
Tarpon Springs Properties for Lease

2/28/2025



12 W Orange St

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



Office

Property Summary

RBA (% Leased)	1,920 SF (0.0%)	Built	1910
Stories	1	Elevators	Yes
Typical Floor	1,920 SF	Tenancy	Single
Available	1,920 SF	Max Contiguous	1,920 SF
Asking Rent	\$25.62 SF/yr/MG		



Primary Leasing Company:

Producers Realty Corp: Denise Stavropoulos (727) 938-3630

Property Notes

011201 Buiding added to track tenant migration. cdm



210 Pinellas Ave S - Arcade Professional Center

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



Office

Property Summary

RBA (% Leased)	40,000 SF (71.8%)	Built/Renovated	1921/2000
Stories	2	Elevators	1 passenger
Typical Floor	21,057 SF	Tenancy	Multiple
Available	300 - 11,300 SF	Max Contiguous	5,000 SF
Asking Rent	\$12.00 - 19.00 SF/yr/MG	Parking Spaces	100 (2.50/1,000 SF)



Primary Leasing Company:

The Krauss Organization: Ryan Lolkus (813) 885-5656, Paul Peluso (727) 638-9559

Property Notes

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.



1730 S Pinellas Ave

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



Retail

Property Summary

GLA (% Leased)	15,677 SF (56.6%)	Built	1986
Tenancy	Multiple	Available	1,700 - 6,800 SF
Max Contiguous	3,400 SF	Asking Rent	\$12.00 SF/yr/NNN
Parking Spaces	76 (1.20/1,000 SF)	Frontage	531' on Pinellas Ave



Primary Leasing Company:

Public Storage: Candess Wing (678) 567-4971



1888 S Pinellas Ave

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



Office

Property Summary

RBA (% Leased)	10,498 SF (69.5%)	Built	1985
Stories	1	Elevators	None
Typical Floor	10,498 SF	Tenancy	Multiple
Available	800 - 3,200 SF	Max Contiguous	1,600 SF
Asking Rent	\$25.00 SF/yr/FS	Parking Spaces	40 (3.81/1,000 SF)



Primary Leasing Company:

Yellowtail Commercial Realty: Georgia Watson (813) 453-6616, Kim Royals (813) 908-1560



38850 U.S. Highway 19 N - Saravan Plaza

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



Retail

Property Summary

Center Type	Strip Center	GLA (% Leased)	13,390 SF (88.8%)
Built	1984	Tenancy	Multiple
Available	1,500 SF	Max Contiguous	1,500 SF
Asking Rent	\$15.00 SF/yr/MG	Parking Spaces	40 (2.99/1,000 SF)
Frontage	219' on U.S. 19		



Primary Leasing Company:

JMA Commercial: Mike Aitchison (916) 919-4977

Leasing Companies:

JMA Commercial: Mike Aitchison (916) 919-4977



39310-39348 US Highway 19 - Bradley Plaza

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



Retail

Property Summary

Center Type	Neighborhood Center	GLA (% Leased)	28,775 SF (79.2%)
Built	1984	Tenancy	Multiple
Available	1,000 - 6,000 SF	Max Contiguous	3,000 SF
Asking Rent	\$15.00 SF/yr/NNN	Parking Spaces	100 (4.06/1,000 SF)
Frontage	400' on US Hwy 19		



Primary Leasing Company:

DSR Realty LLC: David Relin (813) 240-3409

Property Notes

Property Description: Strip Center



40347 US Highway 19 N - Building A

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



Office

Property Summary

RBA (% Leased)	7,200 SF (0.0%)	Status	Under Construction
Built	September 2025	Stories	1
Typical Floor	7,200 SF	Tenancy	Multiple
Available	2,400 - 7,200 SF	Max Contiguous	7,200 SF
Asking Rent	\$17.33 SF/yr/MG		



Leasing Companies:

Wikle Real Estate Inc.: Nathaniel Hatzie (727) 781-7974



715 Wesley Ave

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



Showroom

Property Summary

RBA (% Leased)	9,006 SF (72.2%)	Built	1996
Tenancy	Multiple	Available	2,500 SF
Max Contiguous	2,500 SF	Asking Rent	\$11.00 SF/yr/MG
Clear Height	18'	Drive Ins	2 total/ 10' w x 12' h
Docks	None	Levelers	None
Parking Spaces	15 (3.02/1,000 SF)		



Leasing Companies:

Commercial Asset Partners Realty: Lisa Ingram (727) 376-4900

Property Notes

Property features 10 offices, conference room, light industrial zoning and 80% office build-out.



716 Wesley Ave - Anclote Industrial Park

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



Warehouse

Property Summary

RBA (% Leased)	22,000 SF (72.7%)	Built	1997
Tenancy	Multiple	Available	1,000 - 11,000 SF
Max Contiguous	4,000 SF	Asking Rent	\$10.00 SF/yr/NNN
Clear Height	20'	Drive Ins	22 total/ 12' w x 14' h
Docks	None	Levelers	None



Primary Leasing Company:

Doyle & McGrath Real Estate LLC: Michael Mauger (813) 948-7368



720 Wesley Ave

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



Warehouse

Property Summary

RBA (% Leased)	21,578 SF (100%)	Built	1999
Tenancy	Multiple	Available	4,000 SF
Max Contiguous	4,000 SF	Asking Rent	\$10.00 SF/yr/NNN
Clear Height	24'	Drive Ins	20 total/ 10' w x 15' h
Docks	None	Levelers	None
Parking Spaces	75 (3.41/1,000 SF)		



Primary Leasing Company:

Doyle & McGrath Real Estate LLC: Michael Mauger (813) 948-7368



743 Wesley Ave

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



Warehouse

Property Summary

RBA (% Leased)	6,675 SF (40.1%)	Built	2002
Tenancy	Multiple	Available	2,000 - 4,000 SF
Max Contiguous	2,000 SF	Asking Rent	\$13.50 SF/yr/MG
Drive Ins	5 total/ 12' w x 14' h	Docks	None
Levelers	None	Parking Spaces	15 (2.25/1,000 SF)



Primary Leasing Company:

Klein & Heuchan, Inc.: Don Russell (727) 709-2158

Property Notes

Property Overview: 6,674 SF MOL steel office/warehouse (644 SF MOL office space and 5,386 SF MOL warehouse space). 644 SF MOL 2nd floor storage space. (5) 12 ft. x 14 ft. overhead doors and 6 people doors. Excellent for a user/investor because restroom locations allow for (2) separate occupants. Room for expansion at rear of the building. Gated secured yard at rear of property.



110 Athens St

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



Showroom

Property Summary

RBA (% Leased)	23,090 SF (70.8%)	Built	1931
Tenancy	Multiple	Available	140 - 6,750 SF
Max Contiguous	4,000 SF	Asking Rent	Withheld
Drive Ins	3 total	Levelers	None
Parking Spaces	20 (1.39/1,000 SF)		



Primary Leasing Company:

White Family Properties: Vonda White (727) 415-4631

Property Notes

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

Property Summary

GLA (% Leased)	12,500 SF (34.6%)	Built/Renovated	1982/2019
Tenancy	Multiple	Available	8,177 SF
Max Contiguous	8,177 SF	Asking Rent	Withheld
Parking Spaces	20 (1.39/1,000 SF)	Frontage	163' on E Center Street
Frontage	192' on Safford Av.		

**Primary Leasing Company:**

Santek Management, LLC: Will Kochenour III (727) 314-5689

1400 L and R Industrial Blvd - Tarpon Springs Industrial Park

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

Property Summary

RBA (% Leased)	46,800 SF (19.4%)	Built	1983
Tenancy	Multiple	Available	1,625 - 37,700 SF
Max Contiguous	16,900 SF	Asking Rent	Withheld
Drive Ins	40 total	Docks	None
Levelers	None	Parking Spaces	124 (2.65/1,000 SF)

**Primary Leasing Company:**

Cushman & Wakefield: Lisa Ross (813) 424-3211, Trey Carswell (813) 223-6300, Sam Korolos (813) 223-6300, Melissa Watterworth (813) 465-7942

Leasing Companies:

RE/MAX Realtec Group, Inc.: Mark Ganier (727) 789-5555 X278

Property Notes

1400 L and R Industrial Boulevard in Tarpon Springs, Florida, is a four-building industrial park on a sizable 8.80-acre lot in the Tampa Bay market. Comprised of ±84,603 square feet across four buildings and two paint booths, the property boasts three-phase electric service, Spectrum wire throughout, and a total of 48 12'-14' high roll-up doors. Improvements on the fully fenced site include paved and striped parking areas for ±150 vehicles, curbing, highly visible signage, landscaping, yard lighting, a lift station, a retention pond, and connectivity to a shared three-acre pond for further drainage.

Building A consists of 20 units with 1,600, 2,600, and 3,250 square-foot configurations. All the units have two restrooms, and some have offices and mezzanine areas. Building B features the smaller of the property's two paint booths, a large, air-conditioned office, a kitchen area, and a flexible, air-conditioned area with restrooms that works well as a retail showroom or additional office space. Building C offers a modern IT room (shared with Buildings B and D and expandable to other buildings), a reception area, a conference room, a kitchen, six large offices, and a back shop area with overhead doors on each end and LED lighting. Building D, the newest building, was delivered in 2007 and is a 20,000 square-foot shop with three fully air-conditioned smaller offices and three larger rooms that could serve as air-conditioned showrooms or additional office space. Alongside Building D is the property's other paint booth, which is 25' x 50'.

Surrounded by a good mix of construction, automotive, marine, and other industrial services, 1400 L and R Industrial Boulevard is strategically located in Tarpon Springs. It is less than a mile to Pinellas Avenue, which quickly connects to US Highway 19 and provides easy access throughout the region. Besides the convenient commuting, this accessibility allows businesses to reach Tampa in about 45 minutes, Orlando in less than 2.5 hours, and Miami in just 5.5 hours.



707-1073 S Pinellas Ave - Manatee Village Shopping Center

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



Retail

Property Summary

Center Type	Community Center	GLA (% Leased)	103,309 SF (12.4%)
Built/Renovated	1989/2001	Tenancy	Multiple
Available	1,150 - 90,483 SF	Max Contiguous	46,749 SF
Asking Rent	Withheld	Parking Spaces	375 (3.62/1,000 SF)
Frontage	964' on Pinellas		



Primary Leasing Company:

Colliers: Stephanie Addis (813) 221-2290

Leasing Companies:

Ash Properties: Dave Gaglione (904) 992-9000 X1312

Property Notes

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



41232-41334 Us Highway 19 N - Tarpon Square

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



Retail

Property Summary

Center Type	Community Center	GLA (% Leased)	115,254 SF (69.1%)
Built/Renovated	1974/1998	Tenancy	Multiple
Available	4,260 - 35,674 SF	Max Contiguous	25,622 SF
Asking Rent	Withheld	Parking Spaces	930 (3.00/1,000 SF)
Frontage	1,016' on E Tarpon Ave	Frontage	960' on State Route 19



Primary Leasing Company:

Rivercrest Realty Investors: Heather Stewart (919) 926-3097

Property Notes

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



508 Athens St

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



Retail

Property Summary

GLA (% Leased)	4,703 SF (0.0%)	Built	1932
Tenancy	Single	Available	4,703 SF
Max Contiguous	4,703 SF	Asking Rent	\$10.75 SF/yr/NNN
Frontage	80' on Athens Street		



Leasing Companies:

FHR Commercial: James Bailey (727) 809-3038



530 Athens St

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



Retail

Property Summary

GLA (% Leased)	5,000 SF (0.0%)	Built/Renovated	1976/2000
Tenancy	Single	Available	5,000 SF
Max Contiguous	5,000 SF	Asking Rent	\$13.20 SF/yr/NNN
Frontage	55' on Athens Street	For Sale	\$850,000 (\$170.00/SF)

**Sales Company:**

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

Primary Leasing Company:

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



435 Brady Rd - Riverbend Business Park

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



Warehouse

Property Summary

RBA (% Leased)	22,500 SF (80.0%)	Built	2023
Tenancy	Multiple	Available	1,500 - 4,500 SF
Max Contiguous	4,500 SF	Asking Rent	\$12.00 SF/yr/MG
Clear Height	20'	Drive Ins	42 total
Docks	None	Levelers	None
Parking Spaces	85 (10.00/1,000 SF)	For Sale	\$13,400,000 (\$595.56/SF)

**Sales Company:**

Greysteel Holdings: Owen Bourdon (656) 400-2332

Greysteel Holdings: Zach Benlemlih (703) 314-7762, Yassi Ghashghai (202) 280-2714

Primary Leasing Company:

Pioneer Homes: George Zutes (727) 644-7467



495 Brady Rd - Riverbend Business Park

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



Industrial

Property Summary

RBA (% Leased)	24,000 SF (81.3%)	Built	2023
Tenancy	Multiple	Available	4,500 SF
Max Contiguous	4,500 SF	Asking Rent	\$12.00 SF/yr/MG
Drive Ins	None	Levelers	None





535 Brady Road - Riverbend Business Park

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



Service

Property Summary

RBA (% Leased)	24,000 SF (62.5%)	Built	2024
Available	1,500 - 9,000 SF	Max Contiguous	4,500 SF
Asking Rent	\$12.00 - 13.50 SF/yr/MG	Clear Height	24'
Drive Ins	3 total	Levelers	None

Leasing Companies:

Pioneer Homes: George Zutes (727) 644-7467



735 Dodecanese Blvd - Sponge Exchange

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



Retail

Property Summary

Center Type	Strip Center	GLA (% Leased)	37,568 SF (97.3%)
Built	1983	Tenancy	Multiple
Available	450 - 1,000 SF	Max Contiguous	550 SF
Asking Rent	\$35.00 - 50.00 SF/yr/TBD	Frontage	284' on Dodecanese Boulevard

Leasing Companies:

Brokers International Real Estate: Peter Katsarelis (813) 549-7653



955 E Martin Luther King Blvd - Bldg 2

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



Office

Property Summary

RBA (% Leased)	3,550 SF (68.0%)	Built	2002
Stories	1	Elevators	None
Typical Floor	3,550 SF	Tenancy	Multiple
Available	1,136 SF	Max Contiguous	1,136 SF
Asking Rent	\$21.00 SF/yr/MG	Parking Spaces	30 (9.16/1,000 SF)



Leasing Companies:

Santek Management, LLC: Robert Werthman (907) 378-3000, Will Kochenour III (727) 314-5689

Property Notes

This property offers easy access from US Hwy 19, medical or general office zoning and is located right behind the McDonald's west of US 19. Building utilities are: City of Tarpon Springs water, sewer and trash and Progress Energy electric. This lot is for sale or build-to-suit.



39916 US Highway 19 N

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



Retail

Property Summary

GLA (% Leased)	26,000 SF (100%)	Built/Renovated	1990/2024
Tenancy	Multiple	Available	3,647 SF
Max Contiguous	3,647 SF	Asking Rent	\$25.00 SF/yr/NNN

Leasing Companies:

Equity Partners Real Estate: David Spezza (727) 656-9867



Retail

39936 US Highway 19 N

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

Property Summary

GLA (% Leased)	44,000 SF (18.8%)	Built	1980
Tenancy	Multiple	Available	1,500 - 35,730 SF
Max Contiguous	15,000 SF	Asking Rent	Withheld
Frontage	300' on US Highway 19 N		

Primary Leasing Company:

Equity Partners Real Estate: David Spezza (727) 656-9867



Office

40347 US Highway 19 N - Building C

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

Property Summary

RBA (% Leased)	7,200 SF (0.0%)	Status	Under Construction
Built	September 2025	Stories	1
Typical Floor	7,200 SF	Tenancy	Multiple
Available	1,800 - 7,200 SF	Max Contiguous	7,200 SF
Asking Rent	\$17.33 SF/yr/MG		



Office

40347 US Highway 19 N - Building B

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

Property Summary

RBA (% Leased)	7,200 SF (0.0%)	Status	Under Construction
Built	September 2025	Stories	1
Typical Floor	7,200 SF	Tenancy	Multiple
Available	2,400 - 7,200 SF	Max Contiguous	7,200 SF
Asking Rent	\$17.33 SF/yr/MG		





1430 L and R Industrial Blvd - Tarpon Springs Industrial Park

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



Warehouse

Property Summary

RBA (% Leased)	20,000 SF (100%)	Built	1985
Tenancy	Single	Available	20,000 SF
Max Contiguous	20,000 SF	Asking Rent	Withheld
Clear Height	17'	Drive Ins	15 total
Levelers	None		



1476 L and R Industrial Blvd - Tarpon Springs Industrial Park

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



Warehouse

Property Summary

RBA (% Leased)	4,260 SF (100%)	Built	1983
Tenancy	Single	Available	4,260 SF
Max Contiguous	4,260 SF	Asking Rent	Withheld
Clear Height	14'	Drive Ins	4 total
Levelers	None		



1950 Plaza PI

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



Warehouse

Property Summary

RBA (% Leased)	8,692 SF (0.0%)	Built	1978
Tenancy	Multiple	Available	8,692 SF
Max Contiguous	8,692 SF	Asking Rent	Withheld
Drive Ins	None	Levelers	None
Parking Spaces	37 (4.26/1,000 SF)		



Leasing Companies:

Newmark: Rick Narkiewicz (813) 830-7884



41522 US Highway 19 N

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



Retail

Property Summary

GLA (% Leased)	19,485 SF (83.1%)	Built	1959
Tenancy	Multiple	Available	3,291 SF
Max Contiguous	3,291 SF	Asking Rent	Withheld
Parking Spaces	154 (2.55/1,000 SF)	Frontage	E Cypress
Frontage	168' on US Highway 19 N		



Primary Leasing Company:

SRS Real Estate Partners: Tyler McRae (813) 424-2502, Grant Burt (813) 379-3445

Property Notes

Location Corner: NW

Property Description: Roller Skating Rink

Property Use Description: Roller Skating Rink



44091 US Highway 19 N

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



Retail

Property Summary

GLA (% Leased)	10,000 SF (0.0%)	Status	Proposed
Built	September 2026	Tenancy	Single
Available	10,000 SF	Max Contiguous	10,000 SF
Asking Rent	Withheld	Frontage	600' on US 19

Leasing Companies:

Southeast Retail Advisors, Inc.: Lindsey Morrisey Meyers (404) 556-4960

FOR SALE/LEASE
OUTPARCELS & JR ANCHOR BOX SPACE
44091 US HIGHWAY 19, TARPO SPRINGS, FL 34689

ABOUT THE LOCATION
New retail development on a corner of a prominent prime and visible area of an existing shopping center. The property is located on the corner of US 19 and 10th Ave. N. It is a Prime site. Tenant mix includes: Wal-Mart, Publix, and other national and local tenants.

HIGHLIGHTS

- Great visibility and high traffic counts and low competition from national, local, and regional tenants. Wal-Mart, Publix, and other national and local tenants.
- Project is located on a major route of traffic.
- Project is located on a major route of traffic.

AVAILABLE SPACE

10,000 SF	17,400 SF	23,400 SF
• AVAILABLE	• AVAILABLE	• AVAILABLE

Information provided by Southeast Retail Advisors, Inc.

OUTPARCELS & JR ANCHOR BOX | 44091 US HIGHWAY 19, TARPO SPRINGS, FL 34689

SOUTHEAST RETAIL ADVISORS

LINDSEY MEYERS
PRINCIPAL
LINDSEY.MEYERS@SOUTHEASTRETAILADVISORS.COM