

Properties for Lease



Prepared By:



Karen Lemmons
City of Tarpon Springs
Economic Development Manager
(727) 938-3711
klemmons@ctsfl.us
324 Pine St
Tarpon Springs, Florida 34689





1911 Oakmont Ave

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



Warehouse

Property Summary

RBA (% Leased)	20,000 SF (89.3%)
Built	2001
Tenancy	Multiple
Available	2,150 SF
Max Contiguous	2,150 SF
Asking Rent	Withheld
Clear Height	15'
Drive Ins	14 total/10' w x 15' h
Levelers	None
Parking Spaces	1.00/1,000 SF; Covered Spaces Available; 20 Surface Spaces



Primary Leasing Company:

Genesis Industrial Inc: Phil Chrysakis (727) 243-5731

Available Spaces

Suite	Use	Type	SF Available	Building Contiguous	Rent/SF/Year	Occupancy	Term	Docks	Drive Ins
-	Industrial	Direct	2,150	2,150	Withheld	Vacant	Negotiable	-	-

Contacts

Type	Name	Location	Phone
Recorded Owner	Genesis Industrial LLC	-	-
True Owner	Genesis Industrial Inc	Tarpon Springs, FL 34689	(727) 243-5731
Contacts	Phil Chrysakis (727) 243-5731		
Primary Leasing	Genesis Industrial Inc	Tarpon Springs, FL 34689	(727) 243-5731
Contacts	Phil Chrysakis (727) 243-5731		

For Lease Summary

Number of Spaces	1	% Leased	89.3%
Smallest Space	2,150 SF	Asking Rent	Withheld
Max Contiguous	2,150 SF	Industrial Available	2,150 SF
Vacant	2,150 SF		

Property Details

Land Area	1.72 AC (74,923 SF)	Zoning	E-1
Building FAR	0.27	Parcel	01-27-15-89136-000-0050
Crane	None		

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
American Boat Works	1	5,000	5	Jul 2016	-
Laursen Construction	1	2,500	18	Oct 2025	-



Tenants (Continued)

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Stuart Automotive Repairs	1	2,000	13	Jan 2019	-

Showing 3 of 3 Tenants



1960-1992 S Alt 19 Hwy - Klosterman Plaza

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



Retail

Property Summary

Center Type	Strip Center
GLA (% Leased)	13,024 SF (80.4%)
Built	1977
Tenancy	Multiple
Available	800 - 2,550 SF
Max Contiguous	1,750 SF
Asking Rent	Withheld
Frontage	204' on Klosterman Rd
Frontage	253' on Pinellas Ave
Parking Spaces	0.49/1,000 SF; 64 Surface Spaces



Primary Leasing Company:

Mohamad Asfour: Mohamad Asfour (727) 460-9117, Nader Asfour (727) 460-6438

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
P 1	3	Office	Direct	1,750	1,750	1,750	\$14.00 NNN	Vacant	Negotiable
P 1	8	Office/Retail	Direct	800	800	800	\$14.00 NNN	Vacant	1 - 5 Years

Contacts

Type	Name	Location	Phone
Recorded Owner	Abed Asfour, LLC	Tarpon Springs, FL 34689	-
True Owner	Raida Asfour	Oldsmar, FL 34677	-
Contacts	Raida Asfour		
Primary Leasing	Mohamad Asfour	Tarpon Springs, FL 34689	(727) 460-9117
Contacts	Mohamad Asfour (727) 460-9117, Nader Asfour (727) 460-6438		

For Lease Summary

Number of Spaces	2	% Leased	80.4%
Smallest Space	800 SF	Asking Rent	Withheld
Max Contiguous	1,750 SF	CAM	\$9.00/SF
Total Available	2,550 SF	Office Available	1,750 SF
Vacant	2,550 SF	Office/Retail Available	800 SF



Property Details

Land Area	1.27 AC (55,482 SF)	Zoning	R-4
Building FAR	0.23	Parcel	24-27-15-39348-001-0030

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Chevron	1	3,000	-	Jan 2022	-
Price Rite Food Mart	1	3,000	-	Nov 2013	-
Professional Tax Assosicates	1	1,750	-	Jun 2024	Jun 2027
Plum Pizzeria	1	1,500	-	Jun 2020	-
Subway	1	1,200	6	Mar 2011	-

Showing 5 of 12 Tenants



110 Athens St

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



Light Manufacturing

Property Summary

RBA (% Leased)	23,090 SF (88.9%)
Built	1931
Tenancy	Multiple
Available	100 - 2,569 SF
Max Contiguous	2,469 SF
Asking Rent	Withheld
Clear Height	10'
Drive Ins	5 total
Levelers	None
Parking Spaces	2.15/1,000 SF; Covered Spaces Available; 50 Surface Spaces



Primary Leasing Company:

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

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
P 1	A	Office/Retail	Direct	1,840	2,469	2,469	\$16.50 NNN	Vacant	1 - 5 Years
P 1	E	Office/Retail	Direct	273	2,469	2,469	\$16.50 NNN	Vacant	1 - 5 Years
P 1	F	Office/Retail	Direct	220	2,469	2,469	\$16.50 NNN	Vacant	1 - 5 Years
P 1	L	Office/Retail	Direct	136	2,469	2,469	\$16.50 NNN	Vacant	1 - 5 Years
P 1	J	Office/Medical	Direct	100	100	100	\$16.50 NNN	Vacant	5 Years

Contacts

Type	Name	Location	Phone
Recorded Owner	White Family Properties	Tarpon Springs, FL 34689	(727) 415-4631
True Owner	White Vonda	Tarpon Springs, FL 34689	(727) 415-4631
Primary Leasing	White Family Properties	Tarpon Springs, FL 34689	(727) 415-4631



Contacts (Continued)

Type	Name	Location	Phone
Contacts	Vonda White (727) 415-4631		

For Lease Summary

Number of Spaces	5	% Leased	88.9%
Smallest Space	100 SF	Asking Rent	Withheld
Max Contiguous	2,469 SF	Office/Retail Available	2,469 SF
Total Available	2,569 SF	Office/Medical Available	100 SF
Vacant	2,569 SF		

Property Details

Land Area	1.19 AC (51,836 SF)	Sprinklers	Wet
Building FAR	0.45	Zoning	1B, GB, RM
Parcel	12-27-15-15264-000-0110 (+5 more)		

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Goosehead Insurance	Unkwn	3,500	-	Feb 2022	-
Morphosi Academy	1	500	-	Jun 2025	-
Brinks Real Estate	Unkwn	-	10	Oct 2018	-
Car Smart	Unkwn	-	-	Jan 2019	-
Collegiate Risk Management	Unkwn	-	4	Apr 2017	-

Showing 5 of 8 Tenants



1540 Bend Dr - River Bend Business Park

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



Warehouse

Property Summary

RBA (% Leased)	12,874 SF (52.7%)
Built	2025
Tenancy	Multiple
Available	3,046 - 6,092 SF
Max Contiguous	6,092 SF
Asking Rent	\$11.78 SF/Year/NNN
Clear Height	20'
Drive Ins	None
Levelers	None

Leasing Companies:

Tager Realty, Inc: Holly Jean (813) 390-6364



Available Spaces

Suite	Use	Type	SF Available	Building Contiguous	Rent/SF/Year	Occupancy	Term	Docks	Drive Ins
B	Industrial	Direct	3,046/200 Office	6,092	\$11.78 NNN	Vacant	1 Year	-	-
C	Industrial	Direct	3,046/200 Office	6,092	\$11.78 NNN	Vacant	1 Year	-	-



Available Spaces (Continued)

Suite	Use	Type	SF Available	Building Contiguous	Rent/SF/Year	Occupancy	Term	Docks	Drive Ins
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For Lease Summary

Number of Spaces	2	Asking Rent	\$11.78 SF/Year
Smallest Space	3,046 SF	Service Type	Triple Net
Max Contiguous	6,092 SF	CAM	\$3.00/SF
Vacant	6,092 SF	Industrial Available	6,092 SF
% Leased	52.7%		

Property Details

Land Area	0.40 AC (17,424 SF)	Zoning	GC
Building FAR	0.74	Parcel	02-27-15-75760-002-0150
Power	200a/ 3p		

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Bayside Total Auto Car	1	3,736	-	Nov 2025	Oct 2029
SkillWorx	1	3,046	-	Nov 2025	-

Showing 2 of 2 Tenants



535 Brady Road - Riverbend Business Park

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



Service

Property Summary

RBA (% Leased)	24,000 SF (62.5%)
Built	2024
Tenancy	Multiple
Available	1,500 - 9,000 SF
Max Contiguous	9,000 SF
Asking Rent	\$13.00 SF/Year/MG
Clear Height	24'
Drive Ins	3 total
Levelers	None



Leasing Companies:

Pioneer Homes: George Zutes (727) 644-7467

Available Spaces

Suite	Use	Type	SF Available	Building Contiguous	Rent/SF/Year	Occupancy	Term	Docks	Drive Ins
-	Industrial	Direct	4,500	9,000	\$13.00 MG	Vacant	1 - 5 Years	-	-
-	Industrial	Direct	3,000	9,000	\$13.00 MG	Vacant	1 - 5 Years	-	-
-	Industrial	Direct	1,500	9,000	\$13.00 MG	Vacant	1 - 5 Years	-	-



For Lease Summary

Number of Spaces	3	Asking Rent	\$13.00 SF/Year
Smallest Space	1,500 SF	Service Type	Modified Gross
Max Contiguous	9,000 SF	CAM	\$0.39/SF
Vacant	9,000 SF	Industrial Available	9,000 SF
% Leased	62.5%		

Property Details

Land Area	1.50 AC (65,340 SF)	Zoning	ID
Building FAR	0.37		
Parcel	02-27-15-75760-002-0180 (+1 more)		

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Contract Technologies International	1	500	6	Jul 2025	-

Showing 1 of 1 Tenants



955 E Martin Luther King Jr Dr - Bldg 1

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



Office

Property Summary

RBA (% Leased)	3,510 SF (100%)
Built	2004
Stories	1
Elevators	None
Typical Floor	3,510 SF
Tenancy	Multiple
Available	1,170 SF
Max Contiguous	1,170 SF
Asking Rent	\$23.00 SF/Year/MG
Parking Spaces	4.27/1,000 SF; 15 Surface Spaces



Leasing Companies:

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

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
P 1	D	Office	Direct	1,170	1,170	1,170	\$23.00 MG	30 Days	2 - 5 Years

Contacts

Type	Name	Location	Phone
Recorded Owner	ITAX PROPERTIES LLC	-	-
True Owner	I Tax Service LLC	Miami, FL 33177	(305) 790-4336
Contacts	Carolina Pineiro (305) 790-4336		



For Lease Summary

Number of Spaces	1	% Leased	100%
Smallest Space	1,170 SF	Asking Rent	\$23.00 SF/Year
Max Contiguous	1,170 SF	Service Type	Modified Gross
Vacant	0 SF	Office Available	1,170 SF

Property Details

Land Area	0.11 AC (4,792 SF)	Zoning	Tarpon Springs
Building FAR	0.73	Parcel	12-27-15-89982-047-0701
Owner Occupied	No		

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Kay Primary Care INC	1	1,136	-	Apr 2025	Mar 2027
Atlantic Insurance	1	500	-	Oct 2022	-
International Rigging Group, LLC	1	500	-	Jul 2025	-
Itax Services LLC	1	500	2	Oct 2022	-
Digital Eyez LLC	1	-	-	Dec 2018	-

Showing 5 of 5 Tenants

7 210 Pinellas Ave S - Arcade Professional Center
Tarpon Springs, Florida 34689 (Pinellas County) - North Pinellas Submarket



Office

Property Summary

RBA (% Leased)	40,000 SF (71.8%)
Built	1921
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/Year/MG

Primary Leasing Company:

The Krauss Organization: Paul Peluso (727) 638-9559



Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
P 2	-	Office	Direct	5,000	5,000	5,000	\$12.00 MG	Vacant	Negotiable
P 2	-	Office	Direct	3,000	3,000	3,000	\$12.00 MG	Vacant	Negotiable
P 2	-	Office	Direct	2,000	2,000	2,000	\$12.00 MG	Vacant	Negotiable
P 2	-	Office	Direct	1,000	1,000	1,000	\$12.00 MG	Vacant	Negotiable
P 2	-	Office	Direct	300	300	300	\$19.00 MG	Vacant	Negotiable



Contacts

Type	Name	Location	Phone
Recorded Owner	Arcade Professional Center	Boca Raton, FL 33432	-
Primary Leasing	The Krauss Organization	Tampa, FL 33609	(813) 885-5656
Contacts	Paul Peluso (727) 638-9559		

For Lease Summary

Number of Spaces	5	% Leased	71.8%
Smallest Space	300 SF	Asking Rent	\$12.00 - 19.00 SF/Year
Max Contiguous	5,000 SF	Service Type	Modified Gross
Vacant	11,300 SF	Office Available	11,300 SF

Property Details

Land Area	1.27 AC (55,321 SF)	Owner Occupied	No
Building FAR	0.72	Zoning	GB, Tarpon Springs
Parcel	12-27-15-60228-000-0070 (+1 more)		

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Ameriprise Financial	1-2	3,250	22	Aug 2018	-
Melina Scally, Psy.D.	2	2,500	17	Dec 2018	-
Abba Development/ Realty Group	2	2,000	-	Jun 2020	-
ChatLead.com, Inc.	1	2,000	10	Aug 2018	-
KN Computer Supplies	2	2,000	-	Jun 2020	-

Showing 5 of 14 Tenants

8 1501 S Pinellas Ave - Tarpon Professional Center
Tarpon Springs, Florida 34689 (Pinellas County) - North Pinellas Submarket



Office

Property Summary

RBA (% Leased)	25,608 SF (100%)
Built	1988
Stories	1
Elevators	None
Typical Floor	25,608 SF
Tenancy	Multiple
Available	800 SF
Max Contiguous	800 SF
Asking Rent	\$12.00 SF/Year/NNN
Parking Spaces	10.00/1,000 SF; 130 Surface Spaces



Primary Leasing Company:

Klein & Heuchan, Inc.: Monique Petronje (813) 743-5056

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
P 1	N	Office	Direct	800	800	800	\$12.00 NNN	30 Days	Negotiable

Contacts

Type	Name	Location	Phone
Recorded Owner	Tej LI	Oldsmar, FL 34677	-
True Owner	TEJ L.L.C.	Oldsmar, FL 34677	(727) 789-8321
Contacts	Alka Patel (727) 789-8321		
Primary Leasing	Klein & Heuchan, Inc.	Clearwater, FL 33765	(727) 441-1951
Contacts	Monique Petronje (813) 743-5056		

For Lease Summary

Number of Spaces	1	% Leased	100%
Smallest Space	800 SF	Asking Rent	\$12.00 SF/Year
Max Contiguous	800 SF	Service Type	Triple Net
Vacant	0 SF	Office Available	800 SF

Property Details

Land Area	1.17 AC (50,965 SF)	Owner Occupied	No
Building FAR	0.50	Zoning	RO
Parcel	13-27-15-89898-000-0030 (+1 more)		

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
AdventHealth Centra Care	1	2,500	17	Feb 2020	-
Breaking Free Services Center For Well-ness	1	2,384	-	Sep 2018	-
State Of Florida Department Of Corrections	1	2,000	13	Feb 2020	-
TeamLogic IT	1	2,000	13	Feb 2021	-
Belle & Beau Studio	1	1,164	-	Jan 2015	-

Showing 5 of 13 Tenants



1730 S Pinellas Ave

Tarpon Springs, Florida 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/Year/NNN
Frontage	531' on Pinellas Ave
Parking Spaces	1.20/1,000 SF; 76 Surface Spaces; Covered Spaces Available



Primary Leasing Company:

Public Storage: Michael Schulte (703) 926-3693

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
P 1	A	Office/Retail	Direct	1,700 - 3,400	3,400	3,400	\$12.00 NNN	Vacant	Negotiable
P 1	B	Office/Retail	Direct	1,700 - 3,400	3,400	3,400	\$12.00 NNN	Vacant	Negotiable

Contacts

Type	Name	Location	Phone
Recorded Owner	Storage Trust Prop	Glendale, CA 91221	-
True Owner	Public Storage	Glendale, CA 91201	(818) 244-8080
Primary Leasing	Public Storage	Glendale, CA 91201	(818) 244-8080
Contacts	Michael Schulte (703) 926-3693		

For Lease Summary

Number of Spaces	2	Asking Rent	\$12.00 SF/Year
Smallest Space	1,700 SF	Service Type	Triple Net
Max Contiguous	3,400 SF	CAM	\$2.52/SF
Vacant	6,800 SF	Office/Retail Available	6,800 SF
% Leased	56.6%		

Property Details

Land Area	4.10 AC (178,596 SF)	Zoning	C-2
Building FAR	0.09	Parcel	24-27-15-39960-000-0030

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
All Star Service Industries, Inc.	1	1,500	5	Sep 2017	-
Mac Associates	1	1,500	2	Apr 2015	-

Showing 2 of 2 Tenants





1888 S Pinellas Ave

Tarpon Springs, Florida 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	\$16.00 SF/Year/FS
Parking Spaces	3.81/1,000 SF; 40 Surface Spaces



Primary Leasing Company:

Yellowtail Commercial Realty: Georgia Watson (813) 453-6616

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
P 1	#3	Flex	Direct	1,600	1,600	1,600	\$12.00 FS	Vacant	Negotiable
P 1	2A	Office/Retail	Direct	800	800	800	\$16.00 FS	Vacant	Negotiable
P 1	2B	Flex	Direct	800	800	800	\$16.00 FS	Vacant	Negotiable

Contacts

Type	Name	Location	Phone
Recorded Owner	Aristos Holdings LLC	-	-
Recorded Owner	Aristos Holdings LLC	Palm Harbor, FL 34683	-
True Owner	John M Billiris	Palm Harbor, FL 34683	(727) 937-8128
Contacts	John Billiris (727) 421-5916		
Primary Leasing	Yellowtail Commercial Realty	Lutz, FL 33549	(813) 908-1560
Contacts	Georgia Watson (813) 453-6616		

For Lease Summary

Number of Spaces	3	% Leased	69.5%
Smallest Space	800 SF	Asking Rent	\$16.00 SF/Year
Max Contiguous	1,600 SF	Service Type	Full Service
Total Available	3,200 SF	Office/Retail Available	800 SF
Vacant	3,200 SF	Flex Available	2,400 SF

Property Details

Land Area	1.14 AC (49,658 SF)	Zoning	RO
Building FAR	0.21	Parcel	24-27-15-39348-002-0010
Owner Occupied	No		



Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
CrossFit	1	12,406	-	Aug 2025	-
Total Fitness	1	5,188	10	Jul 2013	-
Select Physical Therapy	1	2,000	13	Sep 2009	-
Palm Harbor Sign & Design Inc	1	500	3	Oct 2024	-
Palm Harbor Signs	1	480	-	Nov 2024	Oct 2027

Showing 5 of 6 Tenants



39310-39348 US Highway 19 - Bradley Plaza

Tarpon Springs, Florida 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/Year/NNN
Frontage	400' on US Hwy 19
Parking Spaces	4.06/1,000 SF; 100 Surface Spaces

Primary Leasing Company:

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



Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
P 1	39332	Office/Retail	Direct	3,000	3,000	3,000	\$15.00 NNN	Vacant	1 - 10 Years
P 1	39336	Office/Retail	Direct	2,000	2,000	2,000	\$15.00 NNN	Vacant	1 - 10 Years
P 1	39320	Office/Retail	Direct	1,000	1,000	1,000	\$15.00 NNN	Vacant	1 - 10 Years

Contacts

Type	Name	Location	Phone
True Owner	DSR Realty LLC	Tampa, FL 33615	(813) 240-3409
Contacts	David Relin (813) 240-3409		
Primary Leasing	DSR Realty LLC	Tampa, FL 33615	(813) 240-3409
Contacts	David Relin (813) 240-3409		

For Lease Summary

Number of Spaces	3	Asking Rent	\$15.00 SF/Year
Smallest Space	1,000 SF	Service Type	Triple Net
Max Contiguous	3,000 SF	CAM	\$5.75/SF
Vacant	6,000 SF	Office/Retail Available	6,000 SF
% Leased	79.2%		



Property Details

Land Area	2.66 AC (115,870 SF)	Zoning	CH
Building FAR	0.25	Parcel	19-27-16-89442-000-0171

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Baldwin Funeral Service	1	1,800	2	Nov 2023	Oct 2026
Achieve Family Martial Arts & Fitness Center	1	1,500	-	Aug 2020	-
Being Christ's Church	1	1,500	-	Aug 2020	-
Bellydance By Taliah Hipnique Studio	1	1,500	-	Aug 2020	-
Christopher R. Miller, DDS	1	1,500	-	Aug 2020	-

Showing 5 of 19 Tenants

12 39020-39046 US Highway 19 N - The Four Seasons
Tarpon Springs, Florida 34689 (Pinellas County) - North Pinellas Submarket



Retail

Property Summary

Center Type	Strip Center
GLA (% Leased)	15,600 SF (100%)
Built	1988
Tenancy	Multiple
Available	720 SF
Max Contiguous	720 SF
Asking Rent	\$26.00 SF/Year/NNN
Frontage	311' on U.S. 19
Parking Spaces	2.69/1,000 SF; 42 Surface Spaces

Primary Leasing Company:

KW Commercial: Deana Auld (727) 409-4273



Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
P 1	39040	Retail	Direct	720	720	720	\$26.00 NNN	30 Days	Negotiable

Contacts

Type	Name	Location	Phone
Recorded Owner	EM Investment Group LLC	Tarpon Springs, FL 34689	(727) 375-5350
True Owner	Boss Electric	Tarpon Springs, FL 34689	(727) 791-1308
Contacts	Emad Henin (727) 638-4362		
Primary Leasing	KW Commercial	Palm Harbor, FL 34684	(727) 772-0772
Contacts	Deana Auld (727) 409-4273		



For Lease Summary

Number of Spaces	1	Asking Rent	\$26.00 SF/Year
Smallest Space	720 SF	Service Type	Triple Net
Max Contiguous	720 SF	CAM	\$8.28/SF
Vacant	0 SF	Retail Available	720 SF
% Leased	100%		

Property Details

Land Area	1.06 AC (46,174 SF)	Zoning	HB
Building FAR	0.34	Parcel	19-27-16-89442-000-0200

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Stathopoulos Law Group, P.A.	1	2,000	-	Jul 2011	-
Hole In One Donuts	1	1,500	-	Aug 2020	-
Papa Johns	1	1,400	14	Nov 2023	-
Drainage Professional	1	1,250	-	Jul 2021	-
Gigi's Hair Studio	1	1,250	-	Aug 2020	-

Showing 5 of 14 Tenants



40351 US Highway 19 N - Tarpon Lake Center

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



Warehouse

Property Summary

RBA (% Leased)	104,250 SF (95.2%)
Built/Renovated	1987/1993
Tenancy	Multiple
Available	5,000 SF
Max Contiguous	5,000 SF
Asking Rent	\$11.00 SF/Year/MG
Drive Ins	None
Docks	None
Levelers	None
Parking Spaces	Surface Spaces Available



Primary Leasing Company:

Wikle Real Estate Inc.: Nathaniel Hatzie (727) 612-4792

Available Spaces

Suite	Use	Type	SF Available	Building Contiguous	Rent/SF/Year	Occupancy	Term	Docks	Drive Ins
308	Industrial	Direct	5,000	5,000	\$11.00 MG	Vacant	Negotiable	-	-

Contacts

Type	Name	Location	Phone
Recorded Owner	PJW Big 19 LLC	Palm Harbor, FL 34683	-
True Owner	PJW Properties	Palm Harbor, FL 34683	(727) 515-6571



Contacts (Continued)

Type	Name	Location	Phone
Contacts	Paul Wikle (727) 515-6571		
Primary Leasing	Wikle Real Estate Inc.	Palm Harbor, FL 34683	(727) 787-2727
Contacts	Nathaniel Hatzie (727) 612-4792		

For Lease Summary

Number of Spaces	1	Asking Rent	\$11.00 SF/Year
Smallest Space	5,000 SF	Service Type	Modified Gross
Max Contiguous	5,000 SF	CAM	\$1.50/SF
Vacant	5,000 SF	Industrial Available	5,000 SF
% Leased	95.2%		

Property Details

Land Area	11.28 AC (491,357 SF)	Zoning	CG
Building FAR	0.21	Parcel	18-27-16-89424-000-0134

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Gulfside Glass Inc	1	5,036	4	Oct 2011	-
Elite Auto & Marine Upholstery	1	5,000	3	Aug 2007	-
High Definition Audio Video, Inc.	1	5,000	9	Sep 2022	-
Upward Gymnastics	1	5,000	5	Dec 2021	-
Golf Range Netting	1	3,000	6	Apr 2009	-

Showing 5 of 9 Tenants

14 40417-40431 US Highway 19 N - Eagle Square
Tarpon Springs, Florida 34689 (Pinellas County) - North Pinellas Submarket



Retail

Property Summary

GLA (% Leased)	4,560 SF (73.7%)
Built	1984
Tenancy	Multiple
Available	600 - 1,200 SF
Max Contiguous	600 SF
Asking Rent	\$20.00 SF/Year/MG
Frontage	103' on US Highway 19 N
Parking Spaces	Covered Spaces Available

Primary Leasing Company:

Ross Realty Group, Inc.: Elliott Ross (727) 639-3800, Chris Shryock (727) 412-5166



Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
P 1	40431	Office/Retail	Direct	600	600	600	\$20.00 MG	Vacant	Negotiable
P 1	40421	Office/Retail	Direct	600	600	600	\$20.00 MG	Vacant	Negotiable

Contacts

Type	Name	Location	Phone
Recorded Owner	Tssai Llc	Clearwater, FL 33763	-
True Owner	Ajay Chitta	Clearwater, FL 33763	(484) 515-0398
Contacts	Ajay Chitta (484) 515-0398		
Primary Leasing	Ross Realty Group, Inc.	Tampa, FL 33607	(813) 755-6700
Contacts	Elliott Ross (727) 639-3800, Chris Shryock (727) 412-5166		

For Lease Summary

Number of Spaces	2	% Leased	73.7%
Smallest Space	600 SF	Asking Rent	\$20.00 SF/Year
Max Contiguous	600 SF	Service Type	Modified Gross
Vacant	1,200 SF	Office/Retail Available	1,200 SF

Property Details

Land Area	0.79 AC (34,412 SF)	Zoning	HB, Tarpon Springs
Building FAR	0.13	Parcel	18-27-16-89424-000-0131

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
The Vapers Depot	1	1,000	2	Oct 2017	-
Acotto Images & Videography	1	600	-	Sep 2020	-
Beautifeyed	1	600	3	Aug 2022	-
FS Marble And Granite	1	600	-	Aug 2020	-

Showing 4 of 4 Tenants



716 Wesley Ave - Ancloste Industrial Park

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



Warehouse

Property Summary

RBA (% Leased)	22,000 SF (86.4%)
Built	1997
Tenancy	Multiple
Available	1,000 - 3,000 SF
Max Contiguous	2,000 SF
Asking Rent	\$11.00 - 14.15 SF/Year/NNN
Clear Height	20'
Drive Ins	22 total/12' w x 14' h
Docks	None
Levelers	None
Parking Spaces	Surface Spaces Available



Primary Leasing Company:

Doyle & McGrath Real Estate LLC: Michael Mauger (813) 995-3864

Available Spaces

Suite	Use	Type	SF Available	Building Contiguous	Rent/SF/Year	Occupancy	Term	Docks	Drive Ins
13,14	Flex	Direct	2,000	2,000	\$11.00 NNN	Vacant	Negotiable	-	2
9	Flex	Direct	1,000/300 Office	1,000	\$14.15 NNN	Vacant	Negotiable	-	1

Contacts

Type	Name	Location	Phone
Recorded Owner	Wesley Avenue Llc	Palm Harbor, FL 34684	-
Primary Leasing	Doyle & McGrath Real Estate LLC	Lutz, FL 33548	(813) 948-7368
Contacts	Michael Mauger (813) 995-3864		

For Lease Summary

Number of Spaces	2	Asking Rent	\$11.00 - 14.15 SF/Year
Smallest Space	1,000 SF	Service Type	Triple Net
Max Contiguous	2,000 SF	CAM	\$4.15/SF
Vacant	3,000 SF	Flex Available	3,000 SF
% Leased	86.4%		

Property Details

Land Area	1.26 AC (54,886 SF)	Column Spacing	Yes
Building FAR	0.40	Zoning	Heavy Industrial
Crane	None	Parcel	02-27-15-00978-000-0200

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Jam Resource Recovery, Llc	1	500	4	Jul 2012	-



Tenants (Continued)

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Aerial Construction Technology LLC	1	-	2	Sep 2017	-
CKB Industries Inc	1	-	7	Jul 2016	-
Reeflex Marine LLC	1	-	2	Oct 2016	-

Showing 4 of 4 Tenants



720 Wesley Ave

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



Warehouse

Property Summary

RBA (% Leased)	21,578 SF (81.5%)
Built	1999
Tenancy	Multiple
Available	4,000 SF
Max Contiguous	4,000 SF
Asking Rent	\$13.15 SF/Year/NNN
Clear Height	24'
Drive Ins	20 total/10' w x 15' h
Docks	None
Levelers	None
Parking Spaces	3.41/1,000 SF; 75 Surface Spaces



Primary Leasing Company:

Doyle & McGrath Real Estate LLC: Michael Mauger (813) 995-3864

Available Spaces

Suite	Use	Type	SF Available	Building Contiguous	Rent/SF/Year	Occupancy	Term	Docks	Drive Ins
1/20	Industrial	Direct	4,000/800 Office	4,000	\$13.15 NNN	03/2026	Negotiable	-	4

Contacts

Type	Name	Location	Phone
Recorded Owner	Wesley Avenue, LLC	Palm Harbor, FL 34684	-
True Owner	NNN Management LLC	Palm Harbor, FL 34684	(727) 334-8221
Contacts	Danny Bolnick (727) 334-8221		
Primary Leasing	Doyle & McGrath Real Estate LLC	Lutz, FL 33548	(813) 948-7368
Contacts	Michael Mauger (813) 995-3864		

For Lease Summary

Number of Spaces	1	Asking Rent	\$13.15 SF/Year
Smallest Space	4,000 SF	Service Type	Triple Net
Max Contiguous	4,000 SF	CAM	\$4.15/SF
Vacant	4,000 SF	Industrial Available	4,000 SF
% Leased	81.5%		



Property Details

Land Area	1.28 AC (55,757 SF)	Power	480a/ 3p
Building FAR	0.39	Zoning	M-1
Crane	None	Parcel	02-27-15-00978-000-0210

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Goz Built	1	4,050	-	May 2013	-
Same Day Windshields	1	1,000	-	Jan 2016	-
Marrakech Express	1	-	16	Jul 2016	-
Silver Screen Inc	1	-	1	Nov 2018	-

Showing 4 of 4 Tenants



743 Wesley Ave

Tarpon Springs, Florida 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	4,000 SF
Asking Rent	\$13.50 SF/Year/MG
Drive Ins	5 total/12' w x 14' h
Docks	None
Levelers	None
Parking Spaces	2.25/1,000 SF; 15 Surface Spaces



Primary Leasing Company:

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

Available Spaces

Suite	Use	Type	SF Available	Building Contiguous	Rent/SF/Year	Occupancy	Term	Docks	Drive Ins
A & B	Industrial	Direct	2,000	4,000	\$13.50 MG	02/2026	Negotiable	-	2
C & D	Industrial	Direct	2,000	4,000	\$13.50 MG	Vacant	Negotiable	-	2

Contacts

Type	Name	Location	Phone
Recorded Owner	Desmond Fitzgerald	Dunedin, FL 34698	(813) 510-9696
True Owner	Desmond Fitzgerald	Dunedin, FL 34698	(813) 510-9696
Contacts	Desmond Fitzgerald (813) 510-9696		
Primary Leasing	Klein & Heuchan, Inc.	Clearwater, FL 33765	(727) 441-1951
Contacts	Don Russell (727) 709-2158		

For Lease Summary

Number of Spaces	2	% Leased	40.1%
Smallest Space	2,000 SF	Asking Rent	\$13.50 SF/Year
Max Contiguous	4,000 SF	Service Type	Modified Gross
Vacant	4,000 SF	Industrial Available	4,000 SF

Property Details

Land Area	0.47 AC (20,473 SF)	Zoning	IR
Building FAR	0.33	Parcel	02-27-15-00978-000-0080
Crane	None		

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Desmond Fitzgerald	1	6,674	-	May 2015	-

Showing 1 of 1 Tenants

18

707-1073 S Pinellas Ave - Manatee Village Shopping Center
Tarpon Springs, Florida 34689 (Pinellas County) - North Pinellas Submarket



Retail

Property Summary

Center Type	Community Center
GLA (% Leased)	118,792 SF (23.8%)
Built/Renovated	1989/2001
Tenancy	Multiple
Available	1,150 - 90,483 SF
Max Contiguous	46,749 SF
Asking Rent	Withheld
Frontage	964' on Pinellas
Parking Spaces	3.62/1,000 SF; 375 Surface Spaces; Covered Spaces Available



Primary Leasing Company:

Colliers: Stephanie Addis (813) 405-7965

Leasing Companies:

Ash Properties: Dave Gaglione (904) 472-5851

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
P 1	955	Retail	Direct	46,749	46,749	46,749	Withheld	Vacant	Negotiable
P 1	875	Retail	Direct	11,070	11,070	11,070	Withheld	Vacant	Negotiable
P 1	1029	Retail	Direct	7,463	7,463	7,463	Withheld	Vacant	Negotiable
P 1	743	Retail	Direct	4,336	4,336	4,336	Withheld	Vacant	Negotiable
P 1	835	Retail	Direct	3,617	3,617	3,617	Withheld	Vacant	Negotiable
P 1	1081	Retail	Direct	2,411	2,411	2,411	Withheld	Vacant	Negotiable
P 1	767	Retail	Direct	1,796	1,796	1,796	Withheld	Vacant	Negotiable
P 1	751	Retail	Direct	1,787	1,787	1,787	Withheld	Vacant	Negotiable



Available Spaces (Continued)

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
P 1	891	Retail	Direct	1,669	1,669	1,669	Withheld	Vacant	Negotiable
P 1	725	Retail	Direct	1,214	1,214	1,214	Withheld	Vacant	Negotiable
P 1	819	Retail	Direct	1,210	1,210	1,210	Withheld	Vacant	Negotiable
P 1	811	Retail	Direct	1,208	1,208	1,208	Withheld	Vacant	Negotiable
P 1	1073	Retail	Direct	1,202	1,202	1,202	Withheld	Vacant	Negotiable
P 1	1065	Retail	Direct	1,202	1,202	1,202	Withheld	Vacant	Negotiable
P 1	719	Retail	Direct	1,202	1,202	1,202	Withheld	Vacant	Negotiable
P 1	731	Retail	Direct	1,197	1,197	1,197	Withheld	Vacant	Negotiable
P 1	761	Retail	Direct	1,150	1,150	1,150	Withheld	Vacant	Negotiable

Contacts

Type	Name	Location	Phone
Recorded Owner	Manatee Village LLC	Jacksonville, FL 32256	-
True Owner	Ash Properties	Jacksonville, FL 32256	(904) 992-9000
Primary Leasing	Colliers	Tampa, FL 33609	(813) 221-2290
Contacts	Stephanie Addis (813) 405-7965		

For Lease Summary

Number of Spaces	17	% Leased	23.8%
Smallest Space	1,150 SF	Asking Rent	Withheld
Max Contiguous	46,749 SF	Retail Available	90,483 SF
Vacant	90,483 SF		

Property Details

Land Area	10.34 AC (450,410 SF)	Zoning	CP
Building FAR	0.26		
Parcel	13-27-15-89946-004-0010 (+1 more)		

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Pinch-A-Penny Pool-Patio-Spa	1	2,280	4	Apr 2009	-
BJ's Asian Fusion	1	1,500	10	Jul 2018	-
The Anchor Church	1	1,407	5	Jul 2018	-
Elle Salon	1	1,200	5	Dec 2019	-
T-Nails	1	1,200	2	Dec 2010	-

Showing 5 of 9 Tenants



41232-41334 Us Highway 19 N - Tarpon Square

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



Retail

Property Summary

Center Type	Community Center
GLA (% Leased)	115,254 SF (74.1%)
Built/Renovated	1974/1998
Tenancy	Multiple
Available	4,260 - 29,882 SF
Max Contiguous	25,622 SF
Asking Rent	Withheld
Frontage	1,016' on E Tarpon Ave
Frontage	960' on State Route 19
Parking Spaces	8.07/1,000 SF; 930 Surface Spaces



Primary Leasing Company:

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

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
P 1	28	Retail	Direct	25,622	25,622	25,622	Withheld	Vacant	Negotiable
P 1	4	Retail	Direct	4,260	4,260	4,260	Withheld	Vacant	1 - 5 Years

Contacts

Type	Name	Location	Phone
Recorded Owner	FL Tarpon Square H A LLC	Raleigh, NC 27615	-
True Owner	Rivercrest Realty Investors	Raleigh, NC 27615	(919) 846-4046
Primary Leasing	Rivercrest Realty Investors	Raleigh, NC 27615	(919) 846-4046
Contacts	Heather Smith (919) 926-3097		

For Lease Summary

Number of Spaces	2	% Leased	74.1%
Smallest Space	4,260 SF	Asking Rent	Withheld
Max Contiguous	25,622 SF	Retail Available	29,882 SF
Vacant	29,882 SF		

Property Details

Land Area	11.24 AC (489,649 SF)	Parcel	12-27-15-89982-023-0100
Building FAR	0.24		

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Staples	1	24,064	24	May 2006	-
Bealls	1	19,749	25	Apr 2005	-
Mr. Handyman	1	12,500	-	Apr 2021	-



Tenants (Continued)

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
West Marine	1	10,925	10	Mar 2006	Jun 2027
Dollar Tree	1	8,620	11	Aug 2010	-

Showing 5 of 13 Tenants



44091 US Highway 19 N

Tarpon Springs, Florida 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	US 19
For Sale	\$4,886,000 (\$488.60/SF)
Parking Spaces	4.28/1,000 SF; 109 Surface Spaces



Sales Company:

Berkeley Capital Advisors: Ransome Foose (704) 379-1980 X105, Carl Bren-
des (703) 297-9024, Quinn O'Donnell (404) 376-1452

Leasing Companies:

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

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
E 1	-	Retail	Direct	10,000	10,000	10,000	Withheld	09/2026	Negotiable

Contacts

Type	Name	Location	Phone
Recorded Owner	Catapult Enterprises Llc	San Diego, CA 92111	-
Sales	Berkeley Capital Advisors	Charlotte, NC 28204	(704) 379-1980
Contacts	Ransome Foose (704) 379-1980 X105, Carl Brendes (703) 297-9024, Quinn O'Donnell (404) 376-1452		

For Lease Summary

Number of Spaces	1	% Leased	0.0%
Smallest Space	10,000 SF	Asking Rent	Withheld
Max Contiguous	10,000 SF	Retail Available	10,000 SF
Vacant	0 SF		

Property Details

Land Area	2.39 AC (104,108 SF)	Zoning	Commercial
Building FAR	0.10	Parcel	06-27-16-00000-120-0300





508 Athens St

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



Retail

Property Summary

GLA (% Leased)	4,703 SF (0.0%)
Built	1932
Tenancy	Single
Available	1,601 - 4,703 SF
Max Contiguous	4,703 SF
Asking Rent	\$5.00 SF/Year/NNN
Frontage	80' on Athens Street



Leasing Companies:

FHR Commercial: James Bailey (727) 809-3038

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
P 1	508	Retail	Direct	1,601 - 4,703	4,703	4,703	\$5.00 NNN	Vacant	Negotiable

Contacts

Type	Name	Location	Phone
Recorded Owner	Zorbas Zebekia Llc	Clearwater, FL 33765	-
True Owner	Peter Makris	Clearwater, FL 33765	(727) 446-0000
Contacts	Peter Makris (727) 842-5490		

For Lease Summary

Number of Spaces	1	Asking Rent	\$5.00 SF/Year
Smallest Space	1,601 SF	Service Type	Triple Net
Max Contiguous	4,703 SF	CAM	\$2.00/SF
Vacant	4,703 SF	Retail Available	4,703 SF
% Leased	0.0%		

Property Details

Land Area	0.12 AC (5,227 SF)	Zoning	T5c
Building FAR	0.90	Parcel	12-27-15-41184-000-0120





530 Athens St

Tarpon Springs, Florida 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/Year/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) 448-3533

Primary Leasing Company:

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

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
P 1	-	Retail	Direct	5,000	5,000	5,000	\$13.20 NNN	Vacant	1 - 20 Years

Contacts

Type	Name	Location	Phone
Recorded Owner	530 Athens Llc	Odessa, FL 33556	-
True Owner	Geiger Geiger & Associates	Cocoa Beach, FL 32931	(321) 784-2134
Contacts	William Geiger (321) 784-2134		
Primary Leasing	Viewpoint Realty International	Largo, FL 33770	(727) 584-7355
Contacts	Georgette Gillis (727) 448-3533, Anthony Maccaroni (727) 641-0271		
Sales	Viewpoint Realty International	Largo, FL 33770	(727) 584-7355
Contacts	Anthony Maccaroni (727) 641-0271, Georgette Gillis (727) 448-3533		

For Lease Summary

Number of Spaces	1	% Leased	0.0%
Smallest Space	5,000 SF	Asking Rent	\$13.20 SF/Year
Max Contiguous	5,000 SF	Service Type	Triple Net
Vacant	5,000 SF	Retail Available	5,000 SF

Property Details

Land Area	0.14 AC (6,098 SF)	Zoning	C1
Building FAR	0.82	Parcel	12-27-15-41184-000-0070





1400 L and R Industrial Blvd - Tarpon Springs Industrial Park

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



Warehouse

Property Summary

RBA (% Leased)	46,800 SF (31.9%)
Built	1983
Tenancy	Multiple
Available	1,625 - 31,850 SF
Max Contiguous	16,900 SF
Asking Rent	\$11.00 SF/Year/NNN
Drive Ins	40 total
Docks	None
Levelers	None
Parking Spaces	2.65/1,000 SF; 124 Surface Spaces



Primary Leasing Company:

Cushman & Wakefield: Lisa Ross (813) 760-3209

Leasing Companies:

Research In Progress: Research In Progress

Available Spaces

Suite	Use	Type	SF Available	Building Contiguous	Rent/SF/Year	Occupancy	Term	Docks	Drive Ins
A6-8 & A13-15	Industrial	Direct	16,900	16,900	Withheld	Vacant	Negotiable	-	-
A9 & A12	Industrial	Direct	5,200	5,200	Withheld	Vacant	Negotiable	-	-
A17	Industrial	Direct	3,250	3,250	\$11.00 NNN	Vacant	Negotiable	-	-
A16	Industrial	Direct	1,625	1,625	\$11.00 NNN	Vacant	Negotiable	-	-
A18	Industrial	Direct	1,625	1,625	Withheld	Vacant	Negotiable	-	-
A19	Industrial	Direct	1,625	1,625	Withheld	Vacant	Negotiable	-	-
A5	Industrial	Direct	1,625	1,625	\$11.00 NNN	Vacant	Negotiable	-	-

Contacts

Type	Name	Location	Phone
Recorded Owner	GBA TARPON 84 LLC	-	-
True Owner	Genet Property Group	Tamarac, FL 33319	(954) 572-9159
Primary Leasing	Cushman & Wakefield	Tampa, FL 33602	(813) 223-6300
Contacts	Lisa Ross (813) 760-3209		

For Lease Summary

Number of Spaces	7	Asking Rent	\$11.00 SF/Year
Smallest Space	1,625 SF	Service Type	Triple Net
Max Contiguous	16,900 SF	CAM	\$3.50/SF
Vacant	31,850 SF	Industrial Available	31,850 SF
% Leased	31.9%		



Property Details

Land Area	8.00 AC (348,480 SF)	Power	3p Heavy
Building FAR	0.13	Zoning	IR
Crane	None		
Parcel	01-27-15-89136-000-0541 (+1 more)		

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Reading Truck Equipment	1	12,675	11	Oct 2022	-
AP Aviation	1	3,250	-	Feb 2024	Feb 2026
Lion Crest Lawn Care	1	2,600	-	Mar 2025	Mar 2027
Time Wrap Garage	1	2,600	-	Sep 2022	Sep 2032
4 Jeans, LLC	1	1,625	-	Oct 2023	-

Showing 5 of 10 Tenants



325 E Lemon St

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



Warehouse

Property Summary

RBA (% Leased)	7,098 SF (64.8%)
Built	1963
Tenancy	Multiple
Available	2,500 SF
Max Contiguous	2,500 SF
Asking Rent	\$16.80 SF/Year/IG
Drive Ins	None
Levelers	None
Parking Spaces	2.00/1,000 SF; 5 Surface Spaces



Leasing Companies:

eXp Commercial LLC: Andrew Lorenti (727) 641-6900
Driftline Holdings Llc: Ben Spiegel (727) 542-9032

Available Spaces

Suite	Use	Type	SF Available	Building Contiguous	Rent/SF/Year	Occupancy	Term	Docks	Drive Ins
-	Flex	Direct	2,500	2,500	\$16.80 IG	Vacant	Negotiable	-	-

Contacts

Type	Name	Location	Phone
Recorded Owner	Driftline Holdings Llc	-	-
True Owner	Ben Spiegel	Palm Harbor, FL 34683	(727) 942-2121
Contacts	Ben Spiegel (727) 942-2121		



For Lease Summary

Number of Spaces	1	% Leased	64.8%
Smallest Space	2,500 SF	Asking Rent	\$16.80 SF/Year
Max Contiguous	2,500 SF	Service Type	Industrial Gross
Vacant	2,500 SF	Flex Available	2,500 SF

Property Details

Land Area	0.41 AC (17,860 SF)	Zoning	T4b
Building FAR	0.40	Parcel	12-27-15-77778-402-0270

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Infinte Print	1	7,098	-	Jul 2025	-

Showing 1 of 1 Tenants



12 W Orange St

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



Office

Property Summary

RBA (% Leased)	1,888 SF (0.0%)
Built	1910
Stories	1
Elevators	None
Typical Floor	1,888 SF
Tenancy	Single
Available	1,888 SF
Max Contiguous	1,888 SF
Asking Rent	\$22.25 SF/Year/MG
Parking Spaces	Surface Spaces Available; Covered Spaces Available



Primary Leasing Company:

KW Commercial: Jack Bataoel (727) 877-6500

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
P 1	-	Office	Direct	1,888	1,888	1,888	\$22.25 MG	Vacant	3 - 5 Years

Contacts

Type	Name	Location	Phone
Recorded Owner	Kalliopi Notias	Brooklyn, NY 11209	-
True Owner	Notias Kalliopi & Stavros	Brooklyn, NY 11209	(718) 748-4592
Primary Leasing	KW Commercial	Palm Harbor, FL 34684	(727) 877-6500
Contacts	Jack Bataoel (727) 877-6500		



For Lease Summary

Number of Spaces	1	% Leased	0.0%
Smallest Space	1,888 SF	Asking Rent	\$22.25 SF/Year
Max Contiguous	1,888 SF	Service Type	Modified Gross
Vacant	1,888 SF	Office Available	1,888 SF

Property Details

Land Area	0.10 AC (4,356 SF)	Zoning	GB
Building FAR	0.43	Parcel	12-27-15-89982-064-0306
Owner Occupied	No		

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
G & S Chiropractic LLC	1	1,500	10	Dec 2016	-
Health Source Chiropractic	1	900	6	Jul 2016	-
Bohemian Gypsea	1	500	-	Nov 2025	-
Spine And Joint Center Of Tarpon Springs...	1	500	-	Jun 2023	-

Showing 4 of 4 Tenants



23 E Tarpon Ave

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



Office

Property Summary

RBA (% Leased)	9,970 SF (89.5%)
Built/Renovated	1904/2018
Stories	2
Typical Floor	4,985 SF
Tenancy	Multiple
Available	1,050 SF
Max Contiguous	1,050 SF
Asking Rent	\$28.57 SF/Year/MG
Parking Spaces	Surface Spaces Available



Primary Leasing Company:

Alpha Alternatives: Andrew Pappas (727) 542-9730

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
P 2	10	Office	Direct	1,050	1,050	1,050	\$28.57 MG	Vacant	Negotiable

Contacts

Type	Name	Location	Phone
Recorded Owner	St Nicholas Greek Orthodox Cathedral Of	Tarpon Springs, FL 34689	-
True Owner	John Stamas	Tarpon Springs, FL 34689	(727) 937-4649
Contacts	James Stamas (813) 938-2042		



Contacts (Continued)

Type	Name	Location	Phone
Primary Leasing	Alpha Alternatives	Tarpon Springs, FL 34689	-
Contacts	Andrew Pappas (727) 542-9730		

For Lease Summary

Number of Spaces	1	% Leased	89.5%
Smallest Space	1,050 SF	Asking Rent	\$28.57 SF/Year
Max Contiguous	1,050 SF	Service Type	Modified Gross
Vacant	1,050 SF	Office Available	1,050 SF

Property Details

Land Area	0.12 AC (5,227 SF)	Zoning	SAP
Building FAR	1.91	Parcel	12-27-15-89982-065-0018
Owner Occupied	No		

27

106 E Tarpon Ave
Tarpon Springs, Florida 34689 (Pinellas County) - Tarpon Springs Submarket

★★★★☆

Apartments

Property Summary

Units	11
Built	1914
Stories	2
Elevators	None
Market Segment	All
Vacancy %	9.1
Commercial Available	1,200 SF
Commercial Asking Rent	\$20.00 SF/Year/MG
Parking Spaces	20 Surface Spaces



Primary Leasing Company:
106 E Tarpon Avenue LLC

Leasing Companies:
Meres Partnership: Angelica Dungan (408) 306-1471
Adam Alessandrini: Adam Alessandrini (408) 306-1471

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
P GRND	105	Retail	Direct	1,200	1,200	1,200	\$20.00 MG	Vacant	1 - 5 Years

Contacts

Type	Name	Location	Phone
Recorded Owner	Meres Partnership Llc	-	-
True Owner	Adam Alessandrini	Clearwater, FL 33759	(408) 306-1471
Contacts	Adam Alessandrini (408) 306-1471		
Primary Leasing	106 E Tarpon Avenue LLC	Palm Harbor, FL 34683	-



Commercial For Lease Summary

Number of Spaces	1	Asking Rent	\$20.00 SF/Year
Smallest Space	1,200 SF	Service Type	Modified Gross
Max Contiguous	1,200 SF	Retail Available	1,200 SF
Vacant	1,200 SF		

Property Details

Land Area	0.28 AC (12,197 SF)	Construction Type	Reinforced Concrete
Building FAR	1.12	Zoning	CBD
Number of Buildings	1	Parcel	12-27-15-89982-067-0801
Units Per Area	39/AC		

Commercial Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
One Amazing Find	GRND	3,706	2	Nov 2015	-
John the Barber	GRND	1,200	-	Jan 2010	-
Gulfcoast Retail	GRND	500	1	Apr 2015	-
Sandbar Architecture	GRND	500	-	Sep 2022	-
Cederman Properties	GRND	-	-	Aug 2020	-

Showing 5 of 5 Tenants



Office

Property Summary

RBA (% Leased)	3,942 SF (68.8%)
Built/Renovated	1963/2005
Stories	1
Typical Floor	3,942 SF
Tenancy	Multiple
Available	1,231 SF
Max Contiguous	1,231 SF
Asking Rent	\$22.00 SF/Year/NNN
Parking Spaces	6.30/1,000 SF; 29 Surface Spaces

Leasing Companies:

Coldwell Banker Commercial Realty: Garrick Sims (813) 474-8505



Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
P 1	-	Office/Retail	Direct	1,231	1,231	1,231	\$22.00 NNN	Vacant	1 - 10 Years

Contacts

Type	Name	Location	Phone
Recorded Owner	651 East Tarpon Avenue Land Trust	Palm Harbor, FL 34684	(813) 482-1402



Contacts (Continued)

Type	Name	Location	Phone
True Owner	651 East Tarpon Avenue Land Trust	Palm Harbor, FL 34684	(813) 482-1402

For Lease Summary

Number of Spaces	1	Asking Rent	\$22.00 SF/Year
Smallest Space	1,231 SF	Service Type	Triple Net
Max Contiguous	1,231 SF	CAM	\$2.33/SF
Vacant	1,231 SF	Office/Retail Available	1,231 SF
% Leased	68.8%		

Property Details

Land Area	0.71 AC (30,928 SF)	Zoning	C-2, Tarpon Springs
Building FAR	0.13	Parcel	12-27-15-89982-032-0100
Owner Occupied	No		



39048-39086 US Highway 19

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



Warehouse

Property Summary

RBA (% Leased)	22,275 SF (94.4%)
Built	1988
Tenancy	Multiple
Available	1,250 SF
Max Contiguous	1,250 SF
Asking Rent	\$12.00 SF/Year/NNN
Clear Height	12'
Drive Ins	25 total/10' w x 15' h
Docks	None
Levelers	None
Parking Spaces	1.35/1,000 SF; 30 Surface Spaces



Primary Leasing Company:

KW Commercial: Deana Auld (727) 409-4273

Available Spaces

Suite	Use	Type	SF Available	Building Contiguous	Rent/SF/Year	Occupancy	Term	Docks	Drive Ins
39062	Industrial	Direct	1,250	1,250	\$12.00 NNN	Vacant	Negotiable	-	1

Contacts

Type	Name	Location	Phone
Recorded Owner	EM Investment Group LLC	Tarpon Springs, FL 34689	(727) 375-5350
Primary Leasing	KW Commercial	Palm Harbor, FL 34684	(727) 772-0772
Contacts	Deana Auld (727) 409-4273		



For Lease Summary

Number of Spaces	1	Asking Rent	\$12.00 SF/Year
Smallest Space	1,250 SF	Service Type	Triple Net
Max Contiguous	1,250 SF	CAM	\$8.28/SF
Vacant	1,250 SF	Industrial Available	1,250 SF
% Leased	94.4%		

Property Details

Land Area	8.51 AC (370,696 SF)	Zoning	Industrial/Retail
Building FAR	0.06	Parcel	19-27-16-89442-000-0200
Crane	None		

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Elegant Kitchens Baths & More	1	5,000	-	Aug 2020	-
Vet Cor Of Pinellas County	1	5,000	-	Aug 2020	-
A&J Excel	1	4,625	-	Aug 2024	Aug 2029
Boss Electric	1	3,000	-	Aug 2020	-
Hudson Air Inc.	1	2,500	4	Jan 1970	-

Showing 5 of 9 Tenants



39918-39936 US Highway 19 N

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



Retail

Property Summary

GLA (% Leased)	44,000 SF (64.5%)
Built	1980
Tenancy	Multiple
Available	1,578 - 15,606 SF
Max Contiguous	15,606 SF
Asking Rent	Withheld
Frontage	275' on US 19 Hwy
Frontage	300' on US Highway 19 N
Parking Spaces	1.81/1,000 SF; 80 Surface Spaces

Primary Leasing Company:

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



Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
P 1	39930	Office/Retail	Direct	1,578 - 5,578	15,606	15,606	\$15.00 NNN	Vacant	Negotiable
P 1	39922	Office/Medical	Direct	1,800 - 4,000	15,606	15,606	\$15.00 NNN	Vacant	Negotiable
P 1	39334	Office/Retail	Direct	3,329	15,606	15,606	\$15.00 NNN	Vacant	Negotiable
P 1	39936	Office/Retail	Direct	2,699	15,606	15,606	\$15.00 NNN	Vacant	Negotiable



Contacts

Type	Name	Location	Phone
Recorded Owner	Tarpon SK Realty LLC	-	-
True Owner	Equity Partners Real Estate	Odessa, FL 33556	(727) 656-9867
Contacts	David Spezza (727) 656-9867		
Primary Leasing	Viewpoint Realty International	Largo, FL 33770	(727) 584-7355
Contacts	Georgette Gillis (727) 448-3533, Anthony Maccaroni (727) 641-0271		

For Lease Summary

Number of Spaces	4	% Leased	64.5%
Smallest Space	1,578 SF	Asking Rent	Withheld
Max Contiguous	15,606 SF	CAM	\$6.31/SF
Total Available	15,606 SF	Office/Retail Available	11,606 SF
Vacant	15,606 SF	Office/Medical Available	4,000 SF

Property Details

Land Area	2.68 AC (116,741 SF)	Zoning	Strip Store commercial
Building FAR	0.38	Parcel	18-27-16-89424-000-0490

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Sherwin-Williams	1	4,000	3	Dec 2018	-
US Marine Corps	1	2,000	-	Oct 2024	-
Florida Tattoo Academy	1	1,500	-	Jun 2020	-
Four Smith Holdings Llc	1	500	-	Jun 2025	-
Granite By Omega Llc	1	500	5	Dec 2022	-

Showing 5 of 9 Tenants



40767 US Highway 19 N

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



Office

Property Summary

RBA (% Leased)	12,000 SF (0.0%)
Built	2014
Stories	1
Typical Floor	12,000 SF
Tenancy	Multiple
Available	1,500 - 12,000 SF
Max Contiguous	12,000 SF
Asking Rent	\$35.00 SF/Year/MG
Parking Spaces	3.50/1,000 SF; 42 Surface Spaces

Leasing Companies:

KW Commercial: Deana Auld (727) 409-4273



Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
E 1	-	Office/Medical	Direct	1,500 - 12,000	12,000	12,000	\$35.00 MG	Vacant	Negotiable

For Lease Summary

Number of Spaces	1	Asking Rent	\$35.00 SF/Year
Smallest Space	1,500 SF	Service Type	Modified Gross
Max Contiguous	12,000 SF	CAM	\$6.00/SF
Vacant	12,000 SF	Office/Medical Available	12,000 SF
% Leased	0.0%		

Property Details

Land Area	1.13 AC (49,223 SF)	Zoning	B2
Building FAR	0.24	Parcel	07-27-16-99612-017-0060
Owner Occupied	No		



1430B Industrial Blvd - Tarpon Springs Industrial Park

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



Warehouse

Property Summary

RBA (% Leased)	12,000 SF (0.0%)
Built	1983
Available	12,000 SF
Max Contiguous	12,000 SF
Asking Rent	Withheld
Drive Ins	None
Docks	None
Levelers	None
Parking Spaces	8.33/1,000 SF; 100 Surface Spaces



Available Spaces

Suite	Use	Type	SF Available	Building Contiguous	Rent/SF/Year	Occupancy	Term	Docks	Drive Ins
-	Industrial	Direct	12,000	12,000	Withheld	Vacant	Negotiable	-	-

Contacts

Type	Name	Location	Phone
Recorded Owner	GBA TARPON 84 LLC	-	-
True Owner	Genet Property Group	Tamarac, FL 33319	(954) 572-9159



For Lease Summary

Number of Spaces	1	% Leased	0.0%
Smallest Space	12,000 SF	Asking Rent	Withheld
Max Contiguous	12,000 SF	Industrial Available	12,000 SF
Vacant	12,000 SF		

Property Details

Land Area	7.84 AC (341,510 SF)	Zoning	IR
Building FAR	0.04	Parcel	01-27-15-89136-000-0541
Crane	None		



1430 L and R Industrial Blvd - Tarpon Springs Industrial Park

Tarpon Springs, Florida 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
Parking Spaces	Surface Spaces Available



Available Spaces

Suite	Use	Type	SF Available	Building Contiguous	Rent/SF/Year	Occupancy	Term	Docks	Drive Ins
-	Industrial	Direct	20,000	20,000	Withheld	30 Days	3 - 5 Years	-	15

Contacts

Type	Name	Location	Phone
Recorded Owner	GBA TARPON 84 LLC	-	-
True Owner	Genet Property Group	Tamarac, FL 33319	(954) 572-9159

For Lease Summary

Number of Spaces	1	% Leased	100%
Smallest Space	20,000 SF	Asking Rent	Withheld
Max Contiguous	20,000 SF	Industrial Available	20,000 SF
Vacant	0 SF		

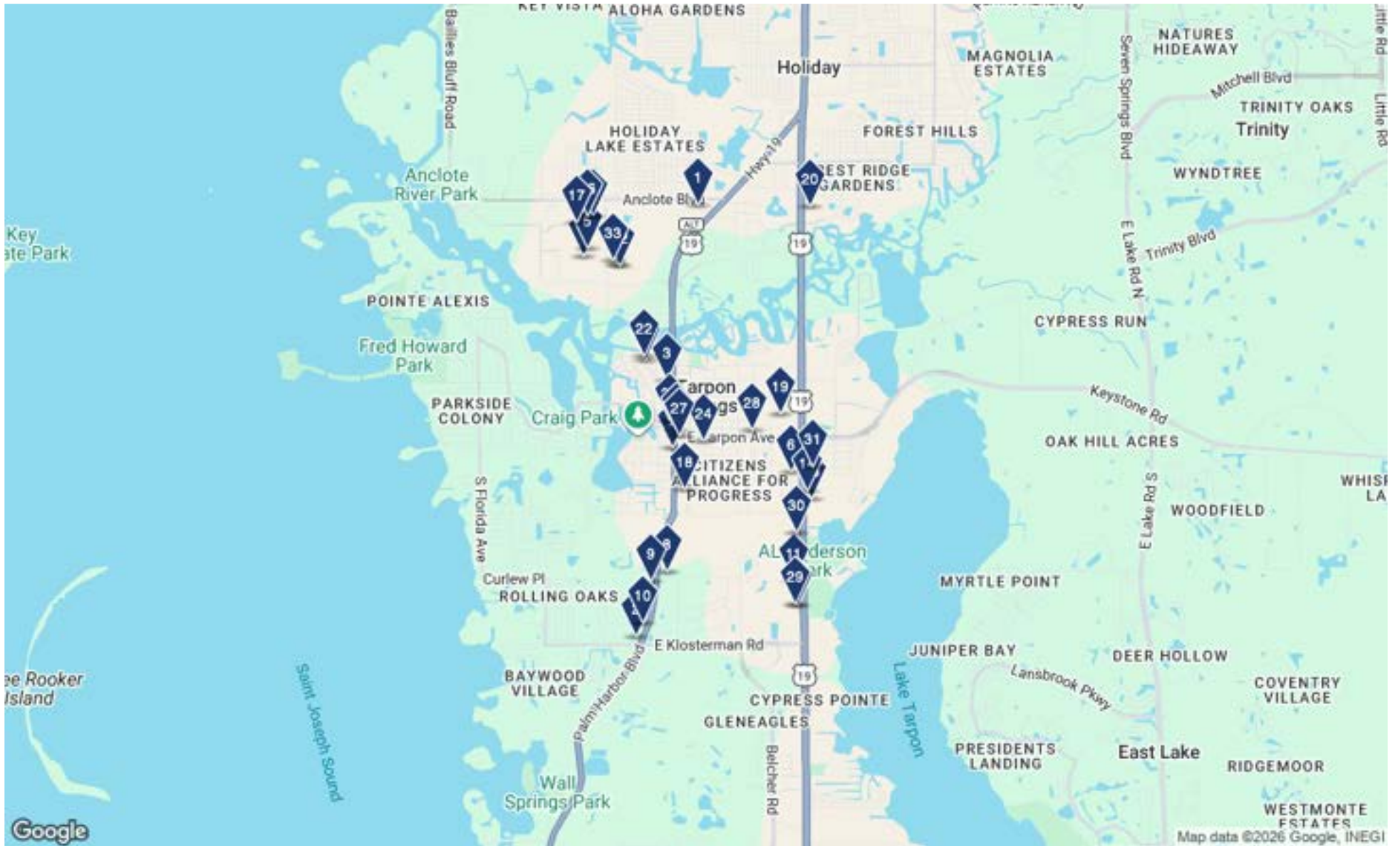
Property Details

Land Area	7.86 AC (342,355 SF)	Zoning	IR
Building FAR	0.06	Parcel	01-27-15-89136-000-0541

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Hawkins Construction	1	18,565	108	May 1984	-

Showing 1 of 1 Tenants



Property List

	Property Name/ Address	Type	Built/ Renovated	Size (% Leased)	SF Available	Asking Rent	Asking Price (Cap Rate)
1	1911 Oakmont Ave Tarpon Springs, Florida 34...	Warehouse ★★★★☆	2001	20,000 SF (89.3%)	2,150	Withheld	Not For Sale
2	Klosterman Plaza 1960-1992 S Alt 19 Hwy Tarpon Springs, Florida 34...	Retail ★★★★☆	1977	13,024 SF (80.4%)	800 - 2,550	Withheld	Not For Sale
3	110 Athens St Tarpon Springs, Florida 34...	Light Manufactur- ing ★★★★☆	1931	23,090 SF (88.9%)	100 - 2,569	Withheld	Not For Sale
4	1540 Bend Dr Tarpon Springs, Florida 34...	Warehouse ★★★★☆	2025	12,874 SF (52.7%)	3,046 - 6,092	\$11.78 SF/Year/NNN	Not For Sale
5	535 Brady Road Tarpon Springs, Florida 34...	Service ★★★★☆	2024	24,000 SF (62.5%)	1,500 - 9,000	\$13.00 SF/Year/MG	Not For Sale
6	Bldg 1 955 E Martin Luther King Jr... Tarpon Springs, Florida 34...	Office ★★★★☆	2004	3,510 SF (100%)	1,170	\$23.00 SF/Year/MG	Not For Sale
7	Arcade Professional Cent... 210 Pinellas Ave S Tarpon Springs, Florida 34...	Office ★★★★☆	1921	40,000 SF (71.8%)	300 - 11,300	\$12.00 - 19.00 SF/Year/MG	Not For Sale
8	Tarpon Professional Cent... 1501 S Pinellas Ave Tarpon Springs, Florida 34...	Office ★★★★☆	1988	25,608 SF (100%)	800	\$12.00 SF/Year/NNN	Not For Sale
9	1730 S Pinellas Ave Tarpon Springs, Florida 34...	Retail ★★★★☆	1986	15,677 SF (56.6%)	1,700 - 6,800	\$12.00 SF/Year/NNN	Not For Sale
10	1888 S Pinellas Ave Tarpon Springs, Florida 34...	Office ★★★★☆	1985	10,498 SF (69.5%)	800 - 3,200	\$16.00 SF/Year/FS	Not For Sale
11	39310-39348 US Highway... Tarpon Springs, Florida 34...	Retail ★★★★☆	1984	28,775 SF (79.2%)	1,000 - 6,000	\$15.00 SF/Year/NNN	Not For Sale
12	The Four Seasons 39020-39046 US Highw... Tarpon Springs, Florida 34...	Retail ★★★★☆	1988	15,600 SF (100%)	720	\$26.00 SF/Year/NNN	Not For Sale
13	Big 19 Business Park 40351 US Highway 19 N Tarpon Springs, Florida 34...	Warehouse ★★★★☆	1987/1993	104,250 SF (95.2%)	5,000	\$11.00 SF/Year/MG	Not For Sale

Property List (Continued)

	Property Name/ Address	Type	Built/ Renovated	Size (% Leased)	SF Available	Asking Rent	Asking Price (Cap Rate)
14	Eagle Square 40417-40431 US Highway... Tarpon Springs, Florida 34...	Retail ★★★★☆	1984	4,560 SF (73.7%)	600 - 1,200	\$20.00 SF/Year/MG	Not For Sale
15	716 Wesley Ave Tarpon Springs, Florida 34...	Warehouse ★★★★☆	1997	22,000 SF (86.4%)	1,000 - 3,000	\$11.00 - 14.15 SF/Year/NNN	Not For Sale
16	720 Wesley Ave Tarpon Springs, Florida 34...	Warehouse ★★★★☆	1999	21,578 SF (81.5%)	4,000	\$13.15 SF/Year/NNN	Not For Sale
17	743 Wesley Ave Tarpon Springs, Florida 34...	Warehouse ★★★★☆	2002	6,675 SF (40.1%)	2,000 - 4,000	\$13.50 SF/Year/MG	Not For Sale
18	Manatee Village 707-1073 S Pinellas Ave Tarpon Springs, Florida 34...	Retail ★★★★☆	1989/2001	118,792 SF (23.8%)	1,150 - 90,483	Withheld	Not For Sale
19	Tarpon Square 41232-41334 Us Highwa... Tarpon Springs, Florida 34...	Retail ★★★★☆	1974/1998	115,254 SF (74.1%)	4,260 - 29,882	Withheld	Not For Sale
20	44091 US Highway 19 N Tarpon Springs, Florida 34...	Retail ★★★★☆	2026	10,000 SF	10,000	Withheld	\$4,886,000 (6.8%)
21	508 Athens St Tarpon Springs, Florida 34...	Retail ★★★★☆	1932	4,703 SF	1,601 - 4,703	\$5.00 SF/Year/NNN	Not For Sale
22	530 Athens St Tarpon Springs, Florida 34...	Retail ★★★★☆	1976/2000	5,000 SF	5,000	\$13.20 SF/Year/NNN	\$850,000
23	Building A 1400 L and R Industrial Blvd Tarpon Springs, Florida 34...	Warehouse ★★★★☆	1983	46,800 SF (31.9%)	1,625 - 31,850	\$11.00 SF/Year/NNN	Not For Sale
24	325 E Lemon St Tarpon Springs, Florida 34...	Warehouse ★★★★☆	1963	7,098 SF (64.8%)	2,500	\$16.80 SF/Year/IG	Not For Sale
25	12 W Orange St Tarpon Springs, Florida 34...	Office ★☆☆☆☆	1910	1,888 SF	1,888	\$22.25 SF/Year/MG	Not For Sale
26	23 E Tarpon Ave Tarpon Springs, Florida 34...	Office ★★★★☆	1904/2018	9,970 SF (89.5%)	1,050	\$28.57 SF/Year/MG	Not For Sale
27	106 E Tarpon Ave Tarpon Springs, Florida 34...	Apartments ★★★★☆	1914	11 Units	1,200	\$20.00 SF/Year/MG	Not For Sale



Property List (Continued)

	Property Name/ Address	Type	Built/ Renovated	Size (% Leased)	SF Available	Asking Rent	Asking Price (Cap Rate)
28	651 E Tarpon Ave Tarpon Springs, Florida 34...	Office ★★★★☆	1963/2005	3,942 SF (68.8%)	1,231	\$22.00 SF/Year/NNN	Not For Sale
29	39048-39086 US Highw... Tarpon Springs, Florida 34...	Warehouse ★★★★☆	1988	22,275 SF (94.4%)	1,250	\$12.00 SF/Year/NNN	Not For Sale
30	39918-39936 US Highway... Tarpon Springs, Florida 34...	Retail ★★★★☆	1980	44,000 SF (64.5%)	1,578 - 15,606	Withheld	Not For Sale
31	40767 US Highway 19 N Tarpon Springs, Florida 34...	Office ★★★★☆	2014	12,000 SF	1,500 - 12,000	\$35.00 SF/Year/MG	Not For Sale
32	Building B 1430B Industrial Blvd Tarpon Springs, Florida 34...	Warehouse ★★★★☆	1983	12,000 SF	12,000	Withheld	Not For Sale
33	Building D 1430 L and R Industrial Blvd Tarpon Springs, Florida 34...	Warehouse ★★★★☆	1985	20,000 SF (100%)	20,000	Withheld	Not For Sale

Property Summary Statistics

Property Attributes	Low	Average	Median	High
Building SF	1,888 SF	25,426 SF	15,600 SF	118,792 SF
Year Built	1904	1978	1985	2026
Available SF	720 SF	9,645 SF	4,000 SF	90,483 SF
Asking Rent Per SF/YR	\$5.00	\$15.65	\$13.50	\$35.00
Availability %	3.1%	36.7%	31.2%	100%
Vacancy %	0.0%	33.9%	27.3%	100%
Asking Price Per SF	\$170.00	\$382.40	\$329.30	\$488.60
Cap Rate	6.8%	6.8%	6.8%	6.8%
Star Rating	★★★★☆ 1	★★★★☆ 2.5	★★★★☆ 3	★★★★☆ 3