



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

Building Type: **Retail/(Strip Ctr)**  
 Status: **Built 1977**  
 Building Size: **13,024 SF**  
 Land Area: **1.27 AC**  
 Stories: **1**  
 Expenses: **2018 Tax @ \$1.50/sf, 2010 Est Tax @ \$1.37/sf; 2010 Est Ops @ \$5.13/sf**  
 Parking: **64 free Surface Spaces are available; Ratio of 0.49/1,000 SF**  
 For Sale: **Not For Sale**

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

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

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



**110 Athens St**  
**Tarpon Springs, FL 34689**  
**Pinellas County**

Building Type: **Class B Flex**  
 Status: **Built 1931**  
 Building Size: **23,090 SF**  
 Land Area: **1.19 AC**  
 Stories: **2**  
 Expenses: **2011 Tax @ \$0.49/sf**  
 Parking: **20 free Surface Spaces are available; Ratio of 1.39/1,000 SF**  
 For Sale: **For Sale at \$2,050,000 (\$88.78/SF) - Active**

Space Avail: **23,090 SF**  
 Max Contig: **23,090 SF**  
 Smallest Space: **120 SF**  
 Rent/SF/YR: **Withheld**  
 % Leased: **100%**

Sales Company: RE/MAX: Mark F. Ganier (727) 789-5555 X278  
 Landlord Rep: RE/MAX / F.Mark F. Ganier (727) 789-5555 X278  
 Sublet Contact: RE/MAX / Mark F. Ganier (727) 789-5555 -- 120 SF (120 SF)

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

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



**201 E Center St**  
**Tarpon Springs, FL 34689**  
**Pinellas County**

Building Type: **Class B Flex/Showroom**  
Status: **Built 1982**  
Building Size: **12,500 SF**  
Land Area: **0.72 AC**  
Stories: **1**  
Expenses: **2018 Tax @ \$0.79/sf**  
Parking: **Ratio of 1.60/1,000 SF**  
For Sale: **Not For Sale**

Space Avail: **10,550 SF**  
Max Contig: **6,260 SF**  
Smallest Space: **4,290 SF**  
Rent/SF/YR: **\$8.00**  
% Leased: **15.6%**

Landlord Rep: Santek Management, LLC / Will Kochenour III (727) 493-2820 -- 10,550 SF (4,290-6,260 SF)



**715 Dodecanese Blvd**  
**Tarpon Springs, FL 34689**  
**Pinellas County**

Building Type: **Retail/Storefront**  
Status: **Built 1983**  
Building Size: **2,500 SF**  
Land Area: **1.79 AC**  
Stories: **1**  
Expenses: **2011 Tax @ \$3.40/sf; 2011 Ops @ \$2.40/sf**  
For Sale: **Not For Sale**

Space Avail: **2,500 SF**  
Max Contig: **2,500 SF**  
Smallest Space: **1,500 SF**  
Rent/SF/YR: **Withheld**  
% Leased: **0%**

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



**10 W Dodecanese Blvd**  
**Tarpon Springs, FL 34689**  
**Pinellas County**

Building Type: **Retail**  
Status: **Built 1975**  
Building Size: **52,510 SF**  
Land Area: **3.60 AC**  
Stories: **2**  
Expenses: **2016 Tax @ \$1.32/sf**  
Parking: **50 Reserved Spaces are available; 196 Surface Spaces are available; Ratio of 4.44/1,000 SF**  
For Sale: **For Sale - Active**

Space Avail: **52,510 SF**  
Max Contig: **52,510 SF**  
Smallest Space: **5,000 SF**  
Rent/SF/YR: **Withheld**  
% Leased: **0%**

Sales Company: Colliers International Tampa Bay Florida: John F. Gerlach (727) 442-7184, Mackenzie Gerlach (727) 442-7184, Jake Gerlach (727) 442-7184

Landlord Rep: East Lake, LLC / Scott Lowe (727) 939-2480 -- 52,510 SF (5,000-26,255 SF)



**601 Hope St**  
**Tarpon Springs, FL 34689**  
**Pinellas County**

Building Type: **Flex**  
Status: **Built 1950, Renov 1981**  
Building Size: **5,764 SF**  
Land Area: **4.59 AC**  
Stories: **2**  
Parking: **25 free Surface Spaces are available; Ratio of 4.34/1,000 SF**  
For Sale: **Not For Sale**

Space Avail: **5,764 SF**  
Max Contig: **5,764 SF**  
Smallest Space: **5,764 SF**  
Rent/SF/YR: **Withheld**  
% Leased: **0%**

Landlord Rep: *Company information unavailable at this time*



**1414 Lake Tarpon Ave**  
**Tarpon Turtle Annex**  
**Tarpon Springs, FL 34689**  
**Pinellas County**

Building Type: **Class B Office**  
Status: **Built 2019**  
Building Size: **2,500 SF**  
Typical Floor Size: **2,500 SF**  
Stories: **1**  
Parking: **Ratio of 0.00/1,000 SF**  
For Sale: **Not For Sale**

Space Avail: **1,250 SF**  
Max Contig: **1,250 SF**  
Smallest Space: **1,250 SF**  
Rent/SF/YR: **\$16.00**  
% Leased: **50.0%**

Landlord Rep: T.L. Hunt, Inc. / Katie Goff (813) 920-4277 X201 -- 1,250 SF (1,250 SF)

This is a brand new building constructed with SIPS panels. This building is very efficient with mid 30 R values. Visit website for more information on the SIPS product. Total building size is 2,500 sq.ft. that can be divided into two 1,250 sq. ft. units. These are build to suit offices.

Highly visible location on the corner of Keystone Road and Lake Tarpon Avenue. Located just one block from the lake and the Tarpon Turtle restaurant.



**965 E Martin Luther King Jr Dr**  
**Bldg 2**  
**Tarpon Springs, FL 34689**  
**Pinellas County**

Building Type: **Class B Office**  
Status: **Built 2002**  
Building Size: **3,233 SF**  
Typical Floor Size: **3,233 SF**  
Stories: **1**  
Expenses: **2018 Tax @ \$2.21/sf**  
Parking: **20 free Surface Spaces are available; Ratio of 6.20/1,000 SF**  
For Sale: **For Sale at \$1,400,000 as part of a portfolio of 2 properties - Active**

Space Avail: **1,075 SF**  
Max Contig: **1,075 SF**  
Smallest Space: **1,075 SF**  
Rent/SF/YR: **\$16.75**  
% Leased: **100%**

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

Professional office building.



**140 Oscar Hill Rd**  
**Tarpon Springs, FL 34689**  
**Pinellas County**

Building Type: **Class C Flex/Light Manufacturing**  
 Status: **Built 2004**  
 Building Size: **23,000 SF**  
 Land Area: **1.32 AC**  
 Stories: **1**

Space Avail: **4,500 SF**  
 Max Contig: **4,500 SF**  
 Smallest Space: **4,500 SF**  
 Rent/SF/YR: **\$8.00**  
 % Leased: **100%**

Expenses: **2018 Tax @ \$0.74/sf, 2012 Est Tax @ \$0.61/sf; 2011 Ops @ \$1.50/sf, 2012 Est Ops @ \$1.50/sf**

Parking: **45 free Surface Spaces are available; Ratio of 1.96/1,000 SF**  
 For Sale: **Not For Sale**

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



**1264 Pinellas Ave**  
**Tarpon Springs, FL 34689**  
**Pinellas County**

Building Type: **Class C Office**  
 Status: **Built 1994**  
 Building Size: **3,200 SF**  
 Typical Floor Size: **3,200 SF**  
 Stories: **1**

Space Avail: **1,800 SF**  
 Max Contig: **1,800 SF**  
 Smallest Space: **1,800 SF**  
 Rent/SF/YR: **\$13.17-\$14.50**  
 % Leased: **43.8%**

Expenses: **2018 Tax @ \$2.07/sf**

Parking: **15 free Surface Spaces are available; Ratio of 4.69/1,000 SF**  
 For Sale: **Not For Sale**

Landlord Rep: Wikle Real Estate / Wyatt Wikle (727) 781-7974 -- 1,800 SF (1,800 SF)



**210 Pinellas Ave S**  
**Arcade Professional Center**  
**Tarpon Springs, FL 34689**  
**Pinellas County**

Building Type: **Class C Office**  
 Status: **Built 1921, Renov 2000**  
 Building Size: **40,000 SF**  
 Typical Floor Size: **21,057 SF**  
 Stories: **2**

Space Avail: **11,300 SF**  
 Max Contig: **5,000 SF**  
 Smallest Space: **300 SF**  
 Rent/SF/YR: **\$12.00-\$14.00**  
 % Leased: **71.8%**

Expenses: **2012 Tax @ \$0.71/sf**

Parking: **100 Surface Spaces are available; Ratio of 2.50/1,000 SF**  
 For Sale: **Not For Sale**

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

This is a historical property that is being renovated.

8/00: The building was sold to Paul Gravenhorst. Arvida Realty Services in Clearwater brokered the deal. Completely beautifully restored, award winning historic building. Private parking lot and street parking available. Recently renovated

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



**1143-1171 Pinellas Ave S**  
**Meres Town Center**  
**Tarpon Springs, FL 34689**  
**Pinellas County**

Building Type: **Retail/(Neighborhood Ctr)**  
 Status: **Built Dec 2009**  
 Building Size: **47,183 SF**  
 Land Area: **7.35 AC**  
 Stories: **1**

Space Avail: **10,000 SF**  
 Max Contig: **10,000 SF**  
 Smallest Space: **10,000 SF**  
 Rent/SF/YR: **Withheld**  
 % Leased: **78.8%**

Expenses: **2015 Tax @ \$0.11/sf**

Parking: **300 Surface Spaces are available; Ratio of 4.45/1,000 SF**  
 For Sale: **Not For Sale**

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



**13 N Pinellas Ave**  
**Tarpon Springs, FL 34689**  
**Pinellas County**

Building Type: **Retail/Storefront Retail/Office** Space Avail: **1,170 SF**  
Status: **Built 1955** Max Contig: **1,170 SF**  
Building Size: **5,449 SF** Smallest Space: **1,170 SF**  
Land Area: **0.16 AC** Rent/SF/YR: **Withheld**  
Stories: **1** % Leased: **78.5%**  
Expenses: **2018 Tax @ \$0.36/sf**  
Parking: **10 free Surface Spaces are available; Ratio of 1.84/1,000 SF**  
For Sale: **Not For Sale**

Landlord Rep: Olympic Realty Services / Maria Kastritsos (727) 937-0107 / Sherry Wendt (727) 937-0107 -- 1,170 SF (1,170 SF)

There are 2 units available on the very busy Alt. 19  
Located in Tarpon Springs on the corner of E Tarpon Ave and N. Pinellas ave across from the church



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

Building Type: **Retail/Restaurant** Space Avail: **4,275 SF**  
Status: **Built 1942** Max Contig: **4,275 SF**  
Building Size: **4,275 SF** Smallest Space: **4,275 SF**  
Land Area: **0.46 AC** Rent/SF/YR: **\$12.00**  
Stories: **1** % Leased: **0%**  
Expenses: **2018 Tax @ \$2.47/sf**  
Parking: **14 Surface Spaces are available; Ratio of 3.27/1,000 SF**  
For Sale: **For Sale at \$599,000 (\$140.12/SF) - Active**

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

Location Corner: NE

**PARKING:**

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

Property Description: Restaurant



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

Building Type: **Retail/Restaurant**  
 Status: **Built 1919**  
 Building Size: **22,538 SF**  
 Land Area: **0.84 AC**  
 Stories: **1**  
 Expenses: **2015 Tax @ \$0.38/sf**  
 Parking: **Ratio of 0.00/1,000 SF**  
 For Sale: **Not For Sale**

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

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



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

Building Type: **Retail/Storefront Retail/Office**  
 Status: **Built 1988**  
 Building Size: **12,628 SF**  
 Land Area: **1.62 AC**  
 Stories: **1**  
 Parking: **62 Surface Spaces are available; Ratio of 4.90/1,000 SF**  
 For Sale: **Not For Sale**

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

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



**1943 N Pinellas Ave**  
**Anclo Corner Shopping Center**  
**Tarpon Springs, FL 34689**  
**Pinellas County**

Building Type: **Retail/Storefront (Neighborhood Ctr)**  
 Status: **Built 1991, Renov 2006**  
 Building Size: **58,381 SF**  
 Land Area: **5.84 AC**  
 Stories: **1**  
 Expenses: **2013 Tax @ \$0.59/sf**  
 Parking: **184 Surface Spaces are available; Ratio of 5.00/1,000 SF**  
 For Sale: **Not For Sale**

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

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

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



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

Building Type: **Retail/Storefront Retail/Office**  
 Status: **Built 1961**  
 Building Size: **13,302 SF**  
 Land Area: **1.14 AC**  
 Stories: **2**  
 Expenses: **2018 Tax @ \$1.16/sf**  
 Parking: **70 free Surface Spaces are available; Ratio of 5.26/1,000 SF**  
 For Sale: **Not For Sale**

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

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



**700-780 S Pinellas Ave**  
**Tarpon Plaza**  
**Tarpon Springs, FL 34689**  
**Pinellas County**

Building Type: **Retail/(Neighborhood Ctr)**  
 Status: **Built 1968**  
 Building Size: **40,700 SF**  
 Land Area: **2.69 AC**  
 Stories: **1**  
 Expenses: **2011 Tax @ \$0.90/sf; 2011 Ops @ \$2.35/sf**  
 Parking: **183 Surface Spaces are available; Ratio of 4.50/1,000 SF**  
 For Sale: **Not For Sale**

Space Avail: **4,500 SF**  
 Max Contig: **4,500 SF**  
 Smallest Space: **4,500 SF**  
 Rent/SF/YR: **\$12.00**  
 % Leased: **88.9%**

Landlord Rep: Tarpon Plaza Realty / Loukas Zagaris (603) 543-1044 -- 4,500 SF (4,500 SF)

**Description**

(1) 16,250 SF (mol) retail space available for immediate occupancy in Tarpon Plaza. Join Dollar General and shadow anchor Ace Hardware. More than 130 parking spaces (approximately 4/1,000 SF). Traffic Count on Alternate 19/S. Pinellas Avenue, over 17,000 VPD per FDOT. On west side of Alternate 19/S. Pinellas Avenue, north of Klosterman Road and south of Tarpon Avenue in Tarpon Springs, FL.



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

Building Type: **Retail/(Community Ctr)**  
 Status: **Built 1989, Renov 2001**  
 Building Size: **103,738 SF**  
 Land Area: **11.30 AC**  
 Stories: **1**  
 Expenses: **2010 Est Tax @ \$0.88/sf; 2009 Ops @ \$3.63/sf; 2012 Est Ops @ \$2.75/sf**  
 Parking: **1,050 Surface Spaces are available; Ratio of 10.12/1,000 SF**  
 For Sale: **Not For Sale**

Space Avail: **88,059 SF**  
 Max Contig: **46,422 SF**  
 Smallest Space: **1,200 SF**  
 Rent/SF/YR: **Withheld**  
 % Leased: **19.0%**

Landlord Rep: Colliers International Tampa Bay Florida / Lisa McCaffrey (813) 221-2290 / Stephanie Addis (813) 221-2290 -- 88,059 SF (1,200-46,422 SF)

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



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

Building Type: **Class B Office/Medical**  
 Status: **Built 1994**  
 Building Size: **5,957 SF**  
 Typical Floor Size: **5,957 SF**  
 Stories: **2**  
 Expenses: **2018 Tax @ \$1.80/sf**  
 Parking: **45 free Surface Spaces are available; Ratio of 7.55/1,000 SF**  
 For Sale: **For Sale at \$719,000 (\$120.70/SF) - Active**

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

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





**1750 S Pinellas Ave**  
**Tarpon Springs, FL 34689**  
**Pinellas County**

Building Type: **Retail/Freestanding**  
Status: **Built 1976**  
Building Size: **1,800 SF**  
Land Area: **1.32 AC**  
Stories: **1**  
Expenses: **2018 Tax @ \$3.87/sf**  
Parking: **10 free Surface Spaces are available; Ratio of 5.56/1,000 SF**  
For Sale: **Not For Sale**

Space Avail: **900 SF**  
Max Contig: **900 SF**  
Smallest Space: **900 SF**  
Rent/SF/YR: **\$16.00**  
% Leased: **50.0%**

Landlord Rep: The Boardwalk Company / Judy Haner (727) 784-1007 -- 900 SF (900 SF)



**1779 S Pinellas Ave**  
**Bldg 1**  
**Tarpon Springs, FL 34689**  
**Pinellas County**

Building Type: **Class B Office/Medical**  
Status: **Built 2000**  
Building Size: **5,800 SF**  
Typical Floor Size: **5,800 SF**  
Stories: **1**  
Expenses: **2011 Tax @ \$1.50/sf**  
Parking: **35 free Surface Spaces are available; Ratio of 6.67/1,000 SF**  
For Sale: **Not For Sale**

Space Avail: **1,700 SF**  
Max Contig: **1,700 SF**  
Smallest Space: **1,700 SF**  
Rent/SF/YR: **\$13.00-\$15.00**  
% Leased: **70.7%**

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

Call broker for details!



**1713 Sommarie Way**  
**Tarpon Springs, FL 34689**  
**Pinellas County**

Building Type: **Class B Office**  
Status: **Built 2018**  
Building Size: **1,511 SF**  
Typical Floor Size: **1,511 SF**  
Stories: **1**  
Expenses: **2018 Tax @ \$0.14/sf**  
Parking: **7 Surface Spaces are available; Ratio of 4.63/1,000 SF**  
For Sale: **For Sale at \$239,000 (\$158.17/SF) - Active**

Space Avail: **1,511 SF**  
Max Contig: **1,511 SF**  
Smallest Space: **1,511 SF**  
Rent/SF/YR: **\$15.00**  
% Leased: **0%**

Sales Company: Klein & Heuchan, Inc.: Craig Metzger (727) 441-1951

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





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

Building Type: **Class C Office**  
Status: **Built Mar 1999**  
Building Size: **3,300 SF**  
Typical Floor Size: **3,300 SF**  
Stories: **1**  
Expenses: **2018 Tax @ \$1.76/sf**  
Parking: **Free Surface Spaces**  
For Sale: **Not For Sale**

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

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

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



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

Building Type: **Class C Office**  
Status: **Built 1986**  
Building Size: **9,134 SF**  
Typical Floor Size: **9,134 SF**  
Stories: **1**  
Expenses: **2018 Tax @ \$0.92/sf**  
Parking: **5 Surface Spaces are available; Ratio of 10.00/1,000 SF**  
For Sale: **Not For Sale**

Space Avail: **1,375 SF**  
Max Contig: **1,375 SF**  
Smallest Space: **1,375 SF**  
Rent/SF/YR: **\$13.00**  
% Leased: **100%**

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

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

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



**209 Tarpon Industrial Dr**  
**Tarpon Springs, FL 34689**  
**Pinellas County**

Building Type: **Class C Manufacturing**  
Status: **Built 1989**  
Building Size: **15,300 SF**  
Land Area: **1.40 AC**  
Stories: **1**  
Expenses: **2018 Tax @ \$0.76/sf**  
Parking: **30 free Surface Spaces are available; Ratio of 1.96/1,000 SF**  
For Sale: **Not For Sale**

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

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



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

Building Type: **Class C Office**  
Status: **Built 1985**  
Building Size: **2,388 SF**  
Typical Floor Size: **2,388 SF**  
Stories: **1**  
For Sale: **Not For Sale**

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

Landlord Rep: Wikle Real Estate / Wyatt Wikle (727) 781-7974 -- 1,800 SF (500-1,800 SF)



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

Building Type: **Retail/Freestanding**  
Status: **Built 1973**  
Building Size: **7,209 SF**  
Land Area: **1.37 AC**  
Stories: **1**  
Expenses: **2018 Tax @ \$3.55/sf**  
Parking: **46 Surface Spaces are available; Ratio of 8.87/1,000 SF**  
For Sale: **For Sale at \$2,700,000 (\$374.53/SF) - Active**

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

Sales Company: Colliers International Tampa Bay Florida: Lisa McCaffrey (813) 221-2290, Erica Waltermire (813) 605-4471  
Landlord Rep: Colliers International Tampa Bay Florida / Lisa McCaffrey (813) 221-2290 / Erica Waltermire (813) 605-4471 -- 7,209 SF (7,209 SF)

Property Description: Free Standing Retail Building

Property Use Description: Free Standing Retail Building



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

Building Type: **Class C Warehouse**  
Status: **Built 1988**  
Building Size: **22,275 SF**  
Land Area: **8.51 AC**  
Stories: **1**  
Expenses: **2014 Tax @ \$1.32/sf**  
Parking: **30 free Surface Spaces are available; Ratio of 1.35/1,000 SF**  
For Sale: **Not For Sale**

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

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



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

Building Type: **Retail/Storefront Retail/Office (Neighborhood Ctr)**  
Status: **Built 1984**  
Building Size: **28,775 SF**  
Land Area: **2.66 AC**  
Stories: **1**  
Expenses: **2018 Tax @ \$0.79/sf, 2012 Est Tax @ \$0.85/sf; 2011 Ops @ \$3.33/sf, 2012 Est Ops @ \$3.33/sf**  
Parking: **100 Surface Spaces are available; Ratio of 4.06/1,000 SF**  
For Sale: **Not For Sale**

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

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

Property Description: Strip Center



**39920 US Highway 19 N**  
**Tarpon Springs, FL 34689**  
**Pinellas County**

Building Type: **Retail/Storefront Retail/Office**  
Status: **Built 1980**  
Building Size: **26,306 SF**  
Land Area: **2.75 AC**  
Stories: **1**  
Expenses: **2018 Tax @ \$1.29/sf**  
Parking: **Ratio of 0.00/1,000 SF**  
For Sale: **For Sale at \$2,100,000 (\$79.83/SF) - Active**

Space Avail: **9,255 SF**  
Max Contig: **5,255 SF**  
Smallest Space: **1,800 SF**  
Rent/SF/YR: **\$10.00**  
% Leased: **100%**

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



**40545 US Highway 19 N**  
**Tarpon Springs Strip Center**  
**Tarpon Springs, FL 34689**  
**Pinellas County**

Building Type: **Retail/Storefront**  
Status: **Built 1999**  
Building Size: **19,587 SF**  
Land Area: **0.62 AC**  
Stories: **1**  
Expenses: **2011 Tax @ \$3.09/sf**  
Parking: **Ratio of 0.00/1,000 SF**  
For Sale: **Not For Sale**

Space Avail: **11,055 SF**  
Max Contig: **5,451 SF**  
Smallest Space: **1,310 SF**  
Rent/SF/YR: **Withheld**  
% Leased: **43.6%**

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



**40699-40741 US Highway 19 N**  
**Building 1**  
**Tarpon Springs, FL 34689**  
**Pinellas County**

Building Type: **Retail/Storefront Retail/Office (Strip Ctr)**  
Status: **Built 1959**  
Building Size: **28,540 SF**  
Land Area: **2.20 AC**  
Stories: **1**  
Expenses: **2018 Tax @ \$1.22/sf**  
Parking: **Ratio of 0.00/1,000 SF**  
For Sale: **Not For Sale**

Space Avail: **1,500 SF**  
Max Contig: **1,500 SF**  
Smallest Space: **1,500 SF**  
Rent/SF/YR: **\$12.00**  
% Leased: **94.7%**

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

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



**40767-40771 US Highway 19 N**  
**Building 2**  
**Tarpon Springs, FL 34689**  
**Pinellas County**

Building Type: **Class C (Strip Ctr)**  
Status: **Built 2014**  
Building Size: **12,000 SF**  
Land Area: **1.16 AC**  
Stories: **1**

Parking: **54 Surface Spaces are available; Ratio of 4.50/1,000 SF**  
For Sale: **For Sale at \$1,390,000 (\$115.83/SF) - Active**

Space Avail: **10,000 SF**  
Max Contig: **5,000 SF**  
Smallest Space: **5,000 SF**  
Rent/SF/YR: **\$7.00**  
% Leased: **16.7%**

Sales Company: Klein & Heuchan, Inc.: Craig Metzger (727) 441-1951

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



**41232-41334 Us Highway 19 N**

**Tarpon Square**

**Tarpon Springs, FL 34689**

**Pinellas County**

Building Type: **Retail/Department Store (Community Ctr)**

Status: **Built 1974, Renov 1998**

Building Size: **114,617 SF**

Land Area: **20.52 AC**

Stories: **1**

Expenses: **2018 Tax @ \$1.93/sf**

Parking: **930 Surface Spaces are available; Ratio of 7.48/1,000 SF**

For Sale: **Not For Sale**

Space Avail: **8,034 SF**

Max Contig: **8,034 SF**

Smallest Space: **1,832 SF**

Rent/SF/YR: **Withheld**

% Leased: **93.0%**

Landlord Rep: Rivercrest Realty Investors / Heather Stewart (919) 518-2000 -- 8,034 SF (1,832-4,260 SF)

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



**41680 Us Highway 19 N**

**Clearwater Mattress**

**Tarpon Springs, FL 34689**

**Pinellas County**

Building Type: **Retail/Freestanding**

Status: **Built 2001**

Building Size: **5,916 SF**

Land Area: **0.61 AC**

Stories: **1**

Expenses: **2018 Tax @ \$2.81/sf**

For Sale: **For Sale at \$1,500,000 (\$253.55/SF) - Active**

Space Avail: **5,916 SF**

Max Contig: **5,916 SF**

Smallest Space: **5,916 SF**

Rent/SF/YR: **\$20.00**

% Leased: **0%**

Sales Company: Berkshire Hathaway HomeServices Florida Properties: Matthew B. Shaw (813) 712-3807 X3807

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

Location Corner: SW

Property Description: Free Standing Retail Building

Property Use Description: Free Standing Retail Building



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

Building Type: **Retail**  
Status: **Proposed, breaks ground Jun 2020**  
Building Size: **10,000 SF**  
Land Area: -  
Stories: **1**  
For Sale: **Not For Sale**

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

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