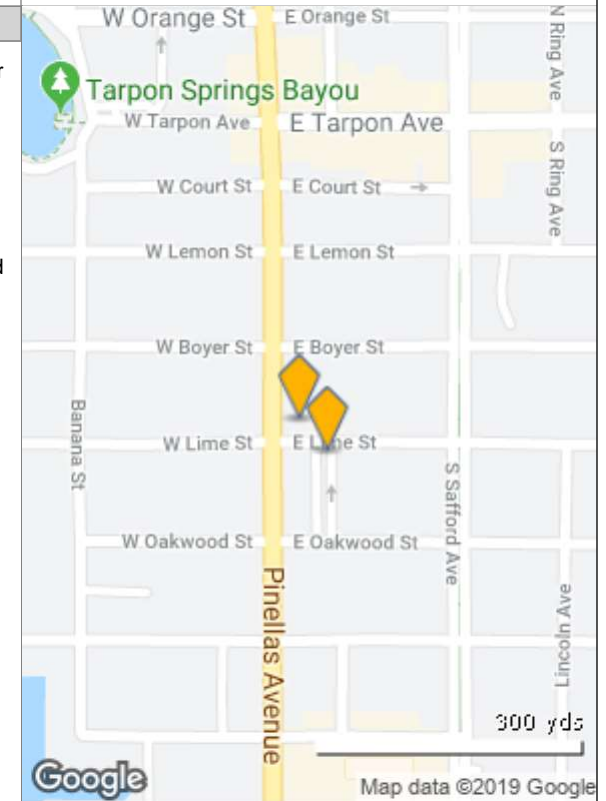
2 Tarpon Property

Portfolio of 2 Retail properties in Tarpon Springs, FL, having total size of 14,880 SF, and for sale at \$1,700,000 (\$114.25/SF)

Portfolio Information	Sales Contacts
Sale Price: \$1,700,000 Price/SF: \$114.25 Cap Rate: 10.01% Sale Conditions: Lease Option Sale Type: Investment Or Owner User Total Size: 14,880 SF Days On Market: 257 Sale Status: Active 2 Properties in portfolio <i>Properties cannot be sold individually</i>	My Realty 2 2787 Post Rock Ct Tarpon Springs, FL 34688 (813) 318-2117 Naz Borachi Broker (813) 318-2117 (phone)

Investment Notes

Great opportunity to own prime real estate in Historic Tarpon Springs fl NOI is 10% Cap rear in todays market great for 1031 exchange or a investor try to secure prime real estate in up and Booming Tarpon Springs fl . There is also a C Store and a smoke currently run by the current owner which is generating 100,000 Per Month income has a full deli as well so if you like the complete Pkg with real estate and the business the price will be 1,900,000 plus inventory the c store is more then 4000 sq foot plenty of room to add additional services to the store such as meat Market Produce area additional grocery plus extened hot food section this concept will be ideal for this location because the store is surrounded with big communities and around 300 homes in the back of the store additional there also lots of foot traffic coming to the store .This property is 2 Blocks away from Historic downtown minutes away from world famous sponge dock .The total squre footage of this property is 20000 sq foot the property consists of C store a smoke shop a beauty saloon two bedroom apts upstairs a pawn shop a restaurant plus 1000 sq ft of warehouse additional there is .50 acres zoned commercail behind the C store to build on it or any other use total NOI is 172000 per year Tenants pay all the NNN the parking lot is big freshly repaved with 50 plus parking spots the property is located on a very heavily travelled road with a very high traffic count.all this for only 1,700,000 or with the business 1,900.000 we have two banks that will finance this property or if you are a 1031 exchange you can pay all in cash. Please contact me for further details .all the address to the property are 303/305/307/308/309/310/311/312/313/315 South Pinellas Ave Tarpon Springs fl 34689



3 Tarpon Springs Development Site

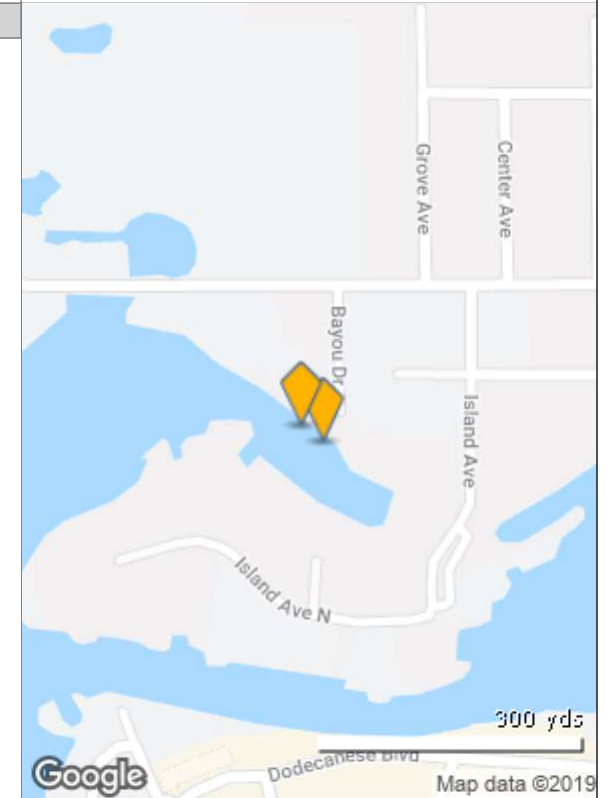
Portfolio of 2 Land parcels in Tarpon Springs, FL, having a land area of 1.40 AC, and for sale

Portfolio Information	Sales Contacts
<p>Sale Price: For Sale - Price/AC:</p> <p>Sale Status: Active Sale Conditions: -</p> <p>Total Land Area: 1.40 AC Days On Market: 164</p> <p>2 Properties in portfolio <i>Properties cannot be sold individually</i></p>	<p>Marcus & Millichap Inc 5201 Blue Lagoon Dr Suite 100 Miami, FL 33126 (786) 522-7000</p> <p>Juan Alzate Hotel Specialist (786) 522-7031 (phone) (786) 522-7010 (fax)</p>



Investment Notes

Marcus and Millichap is pleased to announce this exciting development opportunity to acquire commercial land for development in Tarpon Springs. The land comes with a value-add opportunity to develop a multi-family apartment. The proposed mix use plan featuring potential boat slips would boost the revenue of the total project. This undeveloped land sits in a lot size of 1.4 acres in a prime location right on the Gulf Coast. The property is about 30 miles away from the major city of Tampa. Additionally, the property is within a few miles from Innisbrook A Salamander Golf and Spa Resort, Tarpon Springs Splash Park, Aquarium Tarpon Springs and has access to both the Belle Harbour Marina and Anclote Isles Marina. This site represents a rare and exclusive opportunity to create an upscale multi-family apartments to capture most of this market space.



4 Anclore Rd - Ipd Zoned Acreage

Anclore Rd/S of Jeru Blvd - Ipd Zoned Acreage
Anclore Rd/S of Jeru Blvd - Tarpon Springs, FL 34689 - North Pinellas Submarket
Land of 18.50 AC is for sale at \$6,000,000 (\$324,324.32/AC)

Investment Information

Sale Price: **\$6,000,000**
Price/AC: **\$324,324.32**

Sale Status: **Active**
Sale Conditions: -

Days On Market: **130**

Sales Contacts

Colliers International South Florida
2385 NW Executive Center Dr
Boca Raton, FL 33431
(561) 479-1588

Mike Nissley
Executive Managing Director
(561) 479-1588 (phone)



Investment Notes

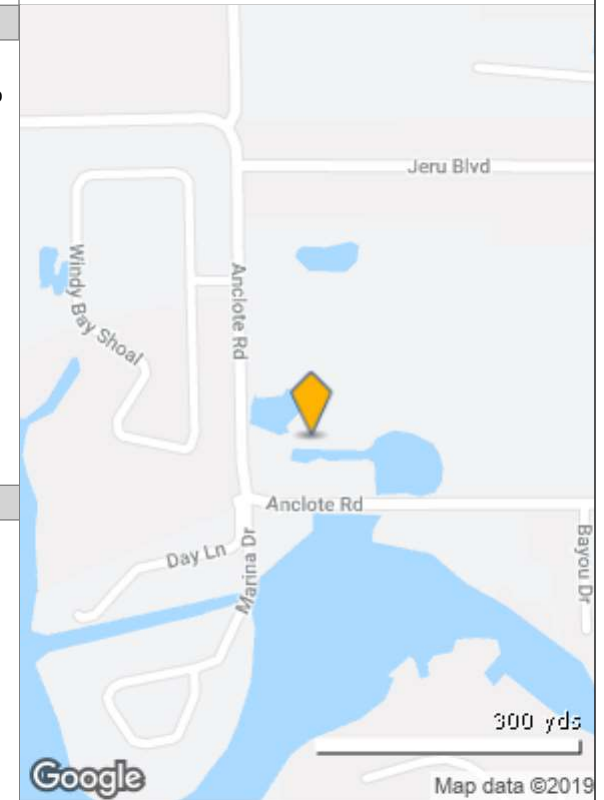
Colliers Manufactured Housing & Land Group is pleased to present, Anclore, a prime ±18-acre development opportunity located in the heart of the historic Greek town of Tarpon Springs, Florida. Anclore is one of the largest vacant parcels in the area and has the potential to be developed into an institutional quality asset impacting an entire neighborhood. With over 1,800 feet of frontage along Anclore Road, direct access to two top-rated marinas, and surrounded by various land uses that include residential, industrial, and marinas, this site benefits from having multiple development paths that include mixed-use residential.

Centrally located 30-miles from both Tampa and Saint Petersburg, Florida, Tarpon Springs offers ample recreation amenities such as Anclore Island State Park, Innisbrook Golf and Spa Resort, Fred Howard Park, and Sunset Beach. This historic waterfront town heavily contributes to the counties \$5.5 billion spent by over 16 million visitors annually.

Location: 289 Anclore Road, Tarpon Springs, FL 34689
Lot Size: 18.0 Acres
Site Dimensions: 996.12' x 886.86'
Zoning: Industrial Planned Development (IPD)

Land Information

Zoning: IPD	Proposed Use: Commercial, Industrial, Mixed Use, MultiFamily ...
Density: -	Parcel Size: 18.50 AC Lot Dimensions: Irregular
Number Of Lots: -	On-Site Improv: Raw land
Improvements: None	
Topography: Level	
Off-Site Improv: Cable, Curb/Gutter/Sidewalk, Electricity, Gas, Irrigation, Sewer, Streets, Telephone, Water	
Street Frontage: 1,800 feet on Anclore	



5 177 Anclothe Rd - 36,660 SF AC INDOOR STORGE

Tarpon Springs, FL 34689 - North Pinellas Ind Submarket
40,100 SF Class C Manufacturing Building Built in 1963
Property is for sale at \$1,799,000 (\$44.86/SF)



Investment Information

Sale Price: **\$1,799,000**
Price/SF: **\$44.86**
Cap Rate: -

Sale Status: **Under Contract**
Sale Conditions: -
Sale Type: **Owner User**

Days On Market: **185**

Sales Contacts

Re/Max RealTec Group
4175 Woodlands Pky
Palm Harbor, FL 34685
(727) 789-5555

Daniel Nelson
Real Estate Investment Broker
(813) 323-3353 (phone)

Investment Notes

Owner may also sell .26 Acres Bayou Drive, adjacent to the West, (12-27-15-11214-006-0013). Owner financing is available, 5% interest annually, 5-year balloon.

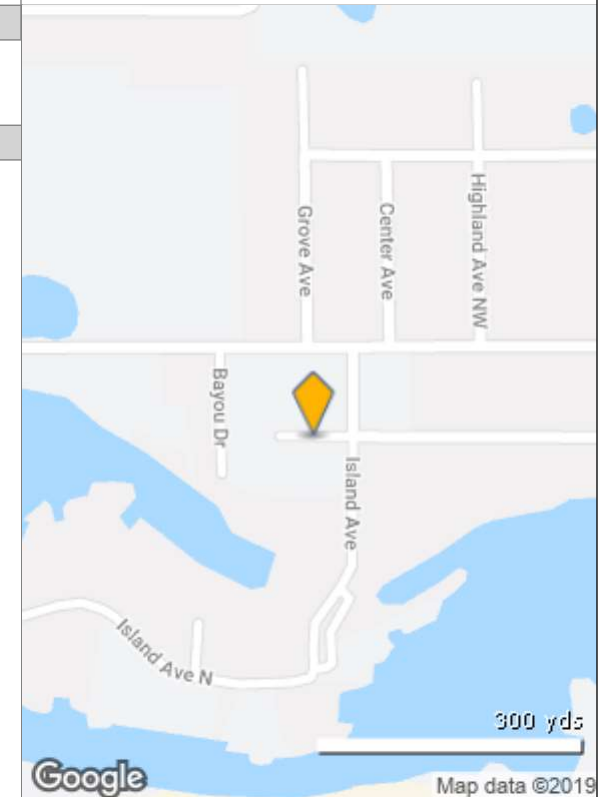
Building Information

Bldg Type: Manufacturing	RBA: 40,100 SF
Bldg Status: Built 1963	% Leased: 100.0%
Rent/SF/Yr: For Sale	Zoning: Heavy
Bldg Vacant: 0 SF	Owner Type: Industrial
Warehouse Avail: 40,100 SF	Owner Occupied: No
Office Avail: 0 SF	Tenancy: Single Tenant
Max Contig: 40,100 SF	Lot Dimensions: 310x291
Stories: 1	
Building: 0.25	
CAM: -	
Land Area: 3.62 AC	
Smallest Space: 40,100 SF	
Ceiling Height: -	Crane: -
Column Spacing: -	Loading Docks: -
Const Mat: Metal	Drive Ins: -
Rail Spots: None	Rail Line: None
	Cross Docks: -
	Levelators: -
	Sprinklers: -

Features: **Fenced Lot, Property Manager on Site**

Parcel Number: **12-27-15-11214-005-0000**

Parking: **10 free Surface Spaces are available; Ratio of 0.25/1,000 SF**



6 877 Anclore Rd - 877 Anclore Road

Tarpon Springs, FL 34689 - North Pinellas Submarket
Land of 131 AC is for sale at an undisclosed price

Investment Information

Sale Price: **For Sale**
Price/AC: -

Sale Status: **Active**
Sale Conditions: -

Days On Market: **739**

Sales Contacts

JLL
401 E Jackson St
Suite 1500
Tampa, FL 33602
(813) 830-6535

John Dunphy
Executive Vice President
(813) 387-1312 (phone)
(813) 830-6366 (fax)



Investment Notes

*Largest industrial site remaining in Pinellas County
Pinellas County land up to 131 acres (divisible)
Mixed use industrial development project
All utilities to the site
Zoned M1 and M2 (light and heavy manufacturing)

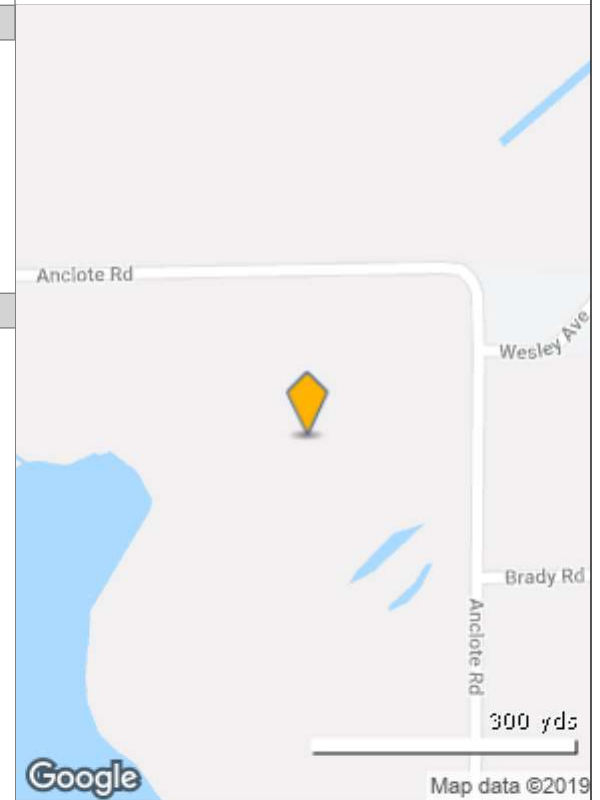
Pinellas County

Land Information

Zoning: **M1, M2** Proposed Use: -
Density: - Parcel Size: **131 AC** Lot Dimensions: -
Number Of Lots: - On-Site Improv: -
Improvements: -

Parcel Number: **02-27-15-94014-000-0020**

Off-Site Improv: **Cable, Electricity, Telephone, Water**



7 508 Athens St

Tarpon Springs, FL 34689 - North Pinellas Submarket
 4,617 SF Retail Bar Building Built in 1915
 Property is for sale at \$649,000 (\$140.57/SF)

Investment Information

Sale Price: **\$649,000**
 Price/SF: **\$140.57**
 Cap Rate: -

Sale Status: **Active**
 Sale Conditions: -
 Sale Type: **Investment Or Owner User**

Days On Market: **154**

Sales Contacts

FI Grey & Son, Inc
 6328 US Highway 19
 Suite J
 New Port Richey, FL 34652
 (727) 849-2424

Lee Koutsos
 Sales Associate
 (727) 849-2424 (phone)
 (727) 842-6596 (fax)



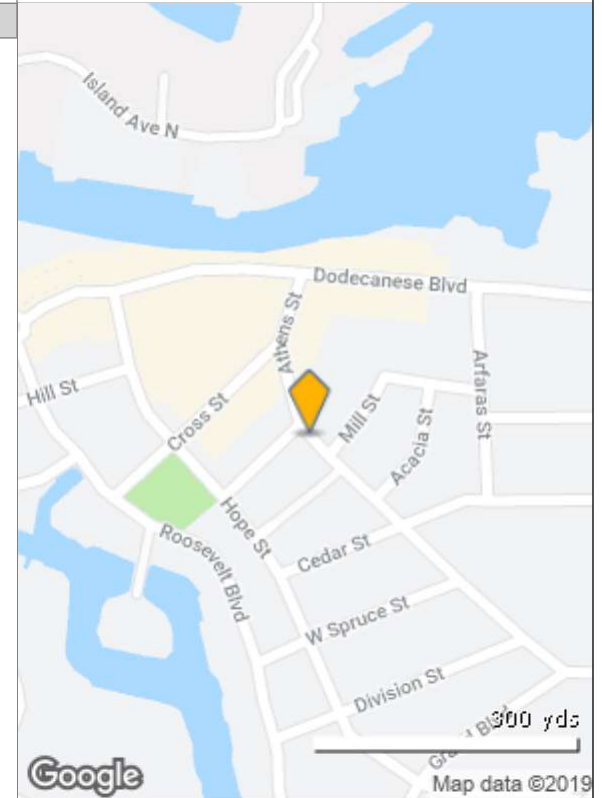
Center Information

Center Type: **Bar**
 Bldg Status: **Built 1915**
 % Leased: **0.0%**
 Rent/SF/Yr: **For Sale**
 Stories: **1**
 Elevators: -

Total Avail: **4,617 SF**
 Bldg Vacant: **4,617 SF**
 Owner Occupied: -
 Tenancy: **Single Tenant**

Center Size: **4,617 SF**
 Zoning: -
 Owner Type: -
 Land Area: -
 Lot Dimensions: -
 CAM: -

Parcel Number: **12-27-15-41184-000-0120**



8 10 W Dodecanese Blvd

Tarpon Springs, FL 34689 - North Pinellas Submarket
50,962 SF Retail Building Built in 1975
Property is for sale at an undisclosed price



Investment Information

Sale Price: **For Sale**
Price/SF: -
Cap Rate: -

Sale Status: **Active**
Sale Conditions: -
Sale Type: **Investment**

Days On Market: **2,573**

Sales Contacts

Colliers International Tampa Bay Florida
311 Park Place Blvd
Suite 600
Clearwater, FL 33759
(727) 442-7184

John F. Gerlach
Vice President, Investment Services
(727) 442-7184 (phone)
(727) 449-2428 (fax)

Investment Notes

Site recently approved for 100 units per acre for hotel
There are no commercial hotels within a 2-mile radius of this site!
THE OPPORTUNITY

Colliers International is pleased to introduce an outstanding opportunity to acquire waterfront property in historic Tarpon Springs, Florida. The Property, commonly known as The Riverside Grille or Pappas Restaurant located at 10 West Dodecanese Boulevard (the Property), is comprised of 2 premium waterfront sites and a large parking lot providing the perfect combination for a range of uses from restaurant, hotel, retail or mixed-use developments. The existing 2-story restaurant is comprised of 50,962± gross square feet and includes a rooftop veranda and deck overlooking the Anclote River with 6 boat slips. The parking lot across the street has 196± spaces and creates revenue as off-street parking for visitors to this area.

The Property is located in northern Pinellas County in historic Tarpon Springs, Florida. Tarpon Springs is a tourist district made famous for its Greek heritage and sponge docks set along the Anclote River. Tourists come from all over the country to visit the Sponge Docks and learn more about the town's sponge diving past through its museums and other attractions. Tarpon Springs is authentic and offers ...

Center Information

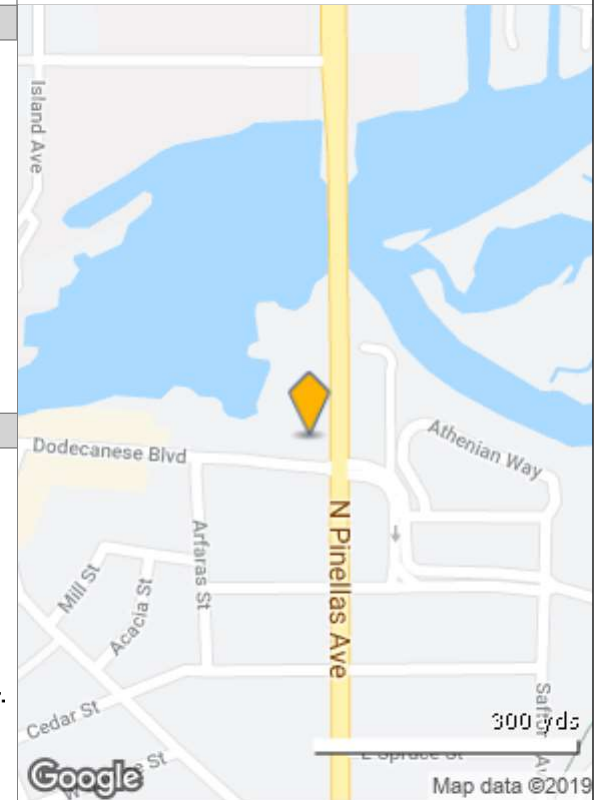
Center Type: **Retail**
Bldg Status: **Built 1975**
% Leased: **100.0%**
Rent/SF/Yr: **For Sale**
Stories: **2**
Elevators: -

Total Avail: **0 SF**
Bldg Vacant: **0 SF**
Owner Occupied: -
Tenancy: -

Center Size: **50,962 SF**
Zoning: **21, County**
Owner Type: **No**
Land Area: **3.60 AC**
Lot Dimensions: -
CAM: -

Parking: **50 Reserved Spaces are available; 196 Surface Spaces are available; Ratio of 4.44/1,000 SF**

Parcel Number: **12-27-15-00972-001-0010, 12-27-15-00972-001-0011, 12-27-15-00972-001-0020, 12-27-15-00972-001-0030, 12-27-15-00972-001-0040, 12-27-15-89982-053-0200, 12-27-15-89982-053-0300, 12-27-15-89982-053-0304**



9 10 W Dodecanese Blvd - Unique Waterfront Development Opportunity

Tarpon Springs, FL 34689 - North Pinellas Submarket
Land of 3.50 AC is for sale at an undisclosed price

Investment Information

Sale Price: **For Sale**
Price/AC: -

Sale Status: **Active**
Sale Conditions: -

Days On Market: **508**

Sales Contacts

Colliers International Tampa Bay Florida
311 Park Place Blvd
Suite 600
Clearwater, FL 33759
(727) 442-7184

John F. Gerlach
Vice President, Investment Services
(727) 442-7184 (phone)
(727) 449-2428 (fax)



Investment Notes

EXCELLENT OPPORTUNITY FOR A WATERFRONT HOTEL OR RETAIL/MIXED-USE DEVELOPMENT

Tarpon Springs boasts a beautiful working waterfront with one minor caveat: there are no overnight accommodations for visitors within walking distance of the Sponge Dock District with the closest hotel 2 miles away. City officials see the need for a hotel in this area and are opening their arms wide to welcome a hotel development by increasing the density of the Property to 100 units per acre.

The appeal of the Sponge Dock District is tied to its lively cultural atmosphere with festivals, local artists, unique retail boutiques, music and plenty of food. The site at 10 Dodecanese Boulevard is located at the entrance of the Sponge Dock District at a highly visible position, suitable for a high-end waterfront hotel/resort or mixed-use facility. A hotel at this location would better accommodate visitors allowing them to stay longer and spend more time shopping and dining on the waterfront. The beautiful view and boat dock is a perfect backdrop for rooftop dining, wedding receptions and events.

As visitation continues to increase in Tarpon Springs, the need for hotel accommodations follows suit.

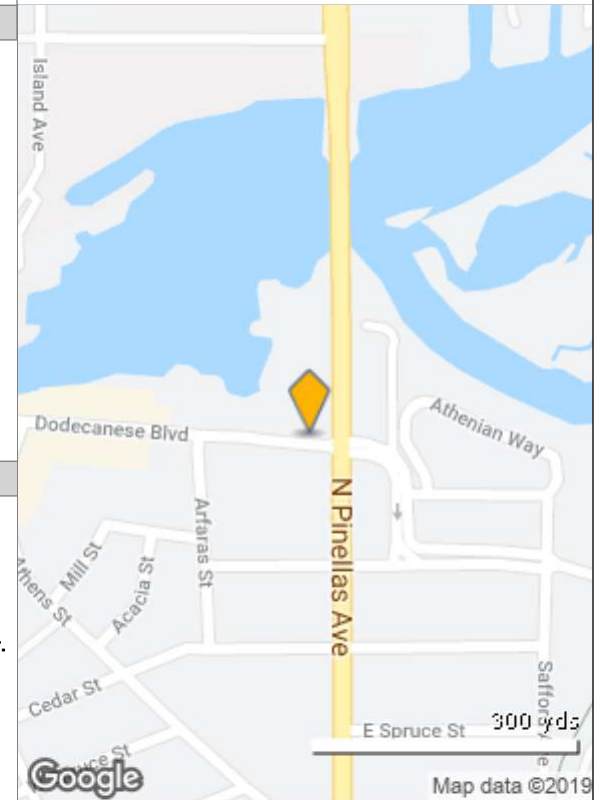
CONTACT AGENT FOR MORE INFORMATION

Land Information

Zoning: -	Proposed Use: Commercial, Retail, MultiFamily, Hospitality ...
Density: -	Parcel Size: 3.50 AC Lot Dimensions: -
Number Of Lots: -	On-Site Improv: Previously
Improvements: 50000 SF Restaurant	developed lot

Parcel Number: **12-27-15-00972-001-0010, 12-27-15-00972-001-0011, 12-27-15-00972-001-0020, 12-27-15-00972-001-0030, 12-27-15-00972-001-0040, 12-27-15-89982-053-0200, 12-27-15-89982-053-0300, 12-27-15-89982-053-0304**

Topography: **Level**
Off-Site Improv: **Cable, Curb/Gutter/Sidewalk, Electricity, Gas, Irrigation, Sewer, Streets, Telephone, Water**



10 131 Hibiscus St - Wholesale Bakery

Tarpon Springs, FL 34689 - North Pinellas Ind Submarket
3,550 SF Class C Warehouse Building Renovated in 1966 Built in 1910
Property is for sale at \$599,000 (\$168.73/SF)

Investment Information

Sale Price: **\$599,000**
Price/SF: **\$168.73**
Cap Rate: -

Sale Status: **Active**
Sale Conditions: -
Sale Type: **Investment**

Days On Market: **169**

Sales Contacts

Berkshire Hathaway HomeServices Florida Properties
7916 Evolutions Way
Suite 210
New Port Richey, FL 34655
(813) 739-5700

Joseph Szucs
Senior Associate
(813) 739-5700 (phone)
(813) 739-5703 (fax)



Investment Notes

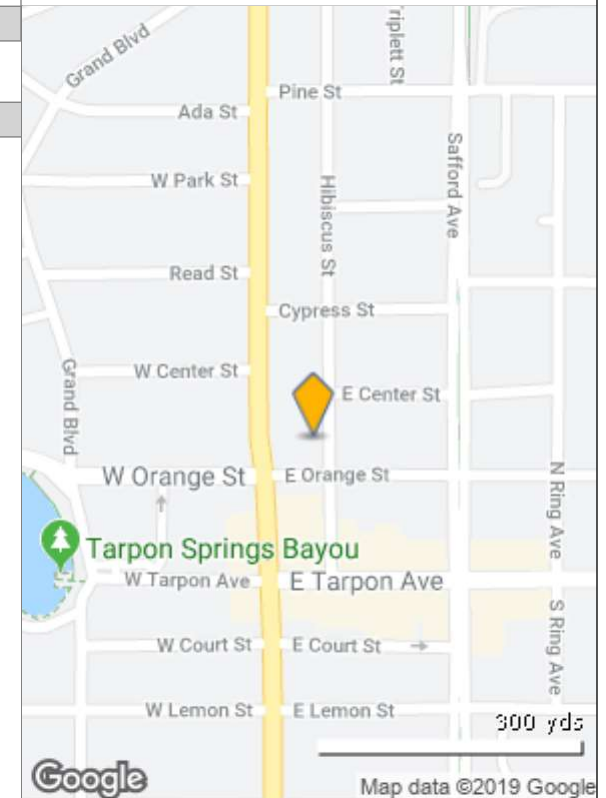
The purchase price includes the operating profitable wholesale bakery. The sellers will sell the business and property separately.

Building Information

Bldg Type: Warehouse	RBA: 3,550 SF
Bldg Status: Built 1910, Renov 1966	% Leased: 100.0%
Rent/SF/Yr: For Sale	Zoning: Commercial
Bldg Vacant: 0 SF	Owner Type: -
Warehouse Avail: 0 SF	Owner Occupied: No
Office Avail: 0 SF	Tenancy: Multiple Tenant
Max Contig: 0 SF	Lot Dimensions: 60x100
Stories: 1	
Building: 0.58	
CAM: -	
Land Area: 0.14 AC	
Smallest Space: 0 SF	
Ceiling Height: -	Crane: None
Column Spacing: -	Loading Docks: None
Const Mat: Masonry	Drive Ins: 1 tot./10'0" w x 12'0" h
Rail Spots: -	Rail Line: -
	Cross Docks: -
	Levelators: None
	Sprinklers: -

Parcel Number: **12-27-15-60228-000-0120**

Parking: **10 free Surface Spaces are available; Ratio of 2.82/1,000 SF**



11 Island Ave - Anclothe River Marina

Tarpon Springs, FL 34689 - North Pinellas Submarket
Land of 1.30 AC is for sale at \$1,700,000 (\$1,307,692.31/AC)

Investment Information

Sale Price: **\$1,700,000**
Price/AC: **\$1,307,692.31**

Sale Status: **Active**
Sale Conditions: -

Days On Market: **326**

Sales Contacts

Tarapani Banther and Associates
600 E Tarpon Ave
Tarpon Springs, FL 34689
(727) 201-0085

Townsend Tarapani
Broker
(727) 201-0085 (phone)



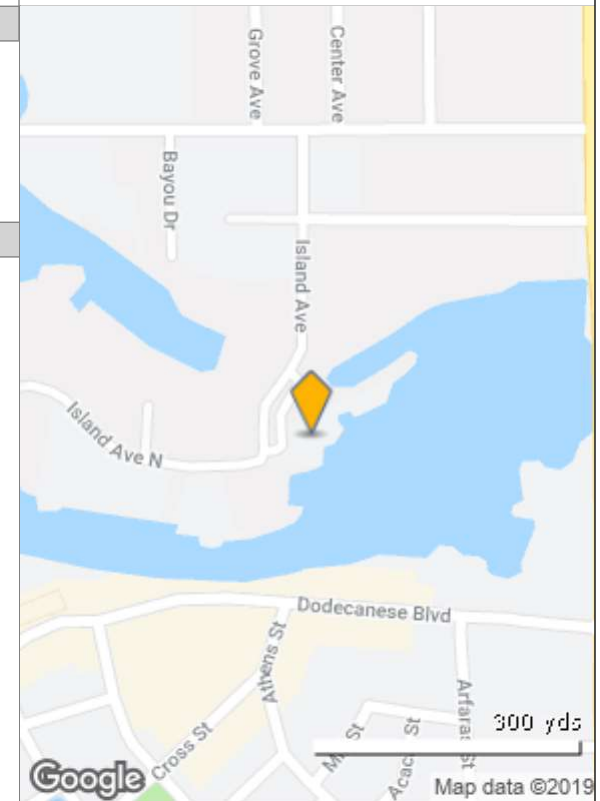
Investment Notes

DEEP WATER 41 unit wet slip marina located on the main Anclothe River channel directly across the river from the World Famous Sponge Docks.. Each wet slip has water/power and communication cable to site, the facility is totally private with coded electronic gate access, 25 private parking spaces.. Prior approvals for 10 boat lifts on the N side of the property.. The State of Florida approved funding for the Anclothe River dredge in the 2018 legislative session.This is currently an A class trophy property but has so much more future potential.. Zoning is WD1 (working waterfront district) and Land Use is IG (Industrial General)

Land Information

Zoning: **M-1** Proposed Use: -
Density: - Parcel Size: **1.30 AC** Lot Dimensions: -
Number Of Lots: - On-Site Improv: -
Improvements: -

Parcel Number: **12-27-15-60282-001-0001**



12 301 E Lemon St

Tarpon Springs, FL 34689 - North Pinellas Ind Submarket
3,772 SF Class C Light Manufacturing Building Built in 1973
Property is for sale at \$1,300,000 (\$344.64/SF)



Investment Information

Sale Price: **\$1,300,000**
Price/SF: **\$344.64**
Cap Rate: **4.00%**

Sale Status: **Active**
Sale Conditions: **-**
Sale Type: **Investment**

Days On Market: **44**

Sales Contacts

McCullough & Associates Realty Inc
2150 Seven Springs Blvd
Trinity, FL 34655
(727) 364-1359

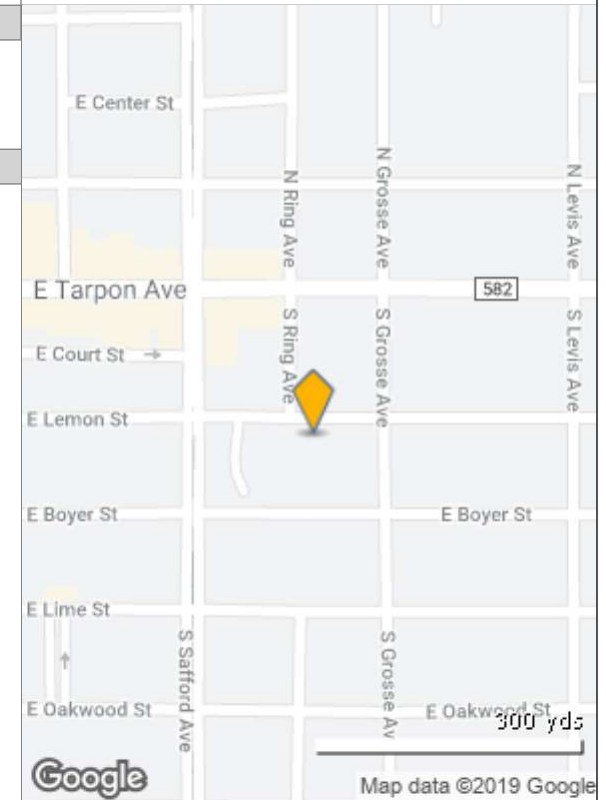
Kevin McCullough
CEO & Managing Broker
(727) 364-1359 (phone)

Investment Notes

Owner Occupied w/ possible leaseback Plus Multi-tenants - Low NOI only because we are not calculating total potential. These buildings and land/lot has many options to inquire about and Listing Broker forsees potential of \$90,000.00 annual income if property leased at maximum capacity for its current structure/setup.

Building Information

Bldg Type: Light Manufacturing	RBA: 3,772 SF
Bldg Status: Built 1973	% Leased: 100.0%
Rent/SF/Yr: For Sale	Zoning: C2
Bldg Vacant: 0 SF	Stories: 1
Warehouse Avail: 0 SF	Building: 0.27
Office Avail: 0 SF	CAM: -
Max Contig: 0 SF	Land Area: 0.32 AC
	Smallest Space: 0 SF
Ceiling Height: 9'0"-10'0"	Crane: -
Column Spacing: -	Loading Docks: None
Const Mat: Masonry	Drive Ins: 4 (total)
Rail Spots: -	Rail Line: -
Power: 3p	Cross Docks: -
Utilities: Heating - Electric, Water - City	Levelators: None
Features: Air Conditioning, Bus Line, Conferencing Facility, Fenced Lot, Storage Space, Yard	Sprinklers: None
Parcel Number: 12-27-15-77778-402-0220	
Parking: 20 free Surface Spaces are available; Ratio of 3.21/1,000 SF	



13 128 Lime St

Tarpon Springs, FL 34689 - North Pinellas Submarket
Land of 0.17 AC is for sale at \$55,000 (\$323,529.41/AC)

Investment Information

Sale Price: **\$55,000**
Price/AC: **\$323,529.41**

Sale Status: **Active**
Sale Conditions: -

Days On Market: **413**

Sales Contacts

RE/MAX
4175 Woodlands Pky
Palm Harbor, FL 34685
(727) 789-5555

Mark F. Ganier
Broker Associate
(727) 789-5555 ext. 278 (phone)
(727) 785-7000 (fax)

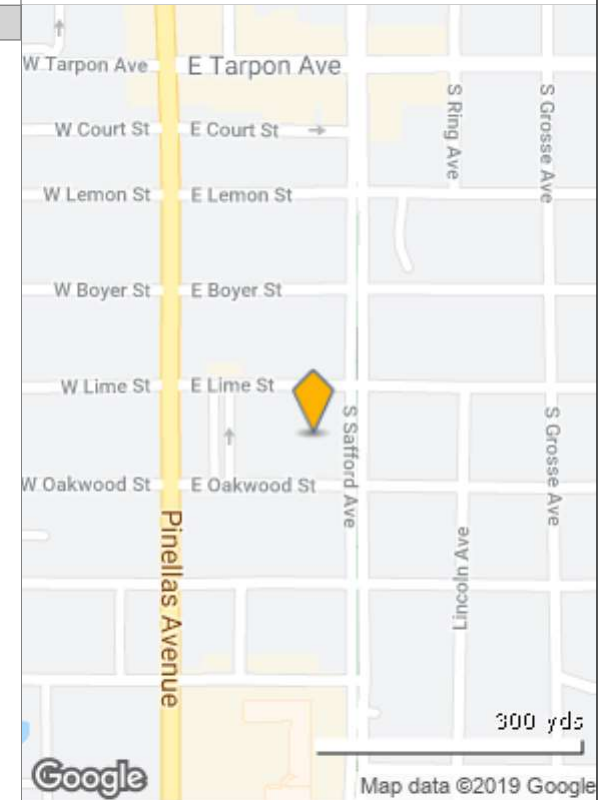


Land Information

Zoning: -
Density: -
Number Of Lots: -
Improvements: -

Proposed Use: **Commercial**
Parcel Size: **0.17 AC**
On-Site Improv: -

Lot Dimensions: -



14 80 W Live Oak St

Tarpon Springs, FL 34689 - North Pinellas Submarket
 8,126 SF Retail Restaurant Building Built in 2002
 Property is for sale at \$895,000 (\$110.14/SF)



Investment Information

Sale Price: **\$895,000**
 Price/SF: **\$110.14**
 Cap Rate: -

Sale Status: **Active**
 Sale Conditions: -
 Sale Type: **Investment Or Owner User**

Days On Market: **599**

Sales Contacts

Cederman Properties
 3060 Alt US Hwy 19
 Suite B16
 Palm Harbor, FL 34683
 (727) 785-9966

Eric Cederman
 (727) 785-9966 (phone)

Center Information

Center Type: **Restaurant**
 Bldg Status: **Built 2002**
 % Leased: **100.0%**
 Rent/SF/Yr: **For Sale**
 Stories: **1**
 Elevators: -

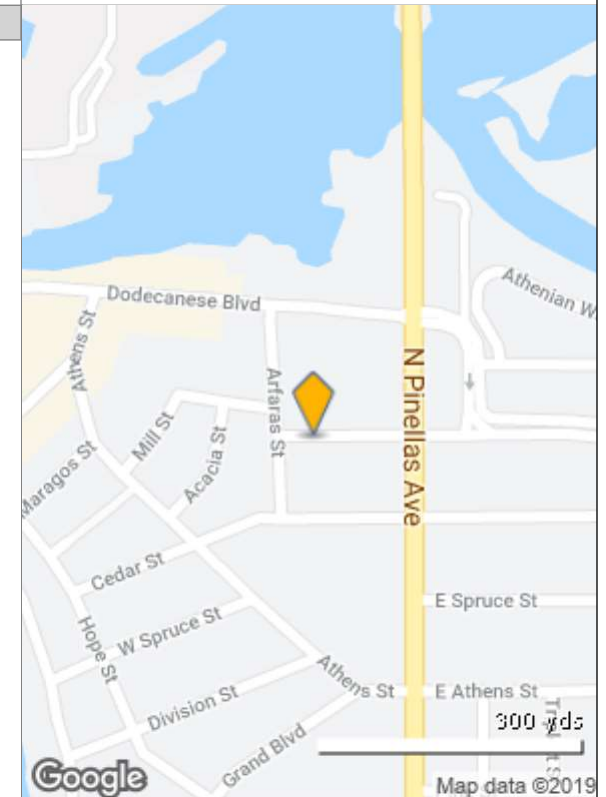
Total Avail: **7,000 SF**
 Bldg Vacant: **0 SF**
 Owner Occupied: -
 Tenancy: -

Center Size: **8,126 SF**
 Zoning: -
 Owner Type: **No**
 Land Area: **1.13 AC**
 Lot Dimensions: -
 CAM: -

Parking: **60 free Surface Spaces are available; Ratio of 7.38/1,000 SF**

Amenities: **Restaurant, Signage**

Parcel Number: **12-27-15-00972-001-0050**



15 Meres Blvd - SEC of Meres Blvd and Alternate 19

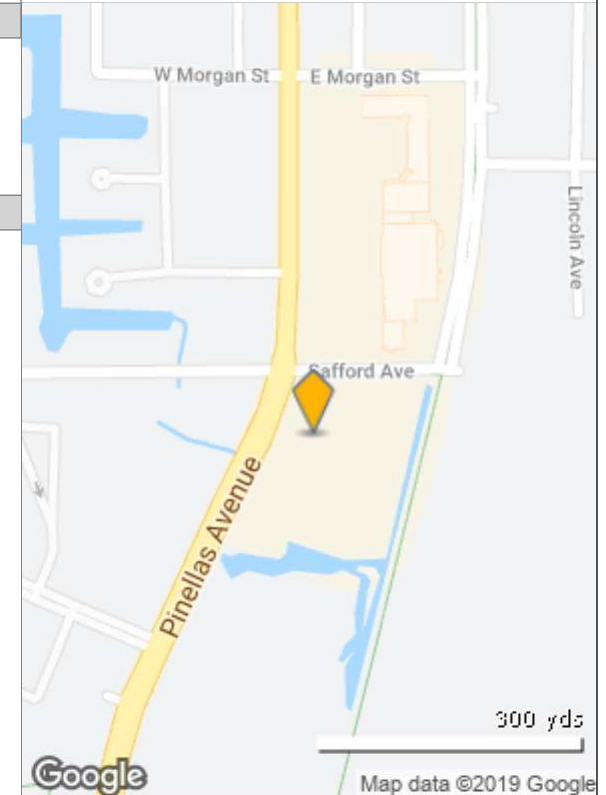
Tarpon Springs, FL 34689 - North Pinellas Submarket
Land of 0.69 AC is for sale at \$695,000 (\$1,007,246.38/AC)

Investment Information	Sales Contacts
<p>Sale Price: \$695,000 Price/AC: \$1,007,246.38</p> <p>Sale Status: Active Sale Conditions: -</p> <p>Days On Market: 1,408</p>	<p>Wikle Real Estate 3204 Alt 19 Palm Harbor, FL 34683 (727) 781-7974</p> <p>William Wikle (727) 781-7974 (phone)</p>



Investment Notes
<p>Vacant Lot on SEC of Meres Blvd and Alternate 19. Ideal location for bank or retail use. Located directly in front of Meres Town Center.</p> <p>US Alternate 19 is a major route that runs North and South passing through cities such as Seminole, Clearwater, Dunedin and Tarpon Springs Florida</p>

Land Information
<p>Zoning: - Proposed Use: Commercial Density: - Parcel Size: 0.69 AC Lot Dimensions: - Number Of Lots: 1 On-Site Improv: Raw land Improvements: -</p> <p>Parcel Number: 13-27-15-00000-420-0120</p> <p>Topography: Level</p>



16 Meres Blvd & US Alt 19 N - Shops @ Meres

Meres Boulevard - Shops @ Meres
Meres Boulevard - Tarpon Springs, FL 34689 - North Pinellas Submarket
Land of 1.82 AC is for sale at an undisclosed price

Investment Information

Sale Price: **For Sale**
Price/AC: -

Sale Status: **Active**
Sale Conditions: -

Days On Market: **2,541**

Sales Contacts

Eshenbaugh Land Company
304 S Willow Ave
Tampa, FL 33606
(813) 287-8787

Ryan S. Sampson
Managing Principal
(813) 287-8787 (phone)



Investment Notes

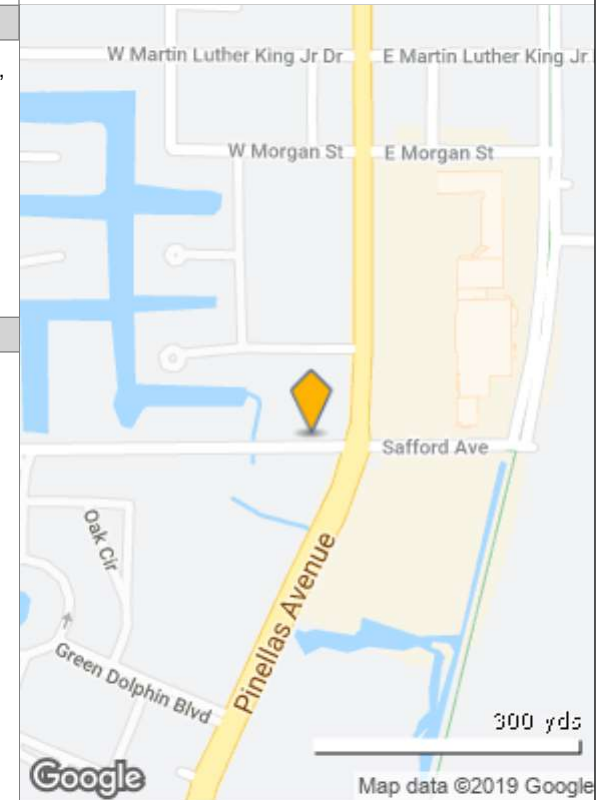
The property is 1.82± acres vacant land located on the NW intersection of Meres Boulevard and US Alt 19 N, in the city of Tarpon Springs, FL 34689. The property had an approved site plan (included in this document) by the City of Tarpon Spring for 11,565 square feet retail with an end cap drive-thru. The site will be delivered pad ready with required compaction and offsite mitigation. In addition any tree mitigation and wetland mitigation will be paid for by the Seller. The seller has a Clean Phase I and will deliver the site to grade.

The site is located at a prime location for future expansion of Meres Blvd east towards US 19 which should be completed within a year or so. It is across the street from a recently completed Sweetbay Shopping Center which is phase II of the Meres Town Center. Phase III is scheduled to begin construction within a few months for medical office and multifamily residential units. The site is within walking distance of Helen Ellis Memorial Hospital, Pinellas Trail and is at the downtown gateway to Tarpon Springs. This listing has a variable rate commission.

Land Information

Zoning: - Proposed Use: **Commercial**
Density: - Parcel Size: **1.82 AC** Lot Dimensions: -
Number Of Lots: - On-Site Improv: -
Improvements: -

Parcel Number: **13-27-15-89946-007-0010**



17 118 E Orange St

Tarpon Springs, FL 34689 - North Pinellas Submarket
 3,342 SF Retail Restaurant Building Built in 1925
 Property is for sale at \$699,000 (\$209.16/SF)

Investment Information

Sale Price: **\$699,000**
 Price/SF: **\$209.16**
 Cap Rate: -

Sale Status: **Active**
 Sale Conditions: -
 Sale Type: **Investment**

Days On Market: **149**

Sales Contacts

Olympic Realty Services
 105 E Tarpon Ave
 Tarpon Springs, FL 34689
 (727) 937-0107

Maria Kastritsos
 (727) 937-0107 (phone)



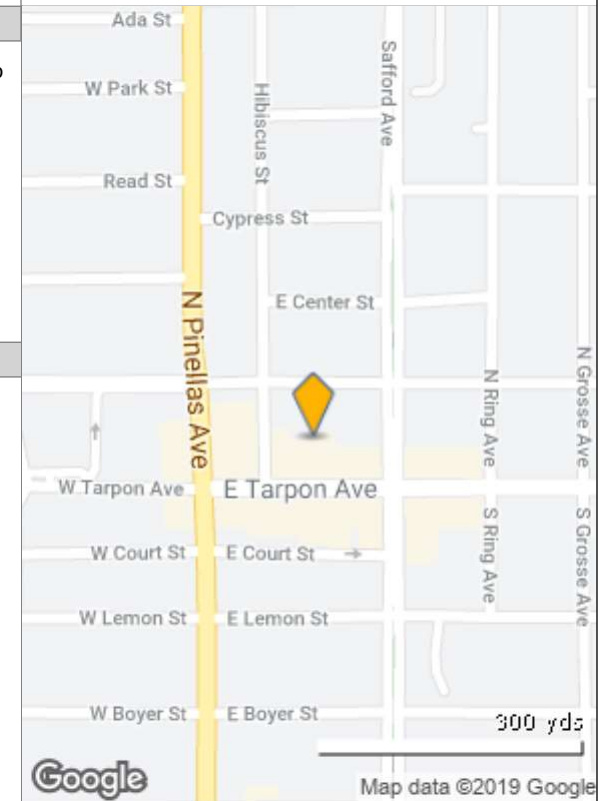
Investment Notes

This property is a great investment in the downtown Tarpon Springs Historical district. Property needs build out inside. Owner is willing to finance and consider your investment plan and offer. Tarpon Springs also has (2) small CRA grants to help in the re-molding of the project. The City is very proactive in promoting and working with development to bring more activity and business to our downtown area. Tarpon Springs is missing "beds"....we need hotels, bed & breakfast & more. This property is very large, beautiful setting with two more building in the rear of property that could become income producing. Tarpon also needs "event property", to hold a "wedding, shower, political rally, & more"....this property has the possibility of becoming a destination for more venues. The unique location and setting of this historical, old "Oxford Tea House" could become more than one income producing project.

Center Information

Center Type: Restaurant	Center Size: 3,342 SF
Bldg Status: Built 1925	Zoning: -
% Leased: 100.0%	Owner Type: No
Rent/SF/Yr: For Sale	Land Area: 0.33 AC
Stories: 2	Lot Dimensions: -
Elevators: -	CAM: -
Total Avail: 0 SF	
Bldg Vacant: 0 SF	
Owner Occupied: No	
Tenancy: Multiple Tenant	

Street Frontage: **100 feet on E Orange**
 Amenities: **Balcony, Courtyard, Fireplace**
 Parcel Number: **12-27-15-64998-000-0050**



18 210-218 N Pinellas Ave

Tarpon Springs, FL 34689 - Tarpon Springs MF Submarket
7,820 SF Class C Apartments Building Built in 1925
Property is for sale at \$675,000 (\$86.32/SF)

Investment Information

Sale Price: **\$675,000**
Price/Unit: **\$61,363.64**
Cap Rate: **10.67%**
GRM: -

Sale Status: **Active**
Sale Conditions: -

Days On Market: **58**

Sales Contacts

OneOak.Capital
8710 W Hillsboro Ave
Suite 242
Tampa, FL 33615
(813) 803-0404

Yuri Kats
(813) 803-0404 (phone)



Investment Notes

Can provide upon request:
Fully dsetiled sales package?

11 Units + office total
Building: 6,350 Heated SqFt
20 Parking spotst

Building Information

of Units: **11** Bldg Status: **Built 1925**
Avg Unit Size: **681 SF** Building Size: **7,820 SF** Zoning: **GB, County**
Avg Vacancy: - Stories: **2** Lot Dimensions: -
Land Area: **0.16 AC** Building FAR: **1.12**

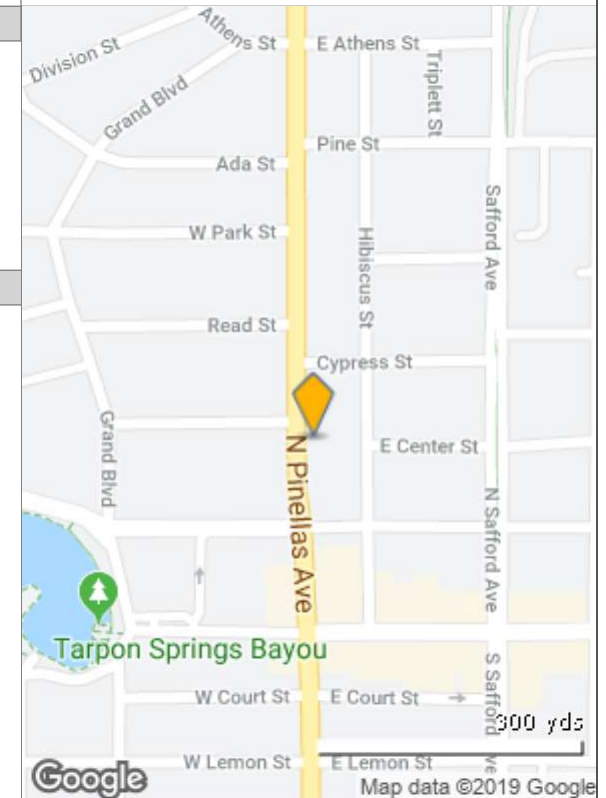
Parcel Number: **12-27-15-60228-000-0050, 12-27-15-60228-000-0070**

Parking: **20 free Surface Spaces are available; Ratio of 2.13/1,000 SF**

unit mix

no of units	bed/bath	avg unit size (sf)	complex %	month rent/low	month rent/high
6	0/1	500			
2	1/1	750			
3	2/1	1,000			

Total SF of all Units: 7,500
Avg Rent/Unit/Mo: -
Avg Rent/SF/Mo: -



19 606 N Pinellas Ave - Free-Standing Restaurant

Tarpon Springs, FL 34689 - North Pinellas Submarket
4,275 SF Retail Restaurant Building Built in 1942
Property is for sale at \$599,000 (\$140.12/SF)



Investment Information

Sale Price: **\$599,000**
Price/SF: **\$140.12**
Cap Rate: -

Sale Status: **Active**
Sale Conditions: -
Sale Type: **Owner User**

Days On Market: **809**

Sales Contacts

Main Street & Main
111 2nd Ave NE
Suite 200
Saint Petersburg, FL 33701
(727) 822-8833

Chris DiNeno
Broker | Owner
(727) 822-8833 (phone)
(813) 315-6444 (fax)

Investment Notes

PRICE REDUCED \$100,000 FOR IMMEDIATE SALEDON'T MISS OUT***

This is a great opportunity for an investor or an owner-operator. Free-standing restaurant/bar with huge outdoor patio in the rear and another covered patio in front. The rear deck also has a bar.

Located on very busy N. Pinellas Avenue in Tarpon Springs. Plenty of parking on 2 lots. Lot next door also available for purchase and extra parking.

Center Information

Center Type: **Restaurant**
Bldg Status: **Built 1942**
% Leased: **0.0%**
Rent/SF/Yr: **For Sale**
Stories: **1**
Elevators: -

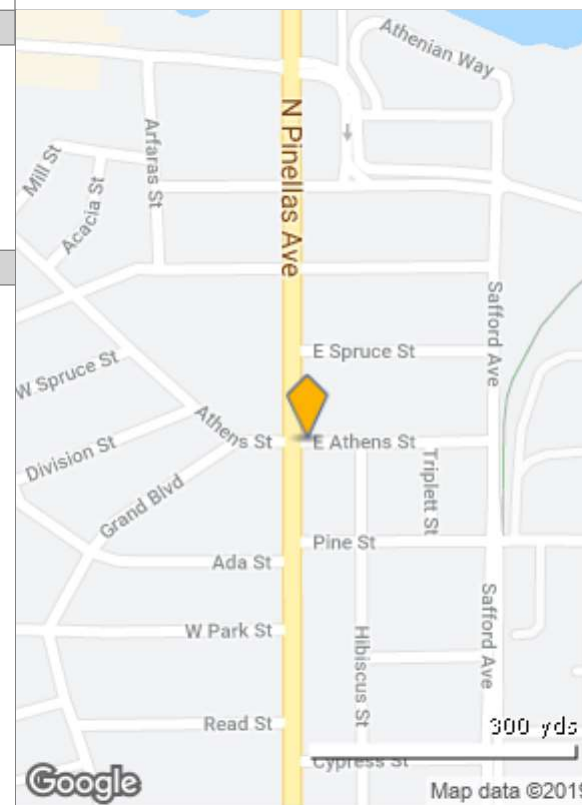
Total Avail: **4,275 SF**
Bldg Vacant: **4,275 SF**
Owner Occupied: **No**
Tenancy: **Multiple Tenant**

Center Size: **4,275 SF**
Zoning: **GB, Tarpon Springs**
Owner Type: **Springs**
Land Area: **0.46 AC**
Lot Dimensions: -
CAM: -

Parking: **14 Surface Spaces are available; Ratio of 3.27/1,000 SF**

Amenities: **Air Conditioning, Restaurant**

Parcel Number: **12-27-15-66573-000-0555**



20 820 N Pinellas Ave

Tarpon Springs, FL 34689 - North Pinellas Submarket
824 SF Retail Freestanding Building Renovated in 1996 Built in 1925
Property is for sale at \$349,000 (\$423.54/SF)

Investment Information

Sale Price: **\$349,000**
Price/SF: **\$423.54**
Cap Rate: -

Sale Status: **Active**
Sale Conditions: **Redevelopment Project**
Sale Type: **Investment Or Owner User**

Days On Market: **263**

Sales Contacts

Klein & Heuchan, Inc.
1744 N Belcher Rd
Suite 200
Clearwater, FL 33765
(727) 441-1951

Joseph T. Santolucito
Broker
(727) 441-1951 ext. 232 (phone)
(727) 449-1724 (fax)



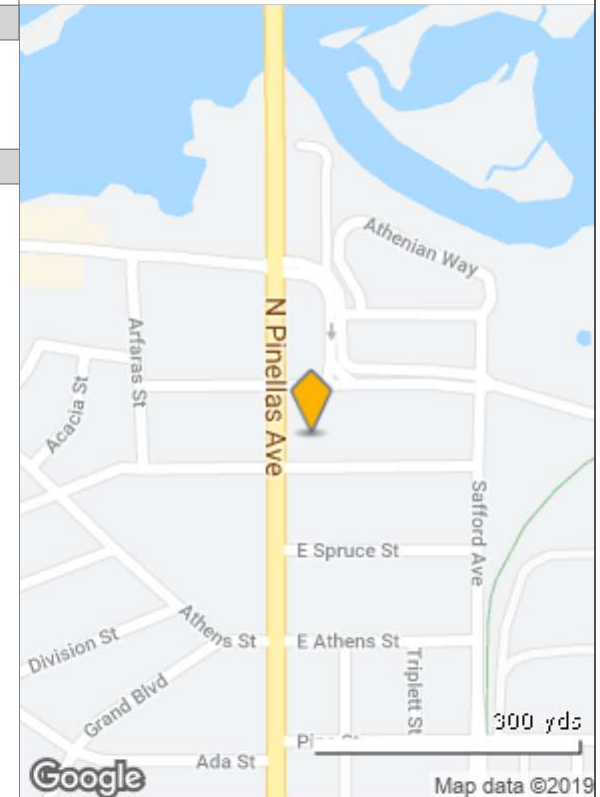
Investment Notes

MOTIVATED OWNER JUST REDUCED AN ADDITIONAL .50,000.
Tarpon Springs! A home for your new or existing retail business. Excellent site for office or street retail.
Downtown commercial redevelopment district of Tarpon Springs. Home has been completely remodeled.

Center Information

Center Type: Freestanding	Center Size: 824 SF
Bldg Status: Built 1925, Renov 1996	Zoning: T5-D Tarpon Springs
% Leased: 0.0%	Owner Type: Springs
Rent/SF/Yr: For Sale	Land Area: 0.27 AC
Stories: 1	Lot Dimensions: -
Elevators: -	CAM: -
Total Avail: 824 SF	
Bldg Vacant: 824 SF	
Owner Occupied: -	
Tenancy: Single Tenant	

Street Frontage: **58 feet on Pinellas Avenue**
Parking: **10 Surface Spaces are available; Ratio of 10.00/1,000 SF**
Amenities: **24 Hour Access, Air Conditioning, Bus Line, Corner Lot**
Parcel Number: **12-27-15-75852-000-0530**



21 4 S Pinellas Ave - Marathon Gas Station

Tarpon Springs, FL 34689 - North Pinellas Submarket
 1,659 SF Retail Building Built in 1959
 Property is for sale at \$650,000 (\$391.80/SF)

Investment Information

Sale Price: **\$650,000**
 Price/SF: **\$391.80**
 Cap Rate: -
 Sale Status: **Active**
 Sale Conditions: -
 Sale Type: **Investment**
 Days On Market: **506**

Sales Contacts

Producers Realty Corp
 27 N Ring Ave
 Tarpon Springs, FL 34689
 (727) 938-3630

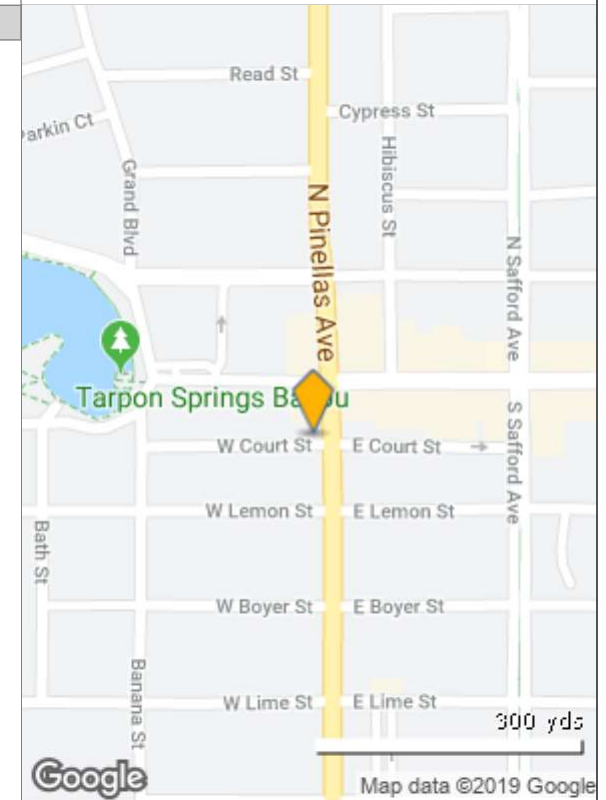
Danny Carbaugh
 (727) 858-8818 (phone)
 (727) 938-3638 (fax)



Center Information

Center Type: Retail	Center Size: 1,659 SF
Bldg Status: Built 1959	Zoning: -
% Leased: 100.0%	Owner Type: -
Rent/SF/Yr: For Sale	Land Area: 0.22 AC
Stories: 1	Lot Dimensions: -
Elevators: -	CAM: -
Total Avail: 0 SF	
Bldg Vacant: 0 SF	
Owner Occupied: -	
Tenancy: Single Tenant	

Parking: **15 Surface Spaces are available; Ratio of 9.04/1,000 SF**
 Parcel Number: **12-27-15-89982-070-0101**



22 10 S Pinellas Ave

Tarpon Springs, FL 34689 - North Pinellas Submarket
2,815 SF Retail Building Built in 1920
Property is for sale at \$279,000 (\$99.11/SF)

Investment Information

Sale Price: **\$279,000**
Price/SF: **\$99.11**
Cap Rate: -

Sale Status: **Under Contract**
Sale Conditions: -
Sale Type: **Investment**

Days On Market: **562**

Sales Contacts

Investment Florida Realty LLC
321 E Tarpon Springs Blvd
Tarpon Springs, FL 34689
(727) 940-5909

Max Upchurch
(727) 940-5909 (phone)

Investment Notes

Amazing Opportunity to own a prime slice of Real Estate on the Busiest Corner in Down Town Tarpon Springs!
Thousands of cars driving by every hour. Building is currently Leased and producing income.

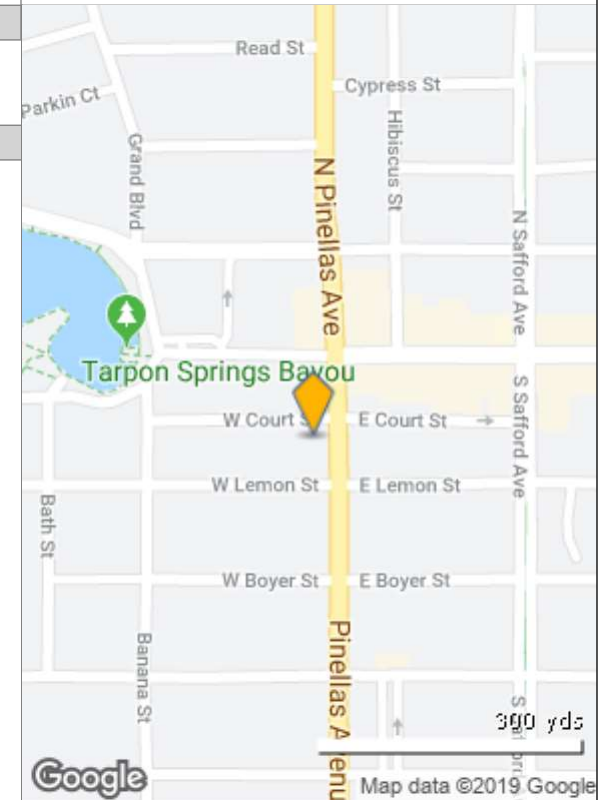
Center Information

Center Type: **Retail**
Bldg Status: **Built 1920**
% Leased: **100.0%**
Rent/SF/Yr: **For Sale**
Stories: **1**
Elevators: -

Total Avail: **0 SF**
Bldg Vacant: **0 SF**
Owner Occupied: -
Tenancy: -

Center Size: **2,815 SF**
Zoning: -
Owner Type: -
Land Area: -
Lot Dimensions: -
CAM: -

Parcel Number: **12-27-15-89982-070-0100**



23 501 S Pinellas Ave

Tarpon Springs, FL 34689 - North Pinellas Submarket
1,822 SF Retail Storefront Retail/Office Building Built in 1953
Property is for sale at \$329,000 (\$180.57/SF)

Investment Information

Sale Price: **\$329,000**
Price/SF: **\$180.57**
Cap Rate: **8.25%**

Sale Status: **Under Contract**
Sale Conditions: **-**
Sale Type: **Investment Or Owner User**

Days On Market: **183**

Sales Contacts

Investment Florida Realty LLC
321 E Tarpon Springs Blvd
Tarpon Springs, FL 34689
(727) 940-5909

Max Upchurch
(727) 940-5909 (phone)



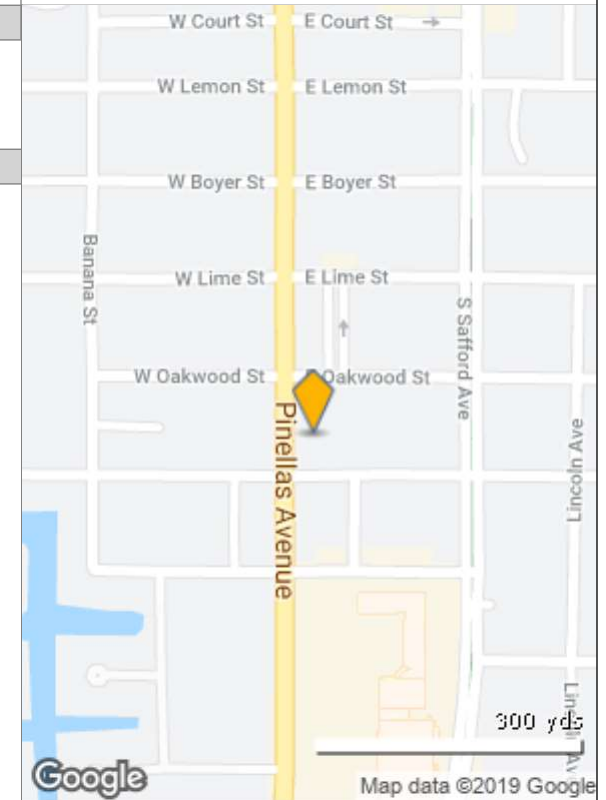
Investment Notes

1/3 acre, 112ft on E Oakwood and 138ft on S Pinellas Ave., Zoned SAP Tarpon Springs Commercial, 1950s Vintage Gas Station, No Further Action Required from the State of Florida Department of Environmental Protection. MLK at Alt 19 Intersection, next to Wallgreens & Hancock Whitney Bank. Would make a great Auto Use, or Food, Beverage, Most Retail Uses will work well here.

Center Information

Center Type: Storefront Retail/Office	Center Size: 1,822 SF
Bldg Status: Built 1953	Zoning: -
% Leased: 100.0%	Owner Type: No
Total Avail: 1,822 SF	Land Area: 0.35 AC
Rent/SF/Yr: For Sale	Lot Dimensions: -
Stories: 1	CAM: -
Elevators: -	
Bldg Vacant: 0 SF	
Owner Occupied: -	
Tenancy: -	

Street Frontage: **138 feet on S Pinellas**
112 feet on E Oakwood
Parcel Number: **13-27-15-89946-002-0090**



24 530 S Pinellas Ave

Tarpon Springs, FL 34689 - North Pinellas Submarket
 9,842 SF Retail Building Built in 1961
 Property is for sale at \$1,899,000 (\$192.95/SF)

Investment Information

Sale Price: **\$1,899,000**
 Price/SF: **\$192.95**
 Cap Rate: -

Sale Status: **Active**
 Sale Conditions: -
 Sale Type: **Investment Or Owner User**

Days On Market: **213**

Sales Contacts

Producers Realty Corp
 27 N Ring Ave
 Tarpon Springs, FL 34689
 (727) 938-3630

Danny Carbaugh
 (727) 858-8818 (phone)
 (727) 938-3638 (fax)



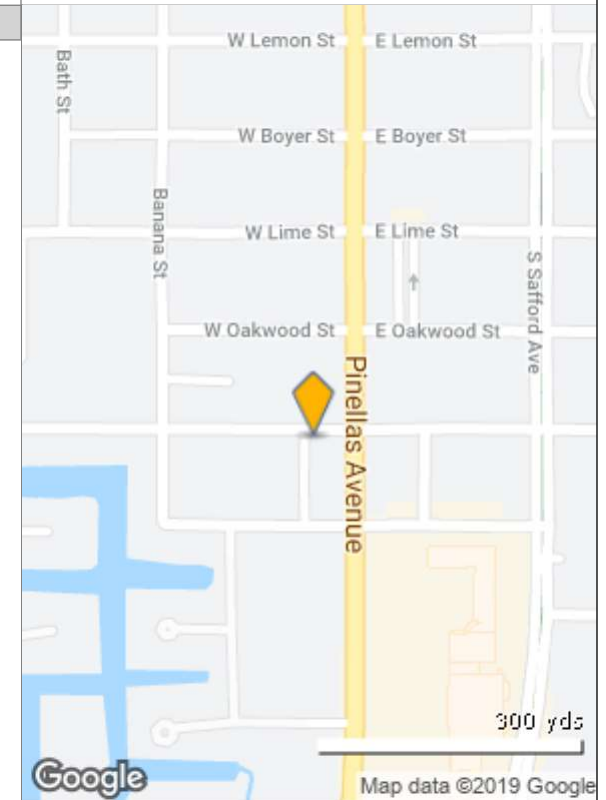
Center Information

Center Type: **Retail**
 Bldg Status: **Built 1961**
 % Leased: **100.0%**
 Rent/SF/Yr: **For Sale**
 Stories: **1**
 Elevators: -

Total Avail: **9,842 SF**
 Bldg Vacant: **0 SF**
 Owner Occupied: -
 Tenancy: -

Center Size: **9,842 SF**
 Zoning: -
 Owner Type: **No**
 Land Area: **0.72 AC**
 Lot Dimensions: -
 CAM: -

Street Frontage: **150 feet on Pinellas Avenue**
 Parcel Number: **13-27-15-89946-001-0010**



25 1254 S Pinellas Ave - Tarpon Bend Professional Center, Tarpon Bend Professional Center

Tarpon Springs, FL 34689 - North Pinellas Submarket
 5,957 SF Class B Medical Building Built in 1994
 Property is for sale at \$719,000 (\$120.70/SF)



Investment Information

Sale Price: **\$719,000**
 Price/SF: **\$120.70**
 Cap Rate: -

Sale Status: **Active**
 Sale Conditions: -
 Sale Type: **Owner User**

Days On Market: **382**

Sales Contacts

RE/MAX
 4175 Woodlands Pky
 Palm Harbor, FL 34685
 (727) 789-5555

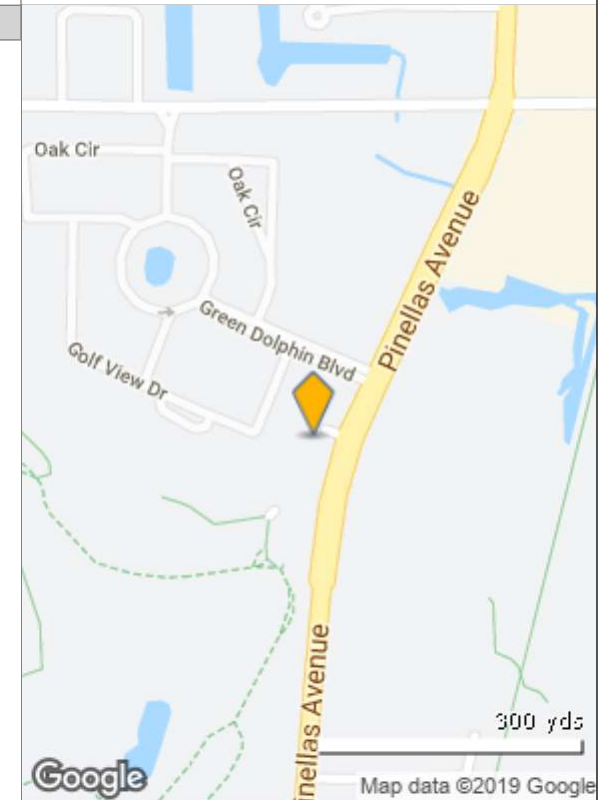
Mark F. Ganier
 Broker Associate
 (727) 789-5555 ext. 278 (phone)
 (727) 785-7000 (fax)

Office Information

Bldg Type: Office	Bldg Status: Built 1994	RBA: 5,957 SF
Class: B	% Leased: 0.0%	Stories: 2
Total Avail: 5,957 SF	Elevators: 1	Land Area: 0.18 AC
Bldg Vacant: 5,957 SF	Core Factor: -	Owner Type: -
Typical Floor Size: 5,957 SF	Zoning: -	Owner Occupied: No
Building FAR: 0.76	Tenancy: Single Tenant	

Parcel Number: **13-27-15-89780-000-0030**

Parking: **45 free Surface Spaces are available; Ratio of 7.55/1,000 SF**
 Amenities: **Signage**



26 1501 S Pinellas Ave - Tarpon Professional Center, Tarpon Professional Center, Unit C

Tarpon Springs, FL 34689 - North Pinellas Submarket
25,608 SF Class C Medical Condominium Built in 1988
Condominium for sale at \$95,000 (\$81.62/SF)

Condo Information

Sale Price: **\$95,000**
Unit SF: **1,164 SF**
Price/SF: **\$81.62**
Cap Rate: -

Sale Status: **Active**
Days On Market: **49**
Sale Type: **Investment Or Owner User**
Sale Conditions: -

Floor #: **1**
Unit #: **C**

Sales Contacts

Grimaldi Commercial Realty
115 W Bearss Ave
Tampa, FL 33613
(813) 882-0884

Swapna Shah
(813) 882-0884 (phone)
(813) 960-9830 (fax)



Investment Notes

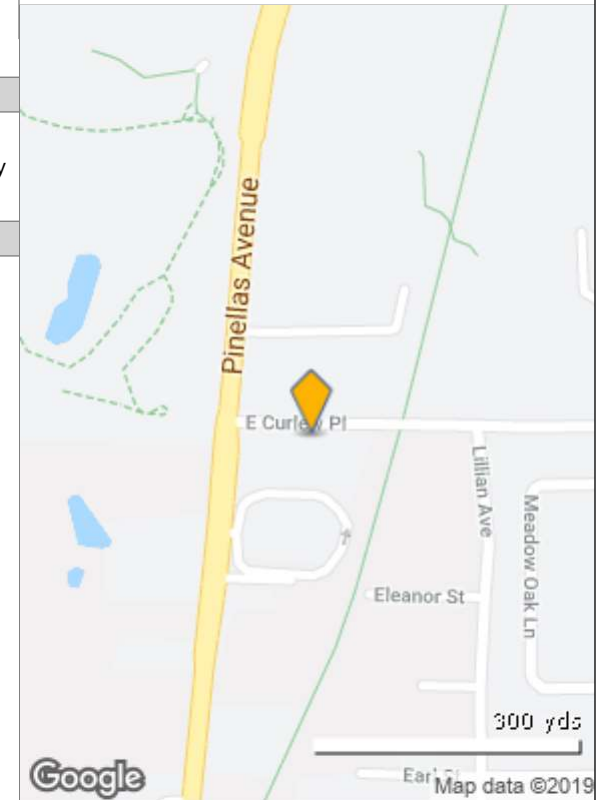
Unit C consists of 1164 SF professional office space, ideal for medical professional or general office use. Tarpon Professional Center is located immediately south of Florida Hospital North Pinellas, with easy access to US Highway 19 via Klosterman Rd or Tarpon Ave. Plenty of parking and easily accessible to downtown.

Office Information

Bldg Type: Office	Bldg Status: Built 1988	Tenancy: Multi
Class: C	% Leased: 90.9%	Elevators: -
Rent/SF/Yr: -	Total Avail: 2,328 SF	Core Factor: -
RBA: 1,164 SF	Bldg Vacant: 2,328 SF	Zoning: RO6
Stories: 1	Typical Floor Size: 25,608 SF	Owner Occupied: No
Owner Type: Other - Private	Land Area: 3.17 AC	
	Ownership: Condo	

Parcel Number: **13-27-15-89898-000-0030**

Parking: **130 free Surface Spaces are available; Ratio of 10.00/1,000 SF**
Amenities: **24 Hour Access, Bio-Tech/ Lab Space, Signage**



27 1501 S Pinellas Ave - Tarpon Professional Center, Tarpon Professional Center, Unit D

Tarpon Springs, FL 34689 - North Pinellas Submarket
25,608 SF Class C Medical Condominium Built in 1988
Condominium for sale at \$95,000 (\$81.62/SF)

Condo Information

Sale Price: **\$95,000**
Unit SF: **1,164 SF**
Price/SF: **\$81.62**
Cap Rate: -

Sale Status: **Active**
Days On Market: **46**
Sale Type: **Investment Or Owner User**
Sale Conditions: -

Floor #: **1**
Unit #: **D**

Sales Contacts

Grimaldi Commercial Realty
115 W Bearss Ave
Tampa, FL 33613
(813) 882-0884

Swapna Shah
(813) 882-0884 (phone)
(813) 960-9830 (fax)

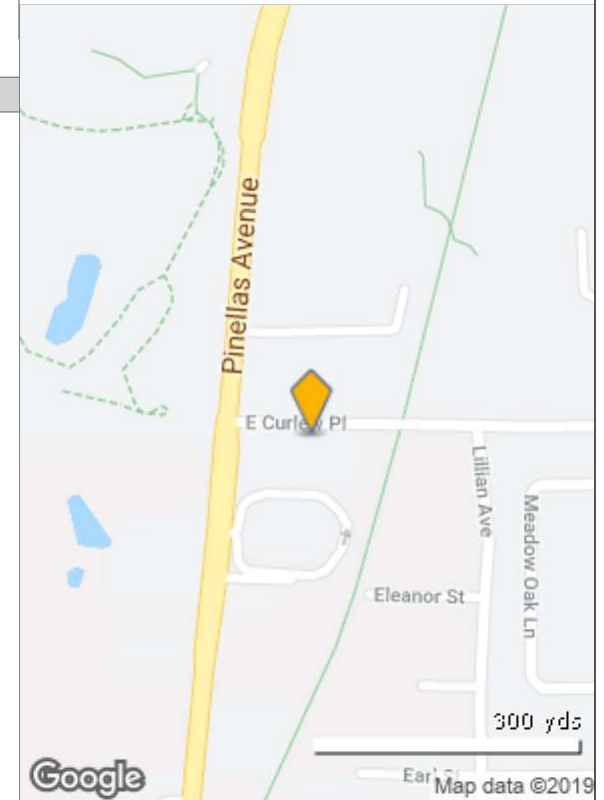


Office Information

Bldg Type: Office	Bldg Status: Built 1988	Tenancy: Multi
Class: C	% Leased: 90.9%	Elevators: -
Rent/SF/Yr: -	Total Avail: 2,328 SF	Core Factor: -
RBA: 1,164 SF	Bldg Vacant: 2,328 SF	Zoning: RO6
Stories: 1	Typical Floor Size: 25,608 SF	Owner Occupied: No
Owner Type: Other - Private	Land Area: 3.17 AC	
	Ownership: Condo	

Parcel Number: **13-27-15-89898-000-0030**

Parking: **130 free Surface Spaces are available; Ratio of 10.00/1,000 SF**
Amenities: **24 Hour Access, Bio-Tech/ Lab Space, Signage**



28 1888 S Pinellas Ave

Tarpon Springs, FL 34689 - North Pinellas Submarket
 12,406 SF Retail Freestanding Building Built in 1985
 Property is for sale at \$1,400,000 (\$112.85/SF)

Investment Information

Sale Price: **\$1,400,000**
 Price/SF: **\$112.85**
 Cap Rate: -

Sale Status: **Active**
 Sale Conditions: -
 Sale Type: **Investment**

Days On Market: **64**

Sales Contacts

Wikle Real Estate
 3204 Alt 19
 Palm Harbor, FL 34683
 (727) 781-7974

Wyatt Wikle
 (727) 781-5444 (phone)



Center Information

Center Type: **Freestanding**
 Bldg Status: **Built 1985**
 % Leased: **100.0%**
 Rent/SF/Yr: **For Sale**
 Stories: **1**
 Elevators: -

Total Avail: **0 SF**
 Bldg Vacant: **0 SF**
 Owner Occupied: **No**
 Tenancy: **Multiple Tenant**

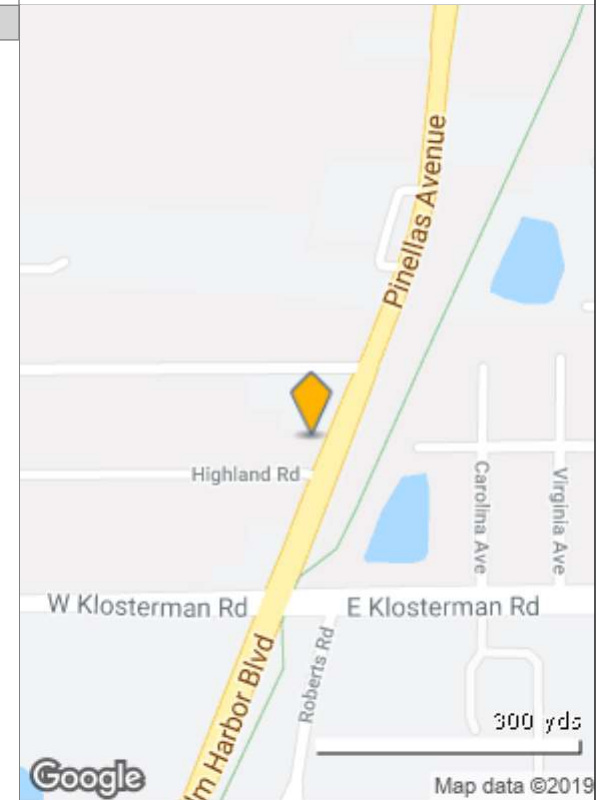
Center Size: **12,406 SF**
 Zoning: **H-B**
 Owner Type: -
 Land Area: **1.48 AC**
 Lot Dimensions: -
 CAM: -

Loading Docks: **None** Ceiling Height: -

Street Frontage: **223 feet on Alt 19**
289 feet on Terrace

Parking: **40 free Surface Spaces are available; Ratio of 3.22/1,000 SF**

Parcel Number: **24-27-15-39348-002-0010, 24-27-15-39348-002-0040, 24-27-15-39348-002-0580**



29 1941 S Pinellas Ave - Kretsepis Service Station

Tarpon Springs, FL 34689 - North Pinellas Submarket
1,377 SF Retail Service Station Building Built in 1955
Property is for sale at \$440,000 (\$319.54/SF)

Investment Information

Sale Price: **\$440,000**
Price/SF: **\$319.54**
Cap Rate: -

Sale Status: **Active**
Sale Conditions: -
Sale Type: **Investment**

Days On Market: **506**

Sales Contacts

Producers Realty Corp
27 N Ring Ave
Tarpon Springs, FL 34689
(727) 938-3630

Danny Carbaugh
(727) 858-8818 (phone)
(727) 938-3638 (fax)



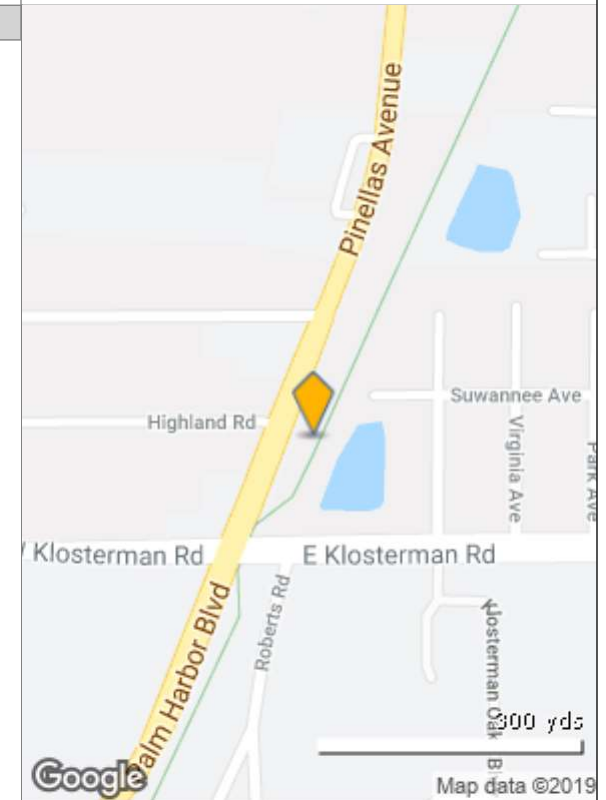
Center Information

Center Type: **Service Station**
Bldg Status: **Built 1955**
% Leased: **100.0%**
Rent/SF/Yr: **For Sale**
Stories: **1**
Elevators: -

Total Avail: **0 SF**
Bldg Vacant: **0 SF**
Owner Occupied: **No**
Tenancy: **Single Tenant**

Center Size: **1,377 SF**
Zoning: **C-2**
Owner Type: -
Land Area: **0.21 AC**
Lot Dimensions: -
CAM: -

Street Frontage: **160 feet on Pinellas Ave**
Parking: **30 free Surface Spaces are available; Ratio of 4.28/1,000 SF**
Parcel Number: **24-27-15-21636-005-0160**



30 1997 S Pinellas Ave

Tarpon Springs, FL 34689 - North Pinellas Submarket
1,300 SF Retail Auto Dealership Building Built in 1960
Property is for sale at \$307,000 (\$236.15/SF)

Investment Information

Sale Price: **\$307,000**
Price/SF: **\$236.15**
Cap Rate: -

Sale Status: **Active**
Sale Conditions: **Business Value Included, Deferred**
Sale Type: **Maintenance**

Days On Market: **802**

Sales Contacts

Ace Commercial Real Estate Group
4539 Mile Stretch Dr
Holiday, FL 34690
(727) 785-5282

Gus Jadoun
Owner/Principal Broker
(727) 457-9540 (phone)



Investment Notes

Current Operating Auto Sales Business . which includes land and building on prime corner (200 ft from intersection). Sufficient space for 30 automobiles. 1,300 SF upgraded brick front Office. Entire lot has brick pavers. Easy access from highway. Good exposure from intersection. ADDT 17,000 at corner. rental rate for similar property in the area between \$3,500 to \$ 3,900. a month
Prime location at intersection of Klosterman and Alt 19 at the border of Palm Harbor, in Tarpon Springs. Pinellas Trail directly behind property. Located at the border of Palm Harbor and Tarpon Springs in busy retail area. Within 15 minutes to Tampa.

Center Information

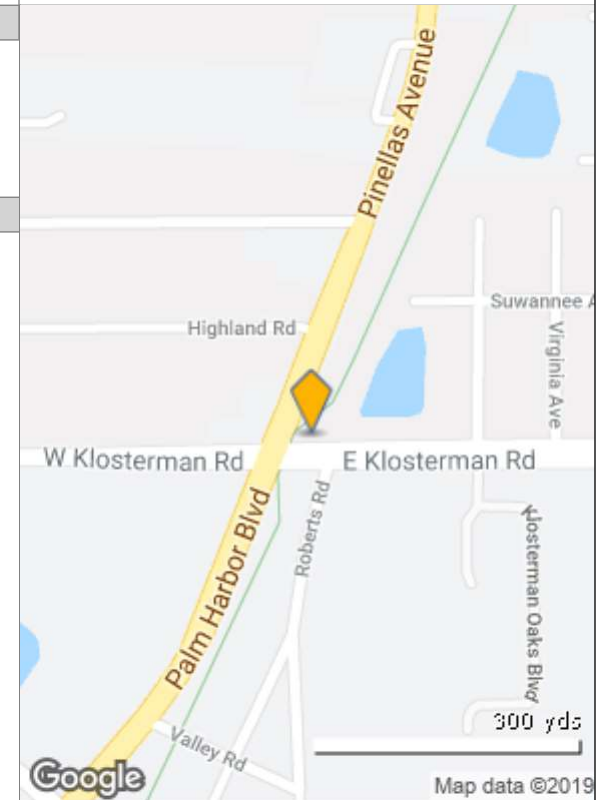
Center Type: Auto Dealership	Center Size: 1,300 SF
Bldg Status: Built 1960	Zoning: C-2
% Leased: 100.0%	Owner Type: No
Rent/SF/Yr: For Sale	Land Area: 0.07 AC
Stories: 1	Lot Dimensions: -
Elevators: -	CAM: -
Total Avail: 0 SF	
Bldg Vacant: 0 SF	
Owner Occupied: No	
Tenancy: Single Tenant	

Loading Docks: **None** Ceiling Height: -

Street Frontage: **132 feet on Alt 19**

Parking: **10 free Surface Spaces are available; Ratio of 7.65/1,000 SF**

Parcel Number: **24-27-15-21636-005-0250**



31 1444 Rainville Rd

Tarpon Springs, FL 34689 - North Pinellas Ind Submarket
2,575 SF Class C Warehouse Building Built in 1976
Property is for sale at \$589,000 (\$228.74/SF)



Investment Information

Sale Price: **\$589,000**
Price/SF: **\$228.74**
Cap Rate: -

Sale Status: **Active**
Sale Conditions: -
Sale Type: **Investment Or Owner User**

Days On Market: **627**

Sales Contacts

RE/MAX
4175 Woodlands Pky
Palm Harbor, FL 34685
(727) 789-5555

Mark F. Ganier
Broker Associate
(727) 789-5555 ext. 278 (phone)
(727) 785-7000 (fax)

Investment Notes

Light Manufacturing Site: Land Use: 4190, this site consist of (2) free standing structures; General Office and Metal Compressor Barn. The balance of the facility (1.49 Acres) is used as completely fenced Throw-Down Yard. The facility is currently used to produce compressed gases by a publicly traded company. SPECIAL USE Permit Number: CB13-00861

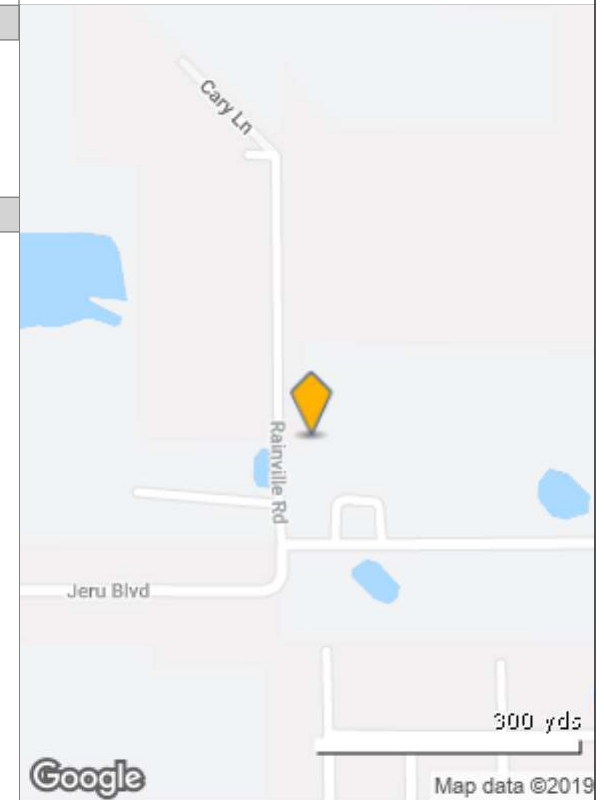
Tarpon Springs Industrial

Building Information

Bldg Type: Warehouse	RBA: 2,575 SF
Bldg Status: Built 1976	% Leased: 100.0%
Rent/SF/Yr: For Sale	Zoning: C1
Bldg Vacant: 0 SF	Owner Type: -
Warehouse Avail: 2,575 SF	Owner Occupied: No
Office Avail: 0 SF	Tenancy: Single Tenant
Max Contig: 2,575 SF	Lot Dimensions: -
Ceiling Height: 15'0"	Cross Docks: -
Column Spacing: -	Levelators: None
Const Mat: Metal	Sprinklers: -
Rail Spots: None	
Stories: 1	
Building: 0.06	
CAM: -	
Land Area: 1 AC	
Smallest Space: 2,575 SF	
Crane: None	
Loading Docks: None	
Drive Ins: 5 tot./10'0"w x 15'0"h	
Rail Line: None	

Features: **Fenced Lot**
Parcel Number: **01-27-15-89136-000-0512**

Parking: **10 free Surface Spaces are available; Ratio of 3.60/1,000 SF**



32 1713 Sommarie Way

Tarpon Springs, FL 34689 - North Pinellas Submarket
 1,511 SF Class B Office Building Built in 2018
 Property is for sale at \$239,000 (\$158.17/SF)

Investment Information

Sale Price: **\$239,000**
 Price/SF: **\$158.17**
 Cap Rate: -

Sale Status: **Active**
 Sale Conditions: -
 Sale Type: **Owner User**

Days On Market: **53**

Sales Contacts

Klein & Heuchan, Inc.
 1744 N Belcher Rd
 Suite 200
 Clearwater, FL 33765
 (727) 441-1951

Craig Metzger
 Realtor-Associate
 (727) 441-1951 (phone)
 (727) 449-1724 (fax)

Investment Notes

Brand new stand-alone, North Pinellas office property, for sale. 1,511 SF, with a beautiful reception area, conference room, 3 offices and a break room with a walkout patio. Property backs up to US 19 and has ample parking.

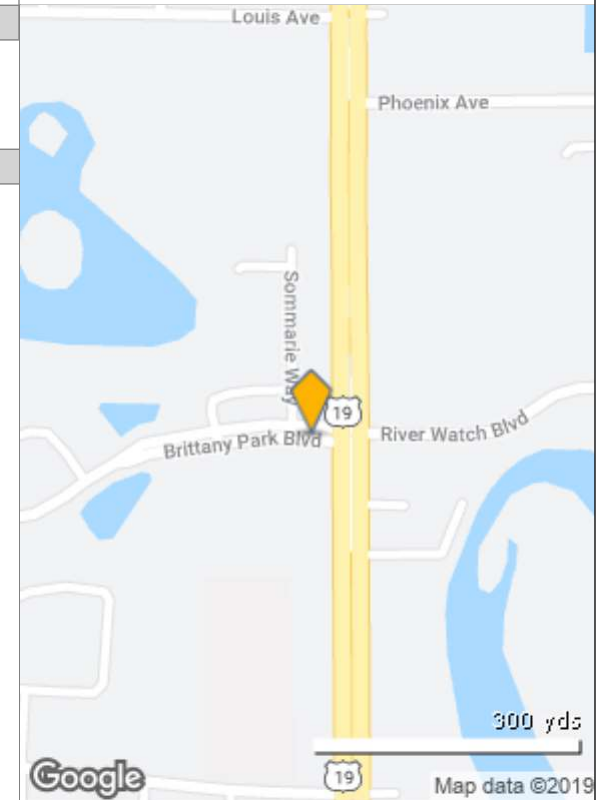
Office Information

Bldg Type: Office	Bldg Status: Built 2018	RBA: 1,511 SF
Class: B	% Leased: 0.0%	Stories: 1
Total Avail: 1,511 SF	Elevators: -	Land Area: 0.43 AC
Bldg Vacant: 1,511 SF	Core Factor: -	Owner Type: -
Typical Floor Size: 1,511 SF	Zoning: CPD-Commercial	Owner Occupied: -
Building FAR: 0.08	Tenancy: Blagden Dant	

Parcel Number: **06-27-16-91524-000-0590**

Parking: **7 Surface Spaces are available; Ratio of 4.63/1,000 SF**

Amenities: **Air Conditioning, Courtyard, Kitchen, Natural Light**



33 317 Tarpon Ave E

Tarpon Springs, FL 34689 - Tarpon Springs MF Submarket
6,300 SF Class B Apartments Building Built in 1916
Property is for sale at \$950,000 (\$150.79/SF)

Investment Information

Sale Price: **\$950,000**
Price/Unit: **\$135,714.29**
Cap Rate: **12.00%**
GRM: -

Sale Status: **Active**
Sale Conditions: -

Days On Market: **261**

Sales Contacts

Grimaldi Commercial Realty
115 W Bearss Ave
Tampa, FL 33613
(813) 882-0884

David Rosenthal
Broker Associate
(813) 882-0884 (phone)
(813) 960-9830 (fax)



Investment Notes

317 E. TARPON AVE, TARPON SPRINGS, FL & 318 E. TARPON AVE, TARPON SPRINGS, FL FOR SALE!
DOWNTOWN TARPON AVE. APARTMENTS- SELLER FINANCING AVAILABLE! (15-UNIT TWO BUILDING APARTMENT COMPLEX)

THE DOWNTOWN TARPON AVENUE APARTMENTS IS A 15-UNIT, TWO BUILDING AP...

Building Information

of Units: **7** Bldg Status: **Built 1916**
Avg Unit Size: **900 SF** Building Size: **6,300 SF** Zoning: **SAP**
Avg Vacancy: - Stories: **2** Lot Dimensions: **50x150**
Land Area: **0.17 AC** Building FAR: **0.85**

Parcel Number: **12-27-15-77778-402-0030, 12-27-15-89982-029-0108**

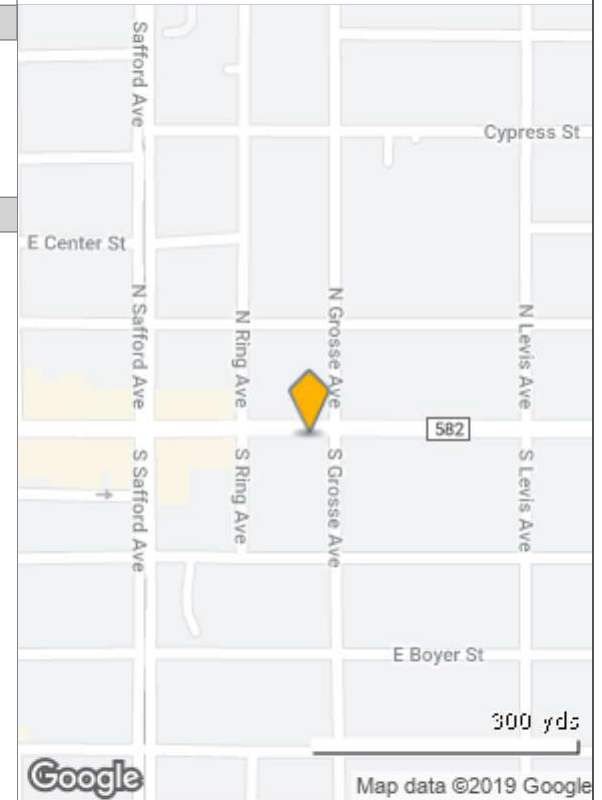
Parking: **17 free Surface Spaces are available; Ratio of 2.70/1,000 SF**

Amenities: **Air Conditioning, Ceiling Fans, Courtyard, Dishwasher, Family Room, Freezer, Hardwood Floors, Heating, Laundry Facilities, Microwave, Oven, Refrigerator, Vinyl Flooring, Washer/Dryer, Yard**

unit mix

no of units	bed/bath	avg unit size (sf)	complex %	month rent/low	month rent/high
7	1/1				

Total SF of all Units: -
Avg Rent/Unit/Mo: -
Avg Rent/SF/Mo: -



34 106 E Tarpon Ave

Tarpon Springs, FL 34689 - North Pinellas Submarket
13,612 SF Retail Storefront Retail/Residential (Strip Center) Building Built in 1914
Property is for sale at \$1,280,000 (\$94.03/SF)

Investment Information

Sale Price: **\$1,280,000**
Price/SF: **\$94.03**
Cap Rate: **11.14%**

Sale Status: **Active**
Sale Conditions: **-**
Sale Type: **Investment**

Days On Market: **253**

Sales Contacts

The Rock Companies
10620 Southern Highlands Pkwy
Suite 110-369
Las Vegas, NV 89141
(888) 727-2114

Lloyd Nettles
(888) 727-2114 (phone)



Investment Notes

Fully Leased Mixed-use commercial/multi-family value add opportunity located in Downtown Tarpon Springs, FL opportunity zone. 4 established retail shops on the first floor and 11 well maintained apartments on second floor. Prime location hard corner lot with both private and public parking. Blocks from the Gulf of Mexico, Craig park and Spring Bayou. Motivated Seller offering property below replacement cost.

Center Information

Center Type: **Storefront Retail/Residential (Strip Center)**

Bldg Status: **Built 1914**

% Leased: **100.0%**

Rent/SF/Yr: **For Sale**

Stories: **2**

Elevators: **-**

Total Avail: **0 SF**

Bldg Vacant: **0 SF**

Owner Occupied: **No**

Tenancy: **Multiple Tenant**

Center Size: **13,612 SF**

Zoning: **CBD**

Owner Type: **No**

Land Area: **0.28 AC**

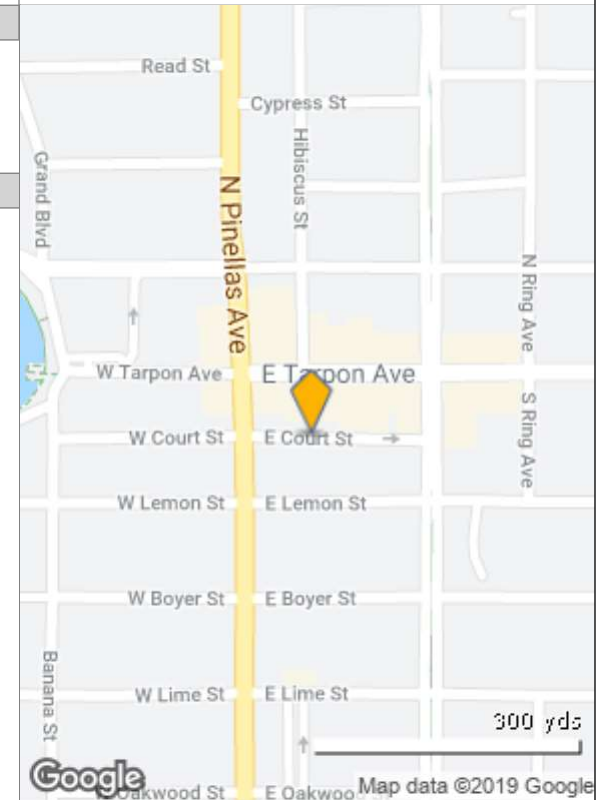
Lot Dimensions: **74x162**

CAM: **-**

Street Frontage: **162 feet on Tarpon Avenue**

Parking: **20 free Surface Spaces are available; Ratio of 1.47/1,000 SF**

Parcel Number: **12-27-15-89982-067-0801**



35 320 E Tarpon Ave

Tarpon Springs, FL 34689 - North Pinellas Submarket
3,182 SF Retail Freestanding Building Built in 2001
Property is for sale at \$796,000 (\$250.16/SF)

Investment Information

Sale Price: **\$796,000**
Price/SF: **\$250.16**
Cap Rate: -

Sale Status: **Active**
Sale Conditions: -
Sale Type: **Investment Or Owner User**

Days On Market: **110**

Sales Contacts

Dennis Realty & Investment Corp
1022 Land O Lakes Blvd
Suite 101
Lutz, FL 33549
(813) 949-7444

Theresa Perna
(352) 606-3911 (phone)
(813) 949-0176 (fax)



Center Information

Center Type: **Freestanding**
Bldg Status: **Built 2001**
% Leased: **10.1%**
Rent/SF/Yr: **For Sale**
Stories: **2**
Elevators: -

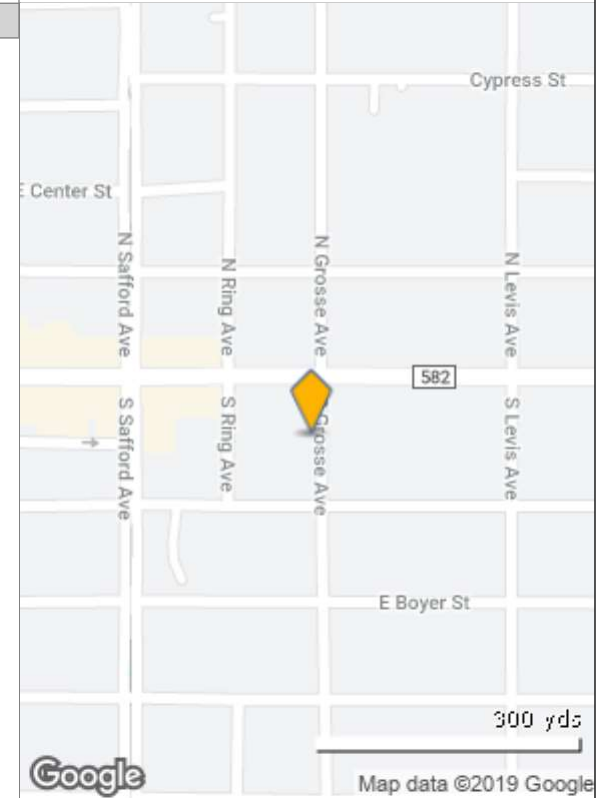
Total Avail: **2,862 SF**
Bldg Vacant: **2,862 SF**
Owner Occupied: -
Tenancy: **Single Tenant**

Center Size: **3,182 SF**
Zoning: **GB**
Owner Type: -
Land Area: **0.15 AC**
Lot Dimensions: -
CAM: -

Parking: **6 Surface Spaces are available; Ratio of 1.26/1,000 SF**

Amenities: **Courtyard**

Parcel Number: **12-27-15-77778-402-0010**



36 427 E Tarpon Ave

Tarpon Springs, FL 34689 - North Pinellas Submarket
4,278 SF Hotel Building Built in 1912
Property is for sale at \$1,400,000 (\$327.26/SF)

Investment Information

Sale Price: **\$1,400,000**
Price/Room: **\$140,000.00**
Cap Rate: -
GRM: -

Sale Status: **Active**
Sale Conditions: -

Days On Market: **17**

Sales Contacts

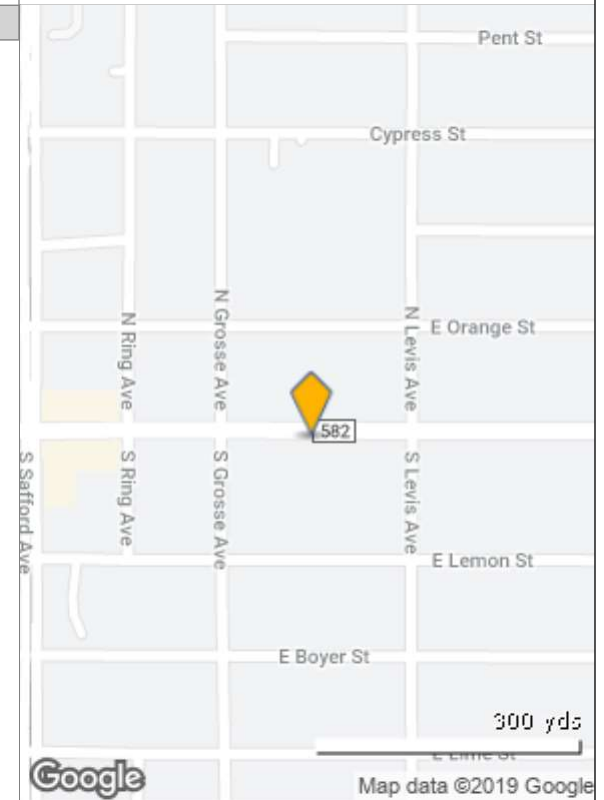
Wikle Real Estate
3204 Alt 19
Palm Harbor, FL 34683
(727) 781-7974

Wyatt Wikle
(727) 781-5444 (phone)



Building Information

Hotel Size: 4,278 SF	Bldg Status: Built 1912	
10	Stories: 2	Avg Room Size: 300 SF
# of Rooms: -	Building FAR: 0.29	Typical Floor Size: 2,139 SF
Annual % Occup: -	Land Area: 0.34 AC	Lot Dimensions: -
Avg Daily Rate: -	Hotel Name: -	
Zoning: T4a		
Parcel Number: 12-27-15-90000-000-0180		
Parking: 10 free Surface Spaces are available; Ratio of 2.24/1,000 SF		



37 41041 U.S. 19 Hwy N

Tarpon Springs, FL 34689 - North Pinellas Submarket
7,209 SF Retail Freestanding Building Built in 1973
Property is for sale at \$2,700,000 (\$374.53/SF)

Investment Information

Sale Price: **\$2,700,000**
Price/SF: **\$374.53**
Cap Rate: -

Sale Status: **Active**
Sale Conditions: -
Sale Type: **Owner User**

Days On Market: **248**

Sales Contacts

Colliers International Tampa Bay Florida
4830 W Kennedy Blvd
Suite 300
Tampa, FL 33607
(813) 221-2290

Lisa McCaffrey
Executive Managing Director
(813) 221-2290 (phone)
(813) 224-9403 (fax)



Investment Notes

7,209 SF building on 1.37 acres available
Established retail location
Excellent visibility on US Hwy 19 N.
Zoned HB (Highway Business)
Average household income of \$75,155 within 3 miles
Traffic counts of 74,500 cars per day on US Hwy 19 N.

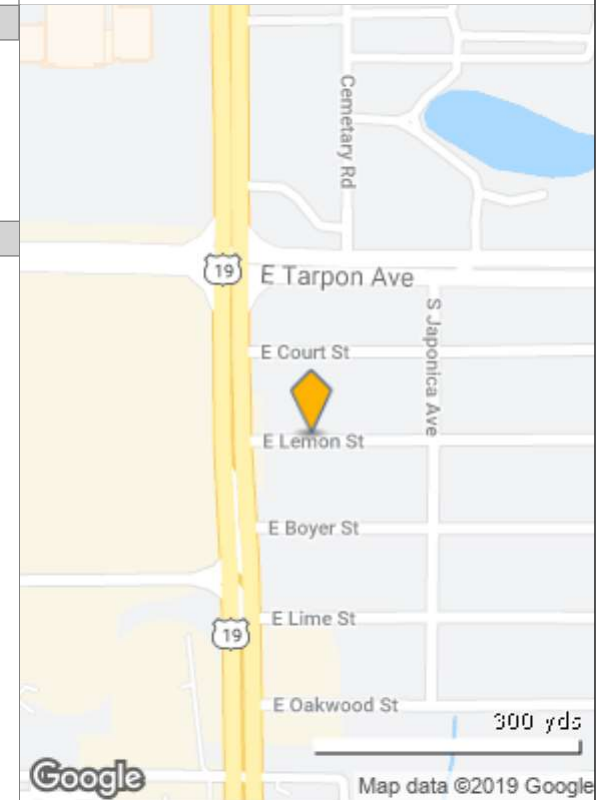
Center Information

Center Type: **Freestanding**
Bldg Status: **Built 1973**
% Leased: **100.0%**
Rent/SF/Yr: **For Sale**
Stories: **1**
Elevators: -

Total Avail: **7,209 SF**
Bldg Vacant: **0 SF**
Owner Occupied: -
Tenancy: -

Center Size: **7,209 SF**
Zoning: **H-B, Tarpon**
Owner Type: **Springs**
Land Area: **1.37 AC**
Lot Dimensions: **254x235**
CAM: -

Parking: **46 Surface Spaces are available; Ratio of 8.87/1,000 SF**
Parcel Number: **07-27-16-99612-008-0020**



38 38652 US Highway 19 - US Hwy 19 and Klosterman Rd

US Highway 19 & Klosterman Rd - US Hwy 19 and Klosterman Rd
 US Highway 19 & Klosterman Rd - Tarpon Springs, FL 34689 - North Pinellas Submarket
 Land of 0.91 AC is for sale at \$1,100,000 (\$1,208,791.21/AC)

Investment Information	Sales Contacts
Sale Price: \$1,100,000 Price/AC: \$1,208,791.21 Sale Status: Active Sale Conditions: Redevelopment Project Days On Market: 283	Investment Florida Realty LLC 321 E Tarpon Springs Blvd Tarpon Springs, FL 34689 (727) 940-5909 Beatrice Ramjattan (813) 323-8484 (phone)

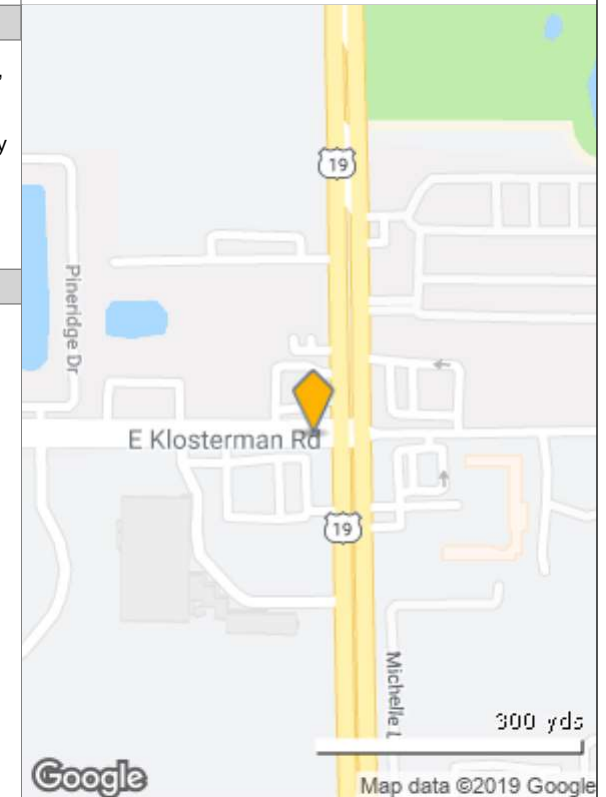


Investment Notes

JUST REDUCED-BACK ON THE MARKET: This property is located on a highly desirable corner lot on US Hwy 19 and Klosterman Road, with excellent ingress and egress from both roads. With traffic counts of nearly 70,000± cars per day and US 19 being a major arterial road, the property boasts high visibility and excellent exposure. The property has 200± feet of Frontage on US Hwy 19 N and 200± feet of Frontage on Klosterman, and this major intersection connects Tarpon Springs and Palm Harbor. This property is located at 38652 US Hwy 19 North. Proceed from State Rd 60 and head north on US Hwy 19 for 12 miles. It is on the northwest corner of US Highway 19 N and Klosterman Road in Tarpon Springs. The St. Petersburg College is across of the property. The property is zoned CP-1 and is .91 acres, and has been repurposed to a used car lot and a car wash. The existing structure is 2,681± square feet and is constructed of concrete block and stucco. The property is currently leased, but both leases can be terminated on short notice. On the opposing corners, there is a 7-Eleven, a Dunkin Donuts, a drycleaners, a Speedway gas station, and a RaceTrac gas station. Adjoining to the lot is a Quality Inn Hotel and a Retail Strip Mall. This busy corner would make an ideal location for mixed use, retail, restaurant, drive-thru, gas station or office space requiring high visibility and easy access. Previous environmental concerns have been corrected. The Mono Pole Billboard sign is not part of this property (separate parcel not for purchase). This property is a Superfund Site (contaminated) but it is monitored by the state. Since Tanks are in the ground, this lot is not suitable for a new Car Wash construction. Environmental reports and surveys are available upon request.

Land Information:
 Zoning: **CP-1**
 Proposed Use: **Commercial Sale**
 Parcel Size: **0.91 AC**
 Number Of Lots: **1**
 On-Site Improv: **Previously developed lot**

Topography: **Level**
 Off-Site Improv: **Cable, Curb/Gutter/Sidewalk, Electricity, Gas, Irrigation, Sewer, Streets, Telephone, Water**
 Street Frontage: **201 feet on US Highway 19**
201 feet on Klosterman Rd



39 39522 Us Highway 19 N

Tarpon Springs, FL 34689 - North Pinellas Submarket
6,756 SF Retail Restaurant Building Built in 1951
Property is for sale at \$1,250,000 (\$185.02/SF)

Investment Information

Sale Price: **\$1,250,000**
Price/SF: **\$185.02**
Cap Rate: -

Sale Status: **Active**
Sale Conditions: -
Sale Type: **Owner User**

Days On Market: **142**

Sales Contacts

Keller Williams Commercial - Faulkner Commercial
138 River Rd
Suite 107
Andover, MA 01810
(800) 281-1316

Janet Faulkner
Director
(727) 216-8368 (phone)
(866) 311-9567 (fax)



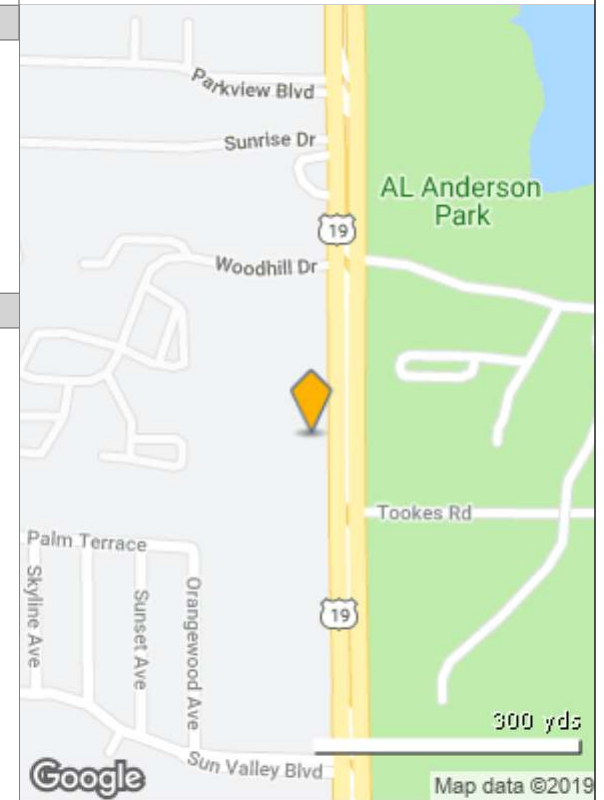
Investment Notes

For sale this rare opportunity to purchase the business assets of a well known Asian restaurant and high profile property with a gross building area of 6,756 square feet, set on a rectangular lot of 1.91 acres, with parking for 75. The location is as good as it gets, with 250' frontage on US Highway 19 North, the primary retail artery through Tarpon Springs and Pinellas County, with 39,448 VPD according to FL DOT. The restaurant features a hibachi grill dining area with fifteen guest tables with built-in gas grills, (160seats), sushi bar, (12 seats), sushi bar/ lounge seating, (44 seats), rear bar, (7 seats) and outdoor seating, (30 seats) for a total of over 250 seats. Parking lot accommodates 75 cars. Highway Business (HB) zoning allows for a multitude of redevelopment opportunities by right or exception. This is a great opportunity to acquire an operating restaurant or redevelop a prime site to suit your needs. Please DO NOT inquire within, this is an operating business.

Center Information

Center Type: Restaurant	Center Size: 6,756 SF
Bldg Status: Built 1951	Zoning: H-B, Tarpon
% Leased: 0.0%	Owner Type: Springs
Rent/SF/Yr: For Sale	Land Area: 1.89 AC
Stories: 1	Lot Dimensions: -
Elevators: -	CAM: -
Total Avail: 6,756 SF	
Bldg Vacant: 6,756 SF	
Owner Occupied: Yes	
Tenancy: -	

Street Frontage: **250 feet on US Highway 19 North**
Parking: **90 Surface Spaces are available; Ratio of 10.00/1,000 SF**
Amenities: **Air Conditioning, Restaurant, Signage**
Parcel Number: **18-27-16-89424-000-0600**



40 39920 US Highway 19 N

Tarpon Springs, FL 34689 - North Pinellas Submarket
26,306 SF Retail Storefront Retail/Office Building Built in 1980
Property is for sale at \$2,100,000 (\$79.83/SF)

Investment Information

Sale Price: **\$2,100,000**
Price/SF: **\$79.83**
Cap Rate: -

Sale Status: **Active**
Sale Conditions: -
Sale Type: **Investment**

Days On Market: **479**

Sales Contacts

Cederman Properties
3060 Alt US Hwy 19
Suite B16
Palm Harbor, FL 34683
(727) 785-9966

Eric Cederman
(727) 785-9966 (phone)



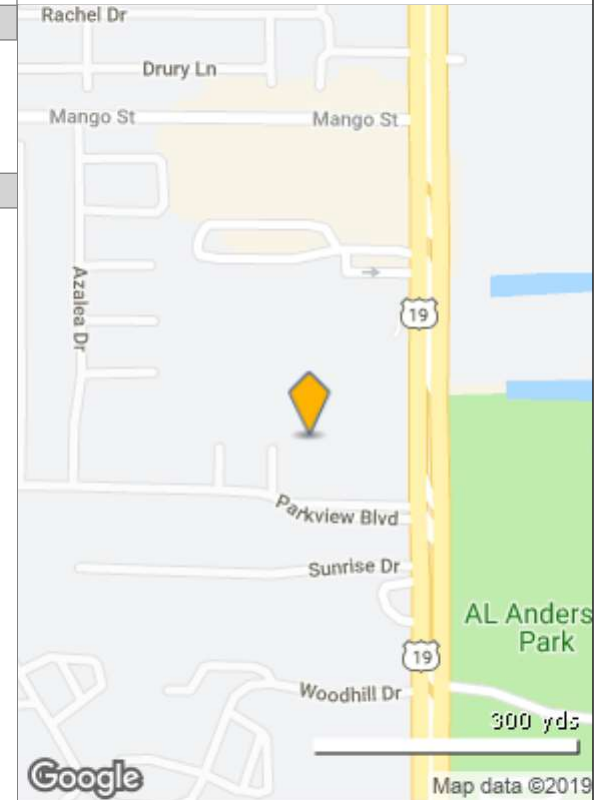
Investment Notes

Prime location on the on West side of US 19 Hwy, between Tarpon Springs and Palm Harbor. Cross from Anderson Park. mix business around. Busy area. Regular size lot of 436Ft with 275 Ft frontage. 2.75 Acres lot. 2 buildings of 1 story placed in a L shape. 26,306 SqFt Block building built in 1980. Zoning strip store. Not in a flood zone. Call for more information. This Property is available for Lease or Sale. For more Information and Listings, please visit www.Cedermanproperties.com

Center Information

Center Type: Storefront Retail/Office	Center Size: 26,306 SF
Bldg Status: Built 1980	Zoning: Strip Store
% Leased: 100.0%	Owner Type: Commercial
Rent/SF/Yr: For Sale	Land Area: 2.75 AC
Stories: 1	Lot Dimensions: -
Elevators: -	CAM: -
Total Avail: 9,255 SF	
Bldg Vacant: 0 SF	
Owner Occupied: -	
Tenancy: -	

Street Frontage: **275 feet on US 19 Hwy**
Parking: **Ratio of 0.00/1,000 SF**
Parcel Number: **18-27-16-89424-000-0490**



41 40351 Us Highway 19 N - 2-Two Story Office-One Story Busin. Warehouse, Tarpon Lake Center

Tarpon Springs, FL 34689 - North Pinellas Submarket
104,250 SF Class C Industrial Live/Work Unit Building Renovated in 1993 Built in 1987
Property is for sale at \$3,999,999 (\$38.37/SF)

Investment Information

Sale Price: **\$3,999,999**
Price/SF: **\$38.37**
Cap Rate: -

Sale Status: **Active**
Sale Conditions: **Redevelopment Project**
Sale Type: **Investment Or Owner User**

Days On Market: **93**

Sales Contacts

Re/Max RealTec Group
4175 Woodlands Pky
Palm Harbor, FL 34685
(727) 789-5555

Daniel Nelson
Real Estate Investment Broker
(813) 323-3353 (phone)



Investment Notes

RE/MAX is pleased to present to you the Offering Memorandum of a 11.28 acres site with a combination of Professional Office Building and Professional Business Warehouse, Totaling 104,250 GF located in Tarpon Springs, Florida

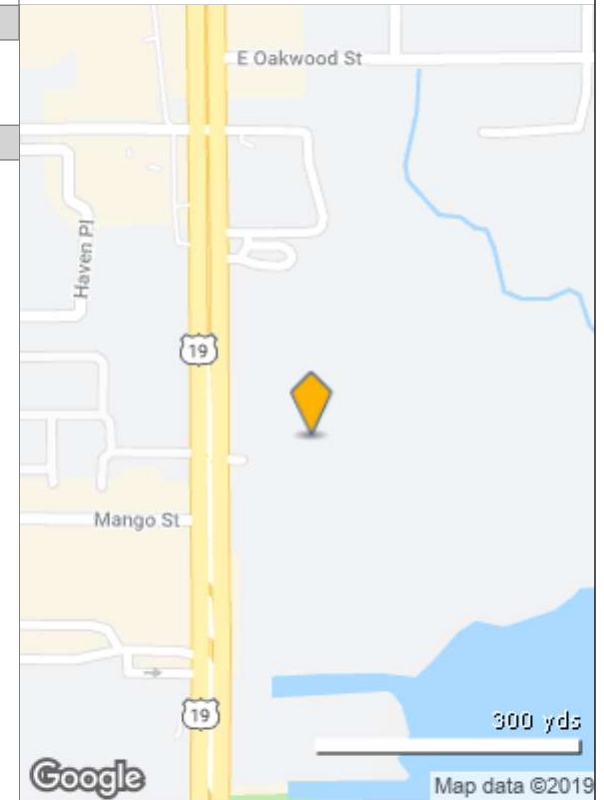
Office Information

Bldg Type: Office	Bldg Status: Built 1987, Renov 1993	RBA: 104,250 SF
Class: C	% Leased: 61.6%	Stories: 2
Total Avail: 40,000 SF	Elevators: -	Land Area: 11.28 AC
Bldg Vacant: 40,000 SF	Core Factor: -	Owner Type: Individual
Typical Floor Size: 43,375 SF	Zoning: CG	Owner Occupied: No
Building FAR: 0.21	Tenancy: Multiple Tenant	

Parcel Number: **18-27-16-89424-000-0134, 18-27-16-89424-000-0160**

Parking: **Ratio of 0.00/1,000 SF**

Amenities: **Air Conditioning, Property Manager on Site, Signage**



42 40417-40431 US Highway 19 N - Eagle Square

Tarpon Springs, FL 34689 - North Pinellas Submarket
5,888 SF Retail Storefront Retail/Office (Strip Center) Building Built in 1984
Property is for sale at \$799,999 (\$135.87/SF)

Investment Information

Sale Price: **\$799,999**
Price/SF: **\$135.87**
Cap Rate: **6.00%**

Sale Status: **Active**
Sale Conditions: **1031 Exchange**
Sale Type: **Investment Or Owner User**

Days On Market: **24**

Sales Contacts

John Burpee & Associates
11683 87th St N
Largo, FL 33773
(727) 585-2070

John Burpee
Principal
(727) 585-2070 ext. 204 (phone)
(727) 585-4717 (fax)



Investment Notes

Value Add Retail Center

Center Information

Center Type: Storefront Retail/Office (Strip Center)	Center Size: 5,888 SF
Bldg Status: Built 1984	Zoning: HB, Tarpon Springs
% Leased: 64.3%	Owner Type: Springs
Rent/SF/Yr: For Sale	Land Area: 0.79 AC
Stories: 1	Lot Dimensions: -
Elevators: -	CAM: -
Total Avail: 2,100 SF	
Bldg Vacant: 2,100 SF	
Owner Occupied: No	
Tenancy: Multiple Tenant	

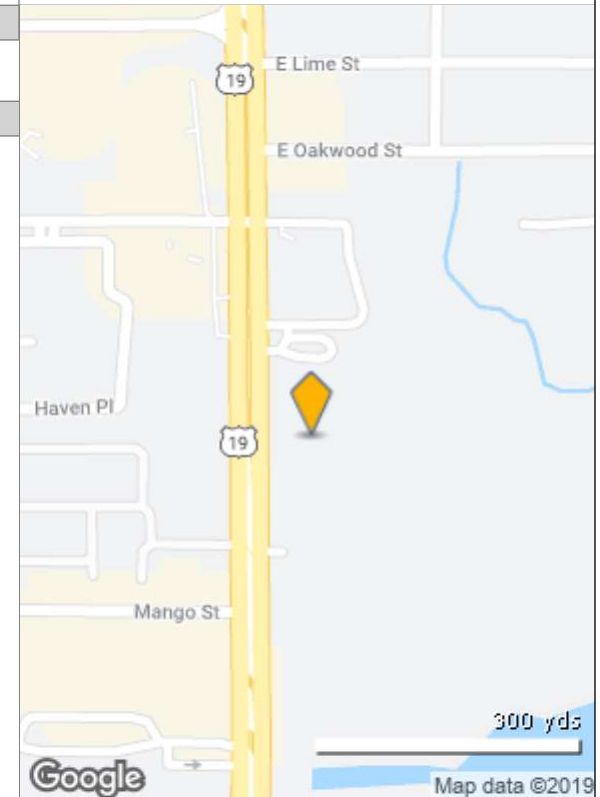
Loading Docks: **None** Ceiling Height: -

Street Frontage: **103 feet on US Highway 19 N**

Parking: **Ratio of 0.00/1,000 SF**

Amenities: **Bus Line, Pylon Sign, Signage, Storage Space**

Parcel Number: **18-27-16-89424-000-0131**



43 40767-40771 US Highway 19 N - Building 2

Tarpon Springs, FL 34689 - North Pinellas Ind Submarket
12,000 SF Class C (Strip Center) Building Built in 2014
Property is for sale at \$1,390,000 (\$115.83/SF)

Investment Information

Sale Price: **\$1,390,000**
Price/SF: **\$115.83**
Cap Rate: -

Sale Status: **Active**
Sale Conditions: -
Sale Type: **Investment Or Owner User**

Days On Market: **108**

Sales Contacts

Klein & Heuchan, Inc.
1744 N Belcher Rd
Suite 200
Clearwater, FL 33765
(727) 441-1951

Craig Metzger
Realtor-Associate
(727) 441-1951 (phone)
(727) 449-1724 (fax)

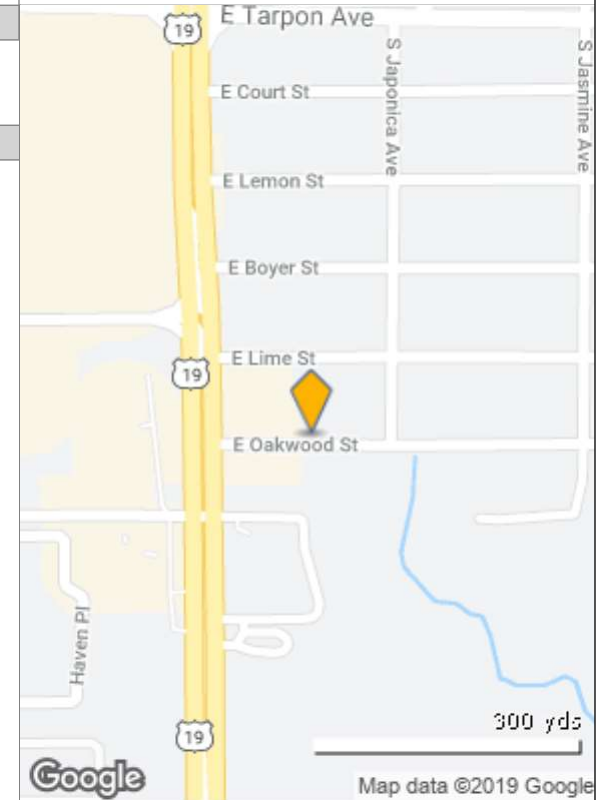


Investment Notes

12000 SF warehouse available with 27-30' clear height, and an existing tenant occupying 7000+ SF. An excellent opportunity for an owner/user to have a property in a desirable location, in a modern building. Ample parking, access, exposure and signage.

Building Information

Bldg Type: (Strip Center)	RBA: 12,000 SF
Bldg Status: Built 2014	% Leased: 16.7%
Rent/SF/Yr: For Sale	Zoning: Highway
Bldg Vacant: 10,000 SF	Owner Type: Business
Warehouse Avail: 10,000 SF	Owner Occupied: (Tarpon)
Office Avail: 0 SF	Tenancy: Multiple Tenant
Max Contig: 5,000 SF	Lot Dimensions: -
Stories: 1	Cross Docks: -
Building 0.24	Levelators: -
CAM: -	Sprinklers: Wet
Land Area: 1.16 AC	
Smallest Space: 5,000 SF	
Ceiling Height: 27'0"	
Crane: -	
Column Spacing: -	
Loading Docks: -	
Const Mat: Steel	
Drive Ins: -	
Rail Spots: -	
Rail Line: -	
Power: Heavy	
Utilities: Sewer - County, Water - County	
Parking: 54 Surface Spaces are available; Ratio of 4.50/1,000 SF	



44 41226 Us Highway 19 N - Starbucks

Tarpon Springs, FL 34689 - North Pinellas Submarket
2,322 SF Retail Fast Food Building Built in 1984
Property is for sale at \$3,142,900 (\$1,353.53/SF)

Investment Information

Sale Price: **\$3,142,900**
Price/SF: **\$1,353.53**
Cap Rate: **5.25%**

Sale Status: **Active**
Sale Conditions: **Investment Triple Net**
Sale Type: **Investment**

Days On Market: **50**

Sales Contacts

Matthews Real Estate Investment Services
3200 Park Center Dr
Suite 521
Costa Mesa, CA 92626
(866) 889-0550

Aron Cline
SVP & Senior Director
(949) 432-4519 (phone)



Investment Notes

SRS National Net Lease Group is pleased to offer the opportunity to acquire the fee simple interest (land & building ownership) in a NNN leased, freestanding, drive-thru equipped, Starbucks investment property located in Tarpon Springs, Florida (Tampa MSA). The tenant, Starbucks Coffee, recently signed a brand new 10-year lease with 4 (5-year) options to extend, demonstrating their commitment to the site. The lease features 10% rental increases every 5 years throughout the initial term and at the beginning of each option period, growing NOI and hedging against inflation. The lease is NNN with landlord responsibilities limited to roof and structure.

Strategically outparceled to a Walmart Supercenter anchored shopping center

Main & Main location – ideal retail corridor

Over 35 Major National Tenants along retail corridor, all within half-a-mile from site: Publix, Walmart Supercenter, Lowe's, Chase Bank, Subway, Staples, Dollar Tree, AutoZone, Circle-K, Shell Gas, CVS, Bank of America, Wendy's, Ulta Beauty, T-Mobile, Taco Bell, Panera Bread, Advance Auto Parts, The UPS Store, Papa John's Pizza, GNC, Tropical Smoothie Café, Petco, USPS, Chili's Grill & Bar, Burger King, McDonald's, Firehouse Subs, Jimmy John's, T.J. Maxx, Mattress Firm, Goodyear Auto Service, Big Lots, Cr...

Center Information

Center Type: **Fast Food**
Bldg Status: **Built 1984**
% Leased: **100.0%**
Rent/SF/Yr: **For Sale**
Stories: **1**
Elevators: **-**

Total Avail: **0 SF**
Bldg Vacant: **0 SF**
Owner Occupied: **No**
Tenancy: **Single Tenant**

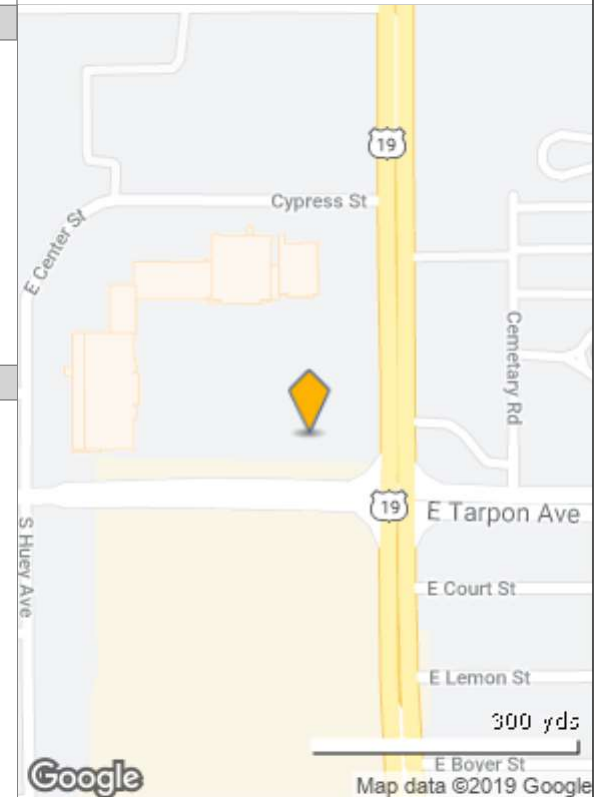
Center Size: **2,322 SF**
Zoning: **Commercial**
Owner Type: **No**
Land Area: **0.48 AC**
Lot Dimensions: **-**
CAM: **-**

Street Frontage: **183 feet on US Hwy 19 N**

Parking: **31 Surface Spaces are available; Ratio of 10.00/1,000 SF**

Amenities: **Drive Thru, Restaurant, Signalized Intersection**

Parcel Number: **12-27-15-89982-034-0300**



45 41680 Us Highway 19 N - Clearwater Mattress

Tarpon Springs, FL 34689 - North Pinellas Submarket
 5,916 SF Retail Freestanding Building Built in 2001
 Property is for sale at \$1,500,000 (\$253.55/SF)



Investment Information

Sale Price: **\$1,500,000**
 Price/SF: **\$253.55**
 Cap Rate: -
 Sale Status: **Active**
 Sale Conditions: -
 Sale Type: **Investment Or Owner User**
 Days On Market: **87**

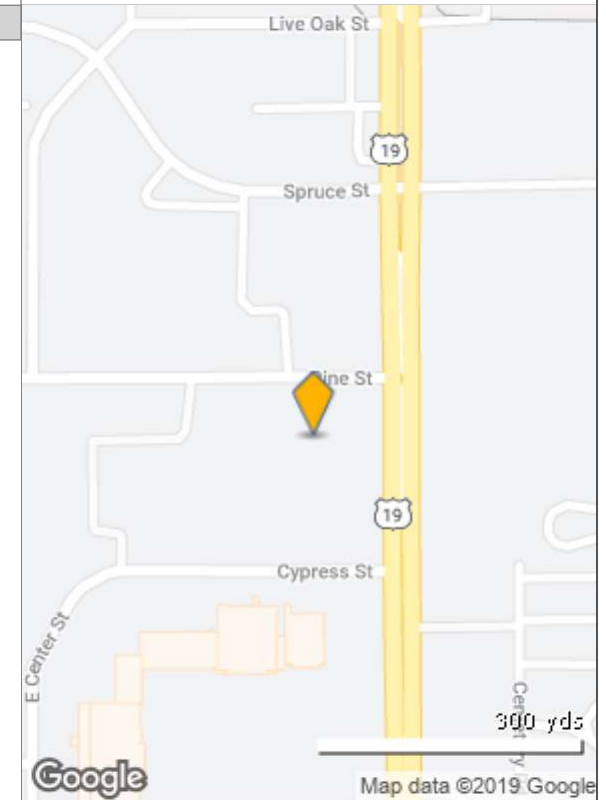
Sales Contacts

Berkshire Hathaway HomeServices Florida Properties
 7916 Evolutions Way
 Suite 210
 New Port Richey, FL 34655
 (813) 739-5700
Matthew B. Shaw
 Office/Investment Specialist
 (813) 712-3807 ext. 3807 (phone)
 (727) 847-9676 (fax)

Center Information

Center Type: Freestanding	Center Size: 5,916 SF
Bldg Status: Built 2001	Zoning: IR, Tarpon Springs
% Leased: 0.0%	Owner Type: 6
Rent/SF/Yr: For Sale	Land Area: 0.61 AC
Stories: 1	Lot Dimensions: 120x222
Elevators: -	CAM: -
Total Avail: 5,916 SF	
Bldg Vacant: 5,916 SF	
Owner Occupied: No	
Tenancy: Single Tenant	

Street Frontage: **110 feet on US 19**
 Amenities: **Corner Lot, Freeway Visibility, Pylon Sign, Signage**
 Parcel Number: **07-27-16-89920-000-0030**



46 44003 N US Hwy 19 - 8.56 Acre Development Site

Tarpon Springs, FL 34689 - North Pinellas Submarket
Land of 8.56 AC is for sale at \$3,875,000 (\$452,686.92/AC)

Investment Information

Sale Price: **\$3,875,000**
Price/AC: **\$452,686.92**

Sale Status: **Active**
Sale Conditions: -

Days On Market: **497**

Sales Contacts

Insite Real Estate, Inc.
714 Grand Central St
Clearwater, FL 33756
(727) 445-9331

Stanton R. Englander
Principal & Founder
(727) 445-9331 (phone)



Land Information

Zoning: **PD** Proposed Use: **Commercial, Retail, Restaurant**
Density: - Parcel Size: **8.56 AC** Lot Dimensions: -
Number Of Lots: - On-Site Improv: **Raw land**
Improvements: -

Parcel Number: **06-27-16-00000-120-0200**

Topography: **Level**
Off-Site Improv: **Cable, Curb/Gutter/Sidewalk, Electricity, Gas, Irrigation, Sewer, Streets, Telephone, Water**
Traffic Count: **61,500 cars per day on N US Hwy 19**

