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# **Tarpon Springs Properties for Lease**

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**5/31/2024**

## 1 501 Athens St

Tarpon Springs, FL 34689 Pinellas County	Building Type: <b>Retail</b> Building Status: <b>Built 1908</b> Building Size: <b>2,128 SF</b> Land Area: <b>0.11 AC</b> Stories: <b>1</b> Parking: <b>19 Surface Spaces are available; Ratio of 8.93/1,000 SF</b> For Sale: <b>Not For Sale</b>	Space Avail: <b>2,128 SF</b> Max Contig: <b>2,128 SF</b> Smallest Space: <b>2,128 SF</b> Rent/SF/Yr: <b>\$12.40/nnn</b> % Leased: <b>0%</b>
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Landlord Rep: *Company information unavailable at this time*

## 2 508 Athens St

Tarpon Springs, FL 34689 Pinellas County	Building Type: <b>Retail/Bar/Nightclub</b> Building Status: <b>Built 1932</b> Building Size: <b>4,703 SF</b> Land Area: <b>0.12 AC</b> Stories: <b>1</b> Expenses: <b>2021 Tax @ \$1.35/sf</b> Parking: <b>Ratio of 0.00/1,000 SF</b> For Sale: <b>Not For Sale</b>	Space Avail: <b>4,703 SF</b> Max Contig: <b>4,703 SF</b> Smallest Space: <b>4,703 SF</b> Rent/SF/Yr: <b>Withheld</b> % Leased: <b>0%</b>
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Landlord Rep: *Company information unavailable at this time*

## 3 530 Athens St

Tarpon Springs, FL 34689 Pinellas County	Building Type: <b>Retail/Restaurant</b> Building Status: <b>Built 1976, Renov 2000</b> Building Size: <b>5,000 SF</b> Land Area: <b>0.14 AC</b> Stories: <b>1</b> Expenses: <b>2021 Tax @ \$2.23/sf</b> For Sale: <b>For Sale at \$757,000 (\$151.40/SF) - Active</b>	Space Avail: <b>5,000 SF</b> Max Contig: <b>5,000 SF</b> Smallest Space: <b>5,000 SF</b> Rent/SF/Yr: <b>\$13.20/nnn</b> % Leased: <b>0%</b>
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Sales Company: **Viewpoint Realty International: Anthony Maccaroni (727) 641-0271, Georgette Gillis (727) 584-7355**

Landlord Rep: **Viewpoint Realty International / Georgette Gillis (727) 584-7355 / Anthony Maccaroni (727) 641-0271 -- 5,000 SF (5,000 SF)**

#### 4 435 Brady Rd - Bldg 22-23

<b>Tarpon Springs, FL 34689</b> <b>Pinellas County</b>	<b>Building Type:</b> <b>Class B Warehouse</b> <b>Building Status:</b> <b>Built 2023</b> <b>Building Size:</b> <b>22,500 SF</b> <b>Land Area:</b> <b>35 AC</b> <b>Stories:</b> <b>1</b> <b>Expenses:</b> <b>2021 Tax @ \$0.85/sf</b> <b>Parking:</b> <b>45 Surface Spaces are available</b> <b>For Sale:</b> <b>Not For Sale</b>	<b>Space Avail:</b> <b>12,000 SF</b> <b>Max Contig:</b> <b>12,000 SF</b> <b>Smallest Space:</b> <b>1,500 SF</b> <b>Rent/SF/Yr:</b> <b>\$12.00/tbd</b> <b>% Leased:</b> <b>46.7%</b>
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Landlord Rep: **Pioneer Homes / Pioneer Homes (727) 938-1561 -- 12,000 SF (1,500-12,000 SF)**

#### 5 495 Brady Rd

<b>Tarpon Springs, FL 34689</b> <b>Pinellas County</b>	<b>Building Type:</b> <b>Industrial</b> <b>Building Status:</b> <b>Built 2023</b> <b>Building Size:</b> <b>24,000 SF</b> <b>Land Area:</b> <b>-</b> <b>Stories:</b> <b>1</b> <b>For Sale:</b> <b>Not For Sale</b>	<b>Space Avail:</b> <b>4,500 SF</b> <b>Max Contig:</b> <b>4,500 SF</b> <b>Smallest Space:</b> <b>4,500 SF</b> <b>Rent/SF/Yr:</b> <b>\$12.00/tbd</b> <b>% Leased:</b> <b>81.3%</b>
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Landlord Rep: *Company information unavailable at this time*

#### 6 535 Brady Road

<b>Tarpon Springs, FL 34689</b> <b>Pinellas County</b>	<b>Building Type:</b> <b>Service</b> <b>Building Status:</b> <b>Built May 2024</b> <b>Building Size:</b> <b>24,000 SF</b> <b>Land Area:</b> <b>1.50 AC</b> <b>Stories:</b> <b>1</b> <b>For Sale:</b> <b>Not For Sale</b>	<b>Space Avail:</b> <b>9,000 SF</b> <b>Max Contig:</b> <b>4,500 SF</b> <b>Smallest Space:</b> <b>1,500 SF</b> <b>Rent/SF/Yr:</b> <b>\$12.00/tbd</b> <b>% Leased:</b> <b>62.5%</b>
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Landlord Rep: *Company information unavailable at this time*

## 7 735 Dodecanese Blvd - Sponge Exchange

<b>Tarpon Springs, FL 34689</b>	<b>Building Type: Retail/Retail Building (Strip Ctr)</b>	<b>Space Avail: 1,500 SF</b>
<b>Pinellas County</b>	<b>Building Status: Built 1983</b>	<b>Max Contig: 750 SF</b>
	<b>Building Size: 37,568 SF</b>	<b>Smallest Space: 550 SF</b>
	<b>Land Area: 1.60 AC</b>	<b>Rent/SF/Yr: \$45.00 - \$56.00/mg</b>
	<b>Stories: 1</b>	<b>% Leased: 96.0%</b>
	<b>Expenses: 2021 Tax @ \$2.31/sf</b>	
	<b>For Sale: Not For Sale</b>	



Landlord Rep: *Company information unavailable at this time*

## 8 846 Dodecanese Blvd

<b>Tarpon Springs, FL 34689</b>	<b>Building Type: Retail</b>	<b>Space Avail: 856 SF</b>
<b>Pinellas County</b>	<b>Building Status: Built 1989, Renov 2024</b>	<b>Max Contig: 856 SF</b>
	<b>Building Size: 14,328 SF</b>	<b>Smallest Space: 856 SF</b>
	<b>Land Area: -</b>	<b>Rent/SF/Yr: \$27.00/nnn</b>
	<b>Stories: 1</b>	<b>% Leased: 94.0%</b>
	<b>Parking: Ratio of 2.75/1,000 SF</b>	
	<b>For Sale: Not For Sale</b>	



Landlord Rep: *Company information unavailable at this time*

## 9 705 Live Oak St

<b>Tarpon Springs, FL 34689</b>	<b>Building Type: Class C Warehouse</b>	<b>Space Avail: 1,500 SF</b>
<b>Pinellas County</b>	<b>Building Status: Built 1986</b>	<b>Max Contig: 1,500 SF</b>
	<b>Building Size: 1,500 SF</b>	<b>Smallest Space: 1,500 SF</b>
	<b>Land Area: 1.87 AC</b>	<b>Rent/SF/Yr: \$10.80/nnn</b>
	<b>Stories: 1</b>	<b>% Leased: 0%</b>
	<b>Expenses: 2021 Tax @ \$14.80/sf</b>	
	<b>Parking: Ratio of 0.00/1,000 SF</b>	
	<b>For Sale: For Sale at \$3,950,000 (\$2,633.33/SF) - Under Contract</b>	



Sales Company: **Wikle Real Estate Services: Wyatt Wikle (727) 787-2727**

Landlord Rep: **Wikle Real Estate Services / Wyatt Wikle (727) 787-2727 -- 1,500 SF (1,500 SF)**

## 10 210 Pinellas Ave S - Arcade Professional Center

<b>Tarpon Springs, FL 34689</b>	<b>Building Type: Class C Office</b>	<b>Space Avail: 11,300 SF</b>
<b>Pinellas County</b>	<b>Building Status: Built 1921, Renov 2000</b>	<b>Max Contig: 5,000 SF</b>
	<b>Building Size: 40,000 SF</b>	<b>Smallest Space: 300 SF</b>
	<b>Typical Floor Size: 21,057 SF</b>	<b>Rent/SF/Yr: \$12.00 - \$19.00/mg</b>
	<b>Stories: 2</b>	<b>% Leased: 71.8%</b>
	<b>Expenses: 2021 Tax @ \$0.68/sf</b>	
	<b>Parking: 100 Surface Spaces are available; Ratio of 2.50/1,000 SF</b>	
	<b>For Sale: Not For Sale</b>	



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

### **Building 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.

## 11 707-1073 S Pinellas Ave - Manatee Village - Manatee Shopping Village

<b>AKA 955 S Pinellas Ave</b>	<b>Building Type: Retail/Storefront</b>	<b>Space Avail: 90,866 SF</b>
<b>Tarpon Springs, FL 34689</b>	<b>Retail/Residential</b>	<b>Max Contig: 46,422 SF</b>
<b>Pinellas County</b>	<b>(Community Ctr)</b>	<b>Smallest Space: 1,200 SF</b>
	<b>Building Status: Built 1989, Renov 2001</b>	<b>Rent/SF/Yr: Withheld</b>
	<b>Building Size: 103,309 SF</b>	<b>% Leased: 12.0%</b>
	<b>Land Area: 10.34 AC</b>	
	<b>Stories: 1</b>	
	<b>Expenses: 2021 Tax @ \$0.72/sf, 2010 Est Tax @ \$0.88/sf; 2009 Ops @ \$3.65/sf, 2012 Est Ops @ \$2.76/sf</b>	
	<b>Parking: 375 Surface Spaces are available; Ratio of 3.62/1,000 SF</b>	
	<b>For Sale: Not For Sale</b>	



Landlord Rep: **Ash Properties / Dave Gaglione (904) 992-9000 X1312 / Brad Tessmer (904) 992-9000 / Bobby Brown (904) 992-9000 -- 90,866 SF (1,200-46,422 SF)**

### **Building 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

## 12 1501 S Pinellas Ave - Tarpon Professional Center

<b>Tarpon Springs, FL 34689</b>	Building Type: <b>Class C Office</b>	Space Avail: <b>2,384 SF</b>
<b>Pinellas County</b>	Building Status: <b>Built 1988</b>	Max Contig: <b>2,384 SF</b>
	Building Size: <b>25,608 SF</b>	Smallest Space: <b>2,384 SF</b>
	Typical Floor Size: <b>25,608 SF</b>	Rent/SF/Yr: <b>\$10.00/nnn</b>
	Stories: <b>1</b>	% Leased: <b>90.7%</b>
	Expenses: <b>2021 Tax @ \$0.07/sf, 2012 Est Tax @ \$0.19/sf; 2010 Ops @ \$0.32/sf, 2012 Est Ops @ \$0.32/sf</b>	
	Parking: <b>130 Surface Spaces are available; Ratio of 10.00/1,000 SF</b>	
	For Sale: <b>Not For Sale</b>	



Seller Rep (Condo): **Company information unavailable at this time**

### **Building Notes:**

Medical office condo available for Lease at Tarpon Professional Center in Tarpon Springs, FL. The condo features a doctor's office, exam rooms, kitchen, restrooms, supply room and closet, and a large reception and waiting area. Ideally located next to Florida Hospital North Pinellas and other medical service groups. On Alt 19, just north of Klosterman Rd.

## 13 1730 S Pinellas Ave

<b>Tarpon Springs, FL 34689</b>	Building Type: <b>Retail</b>	Space Avail: <b>6,800 SF</b>
<b>Pinellas County</b>	Building Status: <b>Built 1986</b>	Max Contig: <b>3,400 SF</b>
	Building Size: <b>15,677 SF</b>	Smallest Space: <b>1,700 SF</b>
	Land Area: <b>4.10 AC</b>	Rent/SF/Yr: <b>Withheld</b>
	Stories: <b>1</b>	% Leased: <b>56.6%</b>
	Expenses: <b>2021 Tax @ \$4.01/sf</b>	
	Parking: <b>76 Surface Spaces are available; Ratio of 1.20/1,000 SF</b>	
	For Sale: <b>Not For Sale</b>	



Landlord Rep: **Public Storage / N.Candess N. Wing (678) 567-4971 -- 6,800 SF (1,700-3,400 SF)**

## 14 38850 U.S. Highway 19 N - Saravan Plaza

<b>Tarpon Springs, FL 34689</b>	Building Type: <b>Retail/Storefront (Strip Ctr)</b>	Space Avail: <b>2,140 SF</b>
<b>Pinellas County</b>	Building Status: <b>Built 1984</b>	Max Contig: <b>1,500 SF</b>
	Building Size: <b>13,390 SF</b>	Smallest Space: <b>640 SF</b>
	Land Area: <b>1.29 AC</b>	Rent/SF/Yr: <b>\$17.50/mg</b>
	Stories: <b>1</b>	% Leased: <b>84.0%</b>
	Expenses: <b>2021 Tax @ \$1.04/sf</b>	
	Parking: <b>40 free Surface Spaces are available; Ratio of 2.99/1,000 SF</b>	
	For Sale: <b>Not For Sale</b>	



Landlord Rep: **JMA Commercial / Mike Aitchison (916) 919-4977**

Leasing Company: **JMA Commercial / Mike Aitchison (916) 919-4977 -- 2,140 SF (640-1,500 SF)**

**15 39048-39086 US Highway 19 - The Four Seasons**

<b>Tarpon Springs, FL 34689</b>	Building Type: <b>Class C Warehouse (Strip Ctr)</b>	Space Avail: <b>4,625 SF</b>
<b>Pinellas County</b>	Building Status: <b>Built 1988</b>	Max Contig: <b>3,375 SF</b>
	Building Size: <b>22,275 SF</b>	Smallest Space: <b>1,250 SF</b>
	Land Area: <b>8.51 AC</b>	Rent/SF/Yr: <b>\$12.00/mg</b>
	Stories: <b>1</b>	% Leased: <b>79.2%</b>
	Expenses: <b>2021 Tax @ \$1.31/sf</b>	
	Parking: <b>30 Surface Spaces are available; Ratio of 1.35/1,000 SF</b>	
	For Sale: <b>Not For Sale</b>	



Landlord Rep: **KW Commercial / Deana Auld (727) 772-0772 -- 4,625 SF /350 ofc (1,250-3,375 SF)**

**16 39310-39348 US Highway 19 - Bradley Plaza**

<b>Tarpon Springs, FL 34689</b>	Building Type: <b>Retail/Storefront Retail/Office (Neighborhood Ctr)</b>	Space Avail: <b>16,225 SF</b>
<b>Pinellas County</b>	Building Status: <b>Built 1984</b>	Max Contig: <b>4,000 SF</b>
	Building Size: <b>28,775 SF</b>	Smallest Space: <b>900 SF</b>
	Land Area: <b>2.66 AC</b>	Rent/SF/Yr: <b>Withheld</b>
	Stories: <b>1</b>	% Leased: <b>43.6%</b>
	Expenses: <b>2021 Tax @ \$0.81/sf, 2012 Est Tax @ \$0.85/sf; 2011 Ops @ \$3.33/sf, 2012 Est Ops @ \$3.33/sf</b>	
	Parking: <b>100 Surface Spaces are available; Ratio of 4.06/1,000 SF</b>	
	For Sale: <b>Not For Sale</b>	



Landlord Rep: **DSR Realty LLC / David Relin (813) 240-3409 -- 16,225 SF (900-4,000 SF)**

**Building Notes:**

Property Description: Strip Center

**17 39020-39046 US Highway 19 N - The Four Seasons**

<b>AKA 39024 US Highway 19</b>	Building Type: <b>Retail/Storefront Retail/Office (Strip Ctr)</b>	Space Avail: <b>720 SF</b>
<b>Tarpon Springs, FL 34689</b>	Building Status: <b>Built 1988</b>	Max Contig: <b>720 SF</b>
<b>Pinellas County</b>	Building Size: <b>15,600 SF</b>	Smallest Space: <b>720 SF</b>
	Land Area: <b>1.06 AC</b>	Rent/SF/Yr: <b>\$20.00/mg</b>
	Stories: <b>1</b>	% Leased: <b>95.4%</b>
	Expenses: <b>2021 Tax @ \$1.87/sf</b>	
	Parking: <b>42 Surface Spaces are available; Ratio of 2.69/1,000 SF</b>	
	For Sale: <b>Not For Sale</b>	



Landlord Rep: **KW Commercial / Deana Auld (727) 772-0772 -- 720 SF (720 SF)**

**18 39936 US Highway 19 N**

<b>Tarpon Springs, FL 34689</b>	Building Type: <b>Retail/Storefront</b>	Space Avail: <b>35,230 SF</b>
<b>Pinellas County</b>	Retail/Office	Max Contig: <b>15,000 SF</b>
	Building Status: <b>Built 1980</b>	Smallest Space: <b>1,500 SF</b>
	Building Size: <b>44,000 SF</b>	Rent/SF/Yr: <b>Withheld</b>
	Land Area: <b>2.75 AC</b>	% Leased: <b>28.2%</b>
	Stories: <b>1</b>	
	Expenses: <b>2021 Tax @ \$0.26/sf</b>	
	Parking: <b>Ratio of 0.00/1,000 SF</b>	
	For Sale: <b>Not For Sale</b>	



Landlord Rep: **Equity Partners Real Estate / David Spezza (727) 656-9867 -- 35,230 SF (1,500-15,000 SF)**

**19 41232-41334 Us Highway 19 N - Tarpon Square**

<b>AKA 41232 Us Rte 19 N</b>	Building Type: <b>Retail/Department Store</b>	Space Avail: <b>4,260 SF</b>
	(Community Ctr)	Max Contig: <b>4,260 SF</b>
<b>Tarpon Springs, FL 34689</b>	Building Status: <b>Built 1974, Renov 1998</b>	Smallest Space: <b>4,260 SF</b>
<b>Pinellas County</b>	Building Size: <b>115,254 SF</b>	Rent/SF/Yr: <b>Withheld</b>
	Land Area: <b>20.52 AC</b>	% Leased: <b>96.3%</b>
	Stories: <b>1</b>	
	Expenses: <b>2021 Tax @ \$1.92/sf</b>	
	Parking: <b>930 Surface Spaces are available; Ratio of 3.00/1,000 SF</b>	
	For Sale: <b>Not For Sale</b>	



Landlord Rep: **Rivercrest Realty Investors / Heather Stewart (919) 926-3097 -- 4,260 SF (4,260 SF)**

**Building Notes:**

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

## 20 41522 US Highway 19 N

**Tarpon Springs, FL 34689** Building Type: **Retail/Bowling Alley**  
**Pinellas County** Building Status: **Built 1959**  
Building Size: **19,485 SF**  
Land Area: **1.51 AC**  
Stories: **1**  
Expenses: **2021 Tax @ \$1.26/sf**  
Parking: **154 Surface Spaces are available; Ratio of 2.55/1,000 SF**  
For Sale: **Not For Sale**

Space Avail: **3,291 SF**  
Max Contig: **3,291 SF**  
Smallest Space: **3,291 SF**  
Rent/SF/Yr: **Withheld**  
% Leased: **83.1%**



Landlord Rep: **SRS Real Estate Partners / Tyler McRae (813) 424-2502 / Grant Burt (813) 379-3445 -- 3,291 SF (3,291 SF)**

### Building Notes:

Location Corner: NW

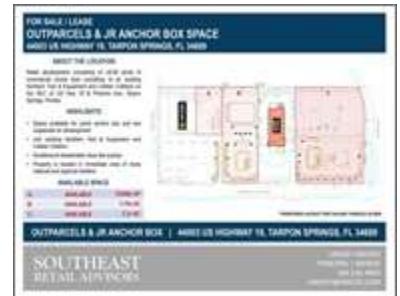
Property Description: Roller Skating Rink

Property Use Description: Roller Skating Rink

## 21 44091 US Highway 19 N

**Tarpon Springs, FL 34689** Building Type: **Retail**  
**Pinellas County** Building Status: **Proposed, breaks ground Dec 2024**  
Building Size: **10,000 SF**  
Land Area: **9.95 AC**  
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: *Company information unavailable at this time*

22 716 Wesley Ave - Anclote Industrial Park

Tarpon Springs, FL 34689

Pinellas County

Building Type: **Class C Warehouse**

Building Status: **Built 1997**

Building Size: **22,000 SF**

Land Area: **1.26 AC**

Stories: **1**

Space Avail: **3,000 SF**

Max Contig: **2,000 SF**

Smallest Space: **1,000 SF**

Rent/SF/Yr: **\$10.00 -**

**\$11.00/nnn**

% Leased: **95.5%**

Expenses: **2021 Tax @ \$0.86/sf**

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

For Sale: **Not For Sale**



Landlord Rep: **Doyle & McGrath Real Estate LLC / D.Michael D. Mauger (813) 948-7368 -- 3,000 SF (1,000-2,000 SF)**