

Properties for Sale Feb. 2026



Prepared By:



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324 Pine St
Tarpon Springs, Florida 34689





1761 Beckett Way & US Highway 19

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



Retail

Property Summary

GLA	2,063 SF
Built	1950
Tenancy	Single
Asking Rent	Withheld
For Sale	\$875,000 (\$424.14/SF)
Parking Spaces	3.88/1,000 SF; 8 Surface Spaces

Sales Company:

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



Contacts

Type	Name	Location	Phone
Recorded Owner	Michael Dawson	Holiday, FL 34690	-
True Owner	DiGiovanni Homes	Clearwater, FL 33759	(727) 637-5134
Contacts	Agostino DiGiovanni (727) 637-5134		
Sales	Santek Management, LLC	Tarpon Springs, FL 34689	(727) 493-2820
Contacts	Will Kochenour III (727) 314-5689, Robert Werthman (907) 378-3000		

Property Details

Land Area	1.50 AC (65,243 SF)	Zoning	RO & CP
Building FAR	0.03	Parcel	06-27-16-00000-130-0310

For Sale Summary

Asking Price	\$875,000 (\$424.14/SF)	Land	1.50 AC
Status	Active	Built	1950
Portfolio	Part of 2-Property Portfolio	On Market	411 to 560 Days
Sale Type	Investment or Owner User	Last Update	January 21, 2026

Market Conditions

Vacancy Rates	Current	YOY Change	Submarket Leasing Activity	Current	YOY Change
Subject Property	100.0%	0.0%	12 Month Leased	553,610 SF	↑ 37.1%
Submarket 1-3 Star	5.8%	↑ 1.3%	Months on Market	10.6	↑ 3.3 mo
Market Overall	3.7%	↑ 0.6%			

Market Asking Rent Per Area	Current	YOY Change	Submarket Sales Activity	Current	Prev Year
Subject Property	\$29.44/SF	↑ 5.2%	12 Month Sales Volume	\$132.99M	\$101.32M
Submarket 1-3 Star	\$26.72/SF	↑ 4.0%	Market Sale Price Per Area	\$248/SF	\$240/SF
Market Overall	\$27.35/SF	↑ 3.8%			



Property Summary

Land Area - Gross	0.93 AC (40,511 SF)
Topography	Level
On-Sites	Raw land
Zoning	GB
Parcel	01-27-15-27072-012-0060, 01-27-15-27072-012-0140, 01-27-15-27072-012-0160
For Sale	\$325,000 (\$349,462.37/AC)



Sales Company:

ONEIL Commercial Advisors: Cheri O'Neil (813) 787-5669, Yapi Metjian (727) 744-2517

Contacts

Type	Name	Location	Phone
Sales	ONEIL Commercial Advisors	Saint Petersburg, FL 33701	(727) 388-4811
Contacts	Cheri O'Neil (813) 787-5669, Yapi Metjian (727) 744-2517		

Property Details

Frontage	153' on PINELLAS AVE, 51' on RIVERVIEW AVE
Zoning	GB
Zoning Description	General Business District
Parcel	01-27-15-27072-012-0060, 01-27-15-27072-012-0140, 01-27-15-27072-012-0160

For Sale Summary

Asking Price	\$325,000 (\$349,462.37/AC)	Land	0.93 AC (40,511 SF)
Status	Active	On Market	343 Days
Sale Type	Investment or Owner User	Last Update	January 12, 2026



507 Anclore Rd

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



Land

Property Summary

Land Area - Gross	3.65 AC (158,994 SF)
Topography	Level
On-Sites	Finish grade
Current Use	Marina/ boat storage
Zoning	C-1M
Proposed Use	Self-Storage
Parcel	02-27-15-00000-440-0100, 02-27-15-00000-440-0110
For Sale	\$4,700,000 (\$1,287,671.23/AC)



Sales Company:

Cederman Properties: Eric Cederman (727) 688-5859

Primary Leasing Company:

Cederman Properties: Eric Cederman (727) 688-5859

Contacts

Type	Name	Location	Phone
Primary Leasing	Cederman Properties	Palm Harbor, FL 34683	(727) 785-9966
Contacts	Eric Cederman (727) 688-5859		
Sales	Cederman Properties	Palm Harbor, FL 34683	(727) 785-9966
Contacts	Eric Cederman (727) 688-5859		

Property Details

Frontage	208' on Anclore Road
Zoning	C-1M
Zoning Description	Marina
Proposed Use	Self-Storage
Parcel	02-27-15-00000-440-0100, 02-27-15-00000-440-0110

For Sale Summary

Asking Price	\$4,700,000 (\$1,287,671.23/AC)	Land	3.65 AC (158,994 SF)
Status	Active	On Market	1,264 Days
Sale Type	Investment	Last Update	January 7, 2026



404 Canal St - INFILL REDEVELOPMENT OPPORTUNITY!

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



Land

Property Summary

Land Area - Gross	1.20 AC (52,272 SF)
Zoning	RM-15
For Sale	\$1,525,000 (\$1,270,833.33/AC)

Sales Company:

Tarapani Banther & Associates LLC: David Banther (727) 204-7698



Property Details

Zoning	RM-15
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For Sale Summary

Asking Price	\$1,525,000 (\$1,270,833.33/AC)	Land	1.20 AC (52,272 SF)
Status	Active	On Market	6 Days
Sale Type	Investment	Last Update	January 21, 2026



810 Dodecanese Blvd - Dolphin Deep Sea Fishing

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



Specialty

Property Summary

GBA	6,097 SF
Built	1964
Stories	1
Typical Floor	6,097 SF
Asking Rent	Withheld
For Sale	\$2,200,000 (\$360.83/SF)

Sales Company:

Tarapani Banther & Associates LLC: David Banther (727) 204-7698



Contacts

Type	Name	Location	Phone
Recorded Owner	Major Promo LLC	Tarpon Springs, FL 34689	(727) 934-3134
True Owner	Jacquelyn Tunstall	Tarpon Springs, FL 34689	(727) 934-4047
Contacts	Jacquelyn Tunstall (727) 243-7195		



Contacts (Continued)

Type	Name	Location	Phone
Sales	Tarapani Banther & Associates LLC	Tarpon Springs, FL 34689	(727) 201-0085
Contacts	David Banther (727) 204-7698		

Property Details

Land Area	0.29 AC (12,730 SF)	Zoning	SDB
Building FAR	0.48	Parcel	12-27-15-89982-054-0202

For Sale Summary

Asking Price	\$2,200,000 (\$360.83/SF)	Land	0.29 AC
Status	Active	Built	1964
Sale Type	Investment or Owner User	On Market	370 Days
GBA	6,097 SF	Last Update	January 21, 2026

Previous Sale

Sale Date	6/19/2023	Sale Type	Investment
Sale Price	\$2,100,000	Comp Status	Research Complete
Comp ID	6438851		



Meres Blvd & US Alt 19 N - 1.82 ac Corner US Alt 19 Tarpon Springs

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



Land

Property Summary

Land Area - Gross	1.82 AC (79,279 SF)
Current Use	vacant land
Zoning	PUD
Proposed Use	Commercial
Parcel	13-27-15-89946-007-0010

Sales Company:

Eshenbaugh Land Company: Ryan Sampson (813) 417-5928



Contacts

Type	Name	Location	Phone
Recorded Owner	Khaled Abir	Tampa, FL 33626	-
Sales	Eshenbaugh Land Company	Tampa, FL 33606	(813) 287-8787
Contacts	Ryan Sampson (813) 417-5928		

Property Details

Frontage	163' on Pinellas Avenue
Zoning	PUD
Zoning Description	PLANNED UNIT DEVELOPMENT
Proposed Use	Commercial



Property Details (Continued)

Parcel 13-27-15-89946-007-0010

For Sale Summary

Asking Price	Withheld	Land	1.82 AC (79,279 SF)
Status	Under Contract	On Market	4,953 Days
Sale Type	Investment	Last Update	January 26, 2026

7 N Pinellas & Anclothe Rd. ave - 3.10 ac Retail N Pinellas Ave. Tarpon...
Tarpon Springs, Florida 34689 (Pinellas County) - North Pinellas Submarket

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Land

Property Summary

Land Area - Gross	3.10 AC (135,036 SF)
For Sale	\$1,750,000 (\$564,516.13/AC)

Sales Company:

Eshenbaugh Land Company: Ryan Sampson (813) 417-5928



Contacts

Type	Name	Location	Phone
Sales	Eshenbaugh Land Company	Tampa, FL 33606	(813) 287-8787
Contacts	Ryan Sampson (813) 417-5928		

For Sale Summary

Asking Price	\$1,750,000 (\$564,516.13/AC)	Land	3.10 AC (135,036 SF)
Status	Active	On Market	342 Days
Sale Type	Investment	Last Update	January 26, 2026

8 1175 Pinellas Ave
Tarpon Springs, Florida 34689 (Pinellas County) - North Pinellas Submarket

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Land

Property Summary

Land Area - Gross	1.00 AC (43,560 SF)
Topography	Level
On-Sites	Raw land
Current Use	Vacant commerical land
Proposed Use	Commercial, Office, Retail
Parcel	13-27-15-57285-000-0010
For Sale	\$1,200,000 (\$1,200,000.00/AC)

Sales Company:

Eshenbaugh Land Company: Jack Koehler (813) 541-4156



Contacts

Type	Name	Location	Phone
Recorded Owner	C R P II-Tarpon Springs LLC	Tampa, FL 33602	-
True Owner	Atlantic American Partners	Tampa, FL 33602	(813) 318-9444
Contacts	Brad Gordon (813) 318-9444		
Sales	Eshenbaugh Land Company	Tampa, FL 33606	(813) 287-8787
Contacts	Jack Koehler (813) 541-4156		

Property Details

Off-Sites	No Cable, No Curb/Gutter/Sidewalk, No Electricity, No Gas, No Irrigation, No Sewer, No Streets, No Telephone, No Water
Frontage	232' on Pinellas Avenue
Proposed Use	Commercial, Office, Retail
Parcel	13-27-15-57285-000-0010

For Sale Summary

Asking Price	\$1,200,000 (\$1,200,000.00/AC)	Land	1.00 AC (43,560 SF)
Status	Under Contract	On Market	1,300 Days
Sale Type	Investment	Last Update	January 26, 2026



1201 N Pinellas Ave

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



Retail

Property Summary

GLA	1,001 SF
Built	1961
Asking Rent	Withheld
For Sale	\$450,000 (\$449.55/SF)
Parking Spaces	7.99/1,000 SF; 8 Surface Spaces

Sales Company:

KW Commercial Tampa Properties: Alex Lucke, CCIM (727) 410-2896



Contacts

Type	Name	Location	Phone
Sales	KW Commercial Tampa Properties	Tampa, FL 33624	(813) 264-7754
Contacts	Alex Lucke, CCIM (727) 410-2896		

Property Details

Land Area	0.16 AC (6,970 SF)	Zoning	RO
Building FAR	0.14	Parcel	01-27-15-27072-011-0220

For Sale Summary

Asking Price	\$450,000 (\$449.55/SF)	Built	1961
Status	Active	On Market	85 Days
Sale Type	Investment or Owner User	Last Update	January 26, 2026
Land	0.16 AC		

Market Conditions

Vacancy Rates	Current	YOY Change	Submarket Leasing Activity	Current	YOY Change
Subject Property	100.0%	↑ 100.0%	12 Month Leased	553,610 SF	↑ 371%
Submarket 1-3 Star	5.8%	↑ 1.3%	Months on Market	10.6	↑ 3.3 mo
Market Overall	3.7%	↑ 0.6%			

Market Asking Rent Per Area	Current	YOY Change	Submarket Sales Activity	Current	Prev Year
Subject Property	\$20.18/SF	↓ -3.4%	12 Month Sales Volume	\$132.99M	\$101.32M
Submarket 1-3 Star	\$26.72/SF	↑ 4.0%	Market Sale Price Per Area	\$248/SF	\$240/SF
Market Overall	\$27.35/SF	↑ 3.8%			

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1844 N Pinellas Ave

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

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Flex

Property Summary

RBA	7,080 SF
Built	1979
Tenancy	Multiple
Asking Rent	Withheld
Drive Ins	1 total
Levelers	None
Parking Spaces	3.11/1,000 SF; 22 Surface Spaces

Sales Company:

CBRE: Josh Tarkow (813) 361-2614

Primary Leasing Company:

Berkshire Hathaway HomeServices Florida Properties: Alana Crumbley, CCIM (727) 858-6681



Contacts

Type	Name	Location	Phone
Recorded Owner	Freedom Marine Sales Llc	Venice, FL 34285	-
Recorded Owner	Freedom Marine Sales Llc	Venice, FL 34285	-
True Owner	Freedom Boat Club	Venice, FL 34285	(888) 781-7363
Contacts	John Giglio		
Primary Leasing	Berkshire Hathaway HomeServices Florida Properties	Trinity, FL 34655	(813) 739-5700
Contacts	Alana Crumbley, CCIM (727) 858-6681		
Sales	CBRE	Tampa, FL 33602	(813) 229-3111
Contacts	Josh Tarkow (813) 361-2614		

Property Details

Land Area	0.51 AC (22,216 SF)	Zoning	E-2
Building FAR	0.32	Parcel	01-27-15-00864-001-0210
Sprinklers	Wet		

For Sale Summary

Asking Price	Withheld	Land	0.51 AC
Status	Active	Built	1979
Sale Type	Investment or Owner User	On Market	244 Days
RBA	7,080 SF	Last Update	January 23, 2026

Market Conditions

Vacancy Rates	Current	YOY Change	Submarket Leasing Activity	Current	YOY Change
Subject Property	0.0%	0.0%	12 Month Leased	346,059 SF	↑ 5.4%
Submarket 2-4 Star	7.0%	↑ 0.9%	Months on Market	6.2	↑ 3.2 mo
Market Overall	7.5%	↑ 1.3%			

Market Asking Rent Per Area	Current	YOY Change	Submarket Sales Activity	Current	Prev Year
Subject Property	\$17.88/SF	↑ 3.1%	12 Month Sales Volume	\$35.02M	\$30.05M
Submarket 2-4 Star	\$14.05/SF	↑ 2.9%	Market Sale Price Per Area	\$163/SF	\$153/SF
Market Overall	\$12.84/SF	↑ 3.2%			

Previous Sale

Sale Date	5/9/2022	Sale Type	Investment
Sale Price	\$2,869,361	Comp Status	Research Complete
Comp ID	6039712		

11 **1003 Roosevelt Blvd**
Tarpon Springs, Florida 34689 (Pinellas County) - North Pinellas Submarket



Warehouse

Property Summary

RBA	4,900 SF
Built	1938
Tenancy	Single
Asking Rent	Withheld
Drive Ins	None
Levelers	None
For Sale	\$2,000,000 (\$408.16/SF)
Parking Spaces	2.04/1,000 SF; 10 Surface Spaces

Sales Company:

Frank Burns Realty, Inc.: Robert Romano (813) 628-1952



Contacts

Type	Name	Location	Phone
Recorded Owner	John E Cox	Tarpon Springs, FL 34689	-
Sales	Frank Burns Realty, Inc.	Tampa, FL 33609	(813) 877-7425
Contacts	Robert Romano (813) 628-1952		

Property Details

Land Area	0.31 AC (13,504 SF)	Zoning	SAP
Building FAR	0.36	Parcel	12-27-15-53352-001-0090

For Sale Summary

Asking Price	\$2,000,000 (\$408.16/SF)	Built	1938
Status	Active	On Market	837 Days
Sale Type	Owner User	Last Update	January 27, 2026
RBA	4,900 SF	Sale Conditions	Redevelopment Project
Land	0.31 AC		

Market Conditions

Vacancy Rates	Current	YOY Change	Submarket Leasing Activity	Current	YOY Change
Subject Property	0.0%	0.0%	12 Month Leased	346,059 SF	↑ 5.4%
Submarket 2-4 Star	7.0%	↑ 0.9%	Months on Market	6.2	↑ 0.1 mo
Market Overall	7.5%	↑ 1.3%			

Market Asking Rent Per Area	Current	YOY Change	Submarket Sales Activity	Current	Prev Year
Subject Property	\$14.96/SF	↓ -0.6%	12 Month Sales Volume	\$35.02M	\$30.05M
Submarket 2-4 Star	\$14.05/SF	↑ 2.9%	Market Sale Price Per Area	\$163/SF	\$153/SF
Market Overall	\$12.84/SF	↑ 3.2%			

12 501 Saint Michaels Way - St Michaels Apts
Tarpon Springs, Florida 34689 (Pinellas County) - Tarpon Springs Submarket

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Apartments

Property Summary

Units	16
Built	1986
Stories	1
Market Segment	All
Vacancy %	6.3
Commercial Asking Rent	Withheld
For Sale	\$9,764,000 (\$180,815/Unit)
Parking Spaces	2.50/Unit; 40 Surface Spaces

Sales Company:

Colliers: Sebastian Harris (727) 317-6766



Contacts

Type	Name	Location	Phone
Recorded Owner	501 St Michaels Way Llc	Tarpon Springs, FL 34689	-
True Owner	Mordechai Dalfin	Pikesville, MD 21208	(917) 831-0006
Contacts	Motty Dalfin (917) 831-0006		
Sales	Colliers	Tampa, FL 33609	(813) 221-2290
Contacts	Sebastian Harris (727) 317-6766		

Property Details

Land Area	1.05 AC (45,536 SF)	Construction Type	Reinforced Concrete
Building FAR	0.28	Zoning	RM15, Tarpon Springs
Number of Buildings	4	Parcel	12-27-15-89982-048-0401
Units Per Area	15/AC		

For Sale Summary

Asking Price	\$9,764,000 (\$180,815/Unit)	Price per SF	\$778.38/SF
Status	Active	Land	1.05 AC
Portfolio	Part of 5-Property Portfolio	Built	1986
Cap Rate	6.7%	On Market	224 Days
Sale Type	Investment	Last Update	January 15, 2026
Units	16	Sale Conditions	Bulk/Portfolio Sale
GBA (% Vacant)	12,544 SF (6.25%)		

Market Conditions

Vacancy Rates	Current	YOY Change	Submarket Sales Activity	Current	Prev Year
Subject Property	6.3%	0.0%	12 Month Sales Volume	\$21.53M	\$133.49M
Submarket 1-3 Star	8.1%	↑ 2.5%	Market Sales Price Per Unit	\$211.72K	\$210.82K
Market Overall	10.7%	↑ 1.0%			
Market Rent Per Unit	Current	YOY Change	Under Construction Units	Current	Prev Year
Subject Property	-	-	Market Overall	11,415	↓ -0.3%
Submarket 1-3 Star	\$1,572	↓ -3.0%			
Market Overall	\$1,807	↓ -2.4%			
Concessions	Current	YOY Change			
Subject Property	-	-			
Submarket 1-3 Star	2.0%	↑ 0.9%			
Market Overall	2.3%	↑ 0.6%			

Previous Sale

Sale Date	1/31/2022	Sale Type	Investment
Sale Price	\$1,400,000	Comp Status	Research Complete
Comp ID	5889312		





500-510 Tarpon Ave E

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



Office

Property Summary

RBA	2,225 SF
Built	1957
Stories	1
Elevators	None
Typical Floor	2,225 SF
Tenancy	Multiple
Asking Rent	Withheld
For Sale	\$525,000 (\$235.96/SF)
Parking Spaces	4.49/1,000 SF; 10 Surface Spaces



Sales Company:

Jeff Borham & Associates: Jeffrey Borham (727) 788-5255

Primary Leasing Company:

John Funk: John Funk (727) 599-3864

Contacts

Type	Name	Location	Phone
Recorded Owner	Anclore Gulf Properties LLC	Saint Petersburg, FL 33701	(727) 822-4697
True Owner	Anclore Gulf Properties LLC	Saint Petersburg, FL 33701	(727) 822-4697
Contacts	Richard Kantner (727) 822-4697		
Primary Leasing	John Funk	Clearwater Beach, FL 33767	(727) 599-3864
Contacts	John Funk (727) 599-3864		
Sales	Jeff Borham & Associates	Oldsmar, FL 34677	(866) 308-7109
Contacts	Jeffrey Borham (727) 788-5255		

Property Details

Land Area	0.17 AC (7,331 SF)	Zoning	office
Building FAR	0.30	Parcel	12-27-15-54396-001-0010
Owner Occupied	No		

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Richard A Venditti Pa	1	600	4	Jul 2016	-
Faith Builders	1	-	4	Jul 2016	-

Showing 2 of 2 Tenants

For Sale Summary

Asking Price	\$525,000 (\$235.96/SF)	Land	0.17 AC
Status	Under Contract	Built	1957
Sale Type	Owner User	On Market	19 Days
RBA	2,225 SF	Last Update	January 14, 2026



Market Conditions

Vacancy Rates	Current	YOY Change
Subject Property	0.0%	0.0%
Submarket 1-2 Star	4.4%	0.0%
Market Overall	10.0%	↑ 0.7%

Submarket Leasing Activity	Current	YOY Change
12 Month Leased	287,997 SF	↑ 11.5%
Months on Market	7.1	↑ 1.8 mo

Market Asking Rent Per Area	Current	YOY Change
Subject Property	\$26.94/SF	↑ 1.3%
Submarket 1-2 Star	\$26.60/SF	↑ 2.8%
Market Overall	\$31.73/SF	↑ 4.0%

Submarket Sales Activity	Current	Prev Year
12 Month Sales Volume	\$62.58M	\$26.4M
Market Sale Price Per Area	\$180/SF	\$173/SF

Previous Sale

Sale Date	9/1/2008
Sale Price	\$270,000
Comp ID	1663060

Sale Type	Investment
Comp Status	Research Complete

14 312 E Tarpon Ave

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

★★★★☆
Office

Property Summary

RBA	2,454 SF
Built	1912
Stories	2
Elevators	None
Typical Floor	1,227 SF
Tenancy	Single
Asking Rent	Withheld
For Sale	\$795,000 (\$323.96/SF)
Parking Spaces	2.04/1,000 SF; Surface Spaces Available



Sales Company:

Stonebridge Real Estate Co: Ben Magnie (727) 455-0221, Brian Andrus (727) 244-7470

Primary Leasing Company:

Coldwell Banker Commercial Realty

Contacts

Type	Name	Location	Phone
Recorded Owner	Unrefined Holdings Llc	Odessa, FL 33556	-
True Owner	Reltco Inc.	Tampa, FL 33626	(813) 814-7908
Contacts	Paula L Pautauros (813) 814-7908		
Primary Leasing	Coldwell Banker Commercial Realty	Palm Harbor, FL 34684	(727) 442-4111
Sales	Stonebridge Real Estate Co	Clearwater, FL 33755	(727) 443-5000
Contacts	Ben Magnie (727) 455-0221, Brian Andrus (727) 244-7470		



Property Details

Land Area	0.16 AC (6,752 SF)	Zoning	X
Building FAR	0.36	Parcel	12-27-15-77778-402-0060
Owner Occupied	No		

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Marcus Occhipinti, M.D.	1-2	2,454	2	Feb 2000	-

Showing 1 of 1 Tenants

For Sale Summary

Asking Price	\$795,000 (\$323.96/SF)	Land	0.16 AC
Status	Active	Built	1912
Sale Type	Investment	On Market	47 Days
RBA	2,454 SF	Last Update	January 20, 2026

Market Conditions

Vacancy Rates	Current	YOY Change	Submarket Leasing Activity	Current	YOY Change
Subject Property	0.0%	0.0%	12 Month Leased	287,997 SF	↑ 11.5%
Submarket 1-3 Star	5.5%	↓ -0.1%	Months on Market	7.1	↑ 1.8 mo
Market Overall	10.0%	↑ 0.7%			

Market Asking Rent Per Area	Current	YOY Change	Submarket Sales Activity	Current	Prev Year
Subject Property	\$26.12/SF	↑ 5.0%	12 Month Sales Volume	\$62.58M	\$26.4M
Submarket 1-3 Star	\$27.47/SF	↑ 4.5%	Market Sale Price Per Area	\$180/SF	\$173/SF
Market Overall	\$31.73/SF	↑ 4.0%			

Previous Sale

Sale Date	4/5/2019	Comp ID	4753263
Sale Price	\$499,000	Comp Status	Public Record



38799 US Highway 19 N

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



Retail

Property Summary

GLA	3,100 SF
Built/Renovated	1957/1985
Tenancy	Single
Asking Rent	Withheld
Frontage	248' on US Hwy 19 North
For Sale	\$3,600,000 (\$1,161.29/SF)
Parking Spaces	64.52/1,000 SF; 200 Surface Spaces



Sales Company:

RE/MAX Realtec Group, Inc.: Mark Ganier (727) 403-5611

Primary Leasing Company:

Nadeem Elalami: Nadeem Elalami (727) 485-5364

Contacts

Type	Name	Location	Phone
Recorded Owner	Amro Elalami	Trinity, FL	-
Recorded Owner	Orynab Ahusaleem	-	-
True Owner	Nadeem Elalami	Tarpon Springs, FL 34689	(727) 485-5364
Contacts	Nadeem Elalami (727) 485-5364		
Primary Leasing	Nadeem Elalami	Tarpon Springs, FL 34689	(727) 485-5364
Contacts	Nadeem Elalami (727) 485-5364		
Sales	RE/MAX Realtec Group, Inc.	Palm Harbor, FL 34685	(727) 789-5555
Contacts	Mark Ganier (727) 403-5611		

Property Details

Land Area	0.75 AC (32,670 SF)	Zoning	CP-1, County
Building FAR	0.09	Parcel	19-27-16-89442-000-0141

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Nadeem Elalami	Unkwn	500	-	Mar 2022	-

Showing 1 of 1 Tenants

For Sale Summary

Asking Price	\$3,600,000 (\$1,161.29/SF)	Built/Renovated	1957/1985
Status	Active	On Market	484 Days
Sale Type	Investment or Owner User	Last Update	January 19, 2026
Land	0.75 AC	Sale Conditions	Build to Suit +1



Market Conditions

Vacancy Rates	Current	YOY Change
Subject Property	0.0%	0.0%
Submarket 1-3 Star	5.8%	↑ 1.3%
Market Overall	3.7%	↑ 0.6%

Submarket Leasing Activity	Current	YOY Change
12 Month Leased	553,610 SF	↑ 371%
Months on Market	10.6	↑ 3.3 mo

Market Asking Rent Per Area	Current	YOY Change
Subject Property	\$29.44/SF	↑ 5.2%
Submarket 1-3 Star	\$26.72/SF	↑ 4.0%
Market Overall	\$27.35/SF	↑ 3.8%

Submarket Sales Activity	Current	Prev Year
12 Month Sales Volume	\$132.99M	\$101.32M
Market Sale Price Per Area	\$248/SF	\$240/SF

Previous Sale

Sale Date	12/3/2021
Sale Price	\$430,000

Comp ID	5806032
Comp Status	Public Record

16 41680 Us Highway 19 N

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



Retail

Property Summary

GLA	5,814 SF
Built/Renovated	2001/2022
Tenancy	Single
Asking Rent	Withheld
For Sale	\$3,388,333 (\$582.79/SF)

Sales Company:

ABL Real Estate Partners: Brandon Lumish (305) 297-6410, Aaron Labovitz (305) 984-9212



Contacts

Type	Name	Location	Phone
Recorded Owner	Terps Acquisitions LLC	Boca Raton, FL 33433	-
True Owner	Kenneth Greif	Boca Raton, FL 33433	(201) 567-6263
Contacts	Kenneth Greif (201) 567-6263		
Sales	ABL Real Estate Partners	Boca Raton, FL 33433	(305) 984-9212
Contacts	Brandon Lumish (305) 297-6410, Aaron Labovitz (305) 984-9212		

Property Details

Land Area	0.61 AC (26,572 SF)	Zoning	C
Building FAR	0.22	Parcel	07-27-16-89920-000-0030



Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
AYR Cannabis Dispensary	1	5,916	-	Mar 2018	-
Mattress Firm	1	5,814	2	Jul 2016	-

Showing 2 of 2 Tenants

For Sale Summary

Asking Price	\$3,388,333 (\$582.79/SF)	Built/Renovated	2001/2022
Status	Active	On Market	183 Days
Cap Rate	7.5%	Last Update	January 13, 2026
Sale Type	Investment	Sale Conditions	Investment Triple Net
Land	0.61 AC		

Market Conditions

Vacancy Rates	Current	YOY Change	Submarket Leasing Activity	Current	YOY Change
Subject Property	0.0%	0.0%	12 Month Leased	553,610 SF	↑ 371%
Submarket 2-4 Star	6.3%	↑ 1.1%	Months on Market	10.6	↑ 3.3 mo
Market Overall	3.7%	↑ 0.6%			

Market Asking Rent Per Area	Current	YOY Change	Submarket Sales Activity	Current	Prev Year
Subject Property	\$30.59/SF	↑ 5.2%	12 Month Sales Volume	\$132.99M	\$101.32M
Submarket 2-4 Star	\$27.37/SF	↑ 4.0%	Market Sale Price Per Area	\$248/SF	\$240/SF
Market Overall	\$27.35/SF	↑ 3.8%			

Previous Sale

Sale Date	11/4/2021	Sale Type	Investment
Sale Price	\$1,210,000	Comp Status	Research Complete
Comp ID	5750923		





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		

Property Details

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

For Sale Summary

Asking Price	\$4,886,000 (\$488.60/SF)	Built	September 2026
Status	Active	On Market	68 Days
Cap Rate	6.8%	Last Update	January 26, 2026
Sale Type	Investment	Sale Conditions	Build to Suit
Land	2.39 AC		



Market Conditions

Vacancy Rates	Current	YOY Change
Subject Property	-	-
Submarket 2-4 Star	6.3%	↑ 1.1%
Market Overall	3.7%	↑ 0.6%

Submarket Leasing Activity	Current	YOY Change
12 Month Leased	553,610 SF	↑ 37.1%
Months on Market	10.6	↑ 3.3 mo

Market Asking Rent Per Area	Current	YOY Change
Subject Property	-	-
Submarket 2-4 Star	\$27.37/SF	↑ 4.0%
Market Overall	\$27.35/SF	↑ 3.8%

Submarket Sales Activity	Current	Prev Year
12 Month Sales Volume	\$132.99M	\$101.32M
Market Sale Price Per Area	\$248/SF	\$240/SF

18 44098 US Highway 19 N - 44098 US Hwy 19 N | 6.71± Acres



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

Land

Property Summary

Land Area - Gross	6.71 AC (292,288 SF)
Topography	Level
On-Sites	Rough graded
Current Use	Vacant land
Zoning	CPD
Proposed Use	Industrial, Retail
Parcel	06-27-16-00000-210-0100, 06-27-16-00000-210-0200



Sales Company:

Colliers: Mark Eilers (813) 505-0066, John Ruscigno (773) 744-9315

Contacts

Type	Name	Location	Phone
Recorded Owner	Frederick Mcclimans	Daytona Beach, FL 32119	-
True Owner	Frederick Mcclimans	Daytona Beach, FL 32119	-
Sales	Colliers	Tampa, FL 33609	(813) 221-2290
Contacts	Mark Eilers (813) 505-0066, John Ruscigno (773) 744-9315		

Property Details

Frontage	371' on US Highway 19 North (with 1 curb cut)
Zoning	CPD
Zoning Description	Commercial Planned Development
Proposed Use	Industrial, Retail
Parcel	06-27-16-00000-210-0100, 06-27-16-00000-210-0200

For Sale Summary

Asking Price	Withheld	Land	6.71 AC (292,288 SF)
Status	Active	On Market	161 Days
Sale Type	Investment	Last Update	January 14, 2026





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		

Property Details

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

For Sale Summary

Asking Price	\$850,000 (\$170.00/SF)	Built/Renovated	1976/2000
Status	Active	On Market	1,314 Days
Sale Type	Investment or Owner User	Last Update	January 23, 2026
Land	0.14 AC		



Market Conditions

Vacancy Rates	Current	YOY Change
Subject Property	100.0%	0.0%
Submarket 2-4 Star	6.3%	↑ 1.1%
Market Overall	3.7%	↑ 0.6%

Submarket Leasing Activity	Current	YOY Change
12 Month Leased	553,610 SF	↑ 37.1%
Months on Market	10.6	↑ 3.3 mo

Market Asking Rent Per Area	Current	YOY Change
Subject Property	\$13.20/SF	0.0%
Submarket 2-4 Star	\$27.37/SF	↑ 4.0%
Market Overall	\$27.35/SF	↑ 3.8%

Submarket Sales Activity	Current	Prev Year
12 Month Sales Volume	\$132.99M	\$101.32M
Market Sale Price Per Area	\$248/SF	\$240/SF

20 340 Anclore Rd - 18 Acre(mol) Waterfront Land on Anclore River



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

Land

Property Summary

Land Area - Gross	18.00 AC (784,080 SF)
Topography	Level
On-Sites	Raw land
Current Use	Vacant land
Zoning	IPD
Proposed Use	Industrial, MultiFamily, Single Family Development
Parcel	01-27-15-89136-000-0620, 01-27-15-89136-000-0630, 01-27-15-89136-000-0631
For Sale	\$5,250,000 (\$291,666.67/AC)



Sales Company:

GHG/C2C @ Keller Williams: Steven Paul Howarth, PA (727) 639-5573

Contacts

Type	Name	Location	Phone
Recorded Owner	Tarpon Springs One, LLC	Boynton Beach, FL 33437	(561) 374-9067
Sales	GHG/C2C @ Keller Williams	Palm Harbor, FL 34684	(727) 639-5573
Contacts	Steven Paul Howarth, PA (727) 639-5573		

Property Details

Off-Sites	No Cable, No Curb/Gutter/Sidewalk, No Electricity, No Gas, No Irrigation, No Sewer, No Streets, No Telephone, No Water
Frontage	450' on ANCLOTE RD, 1,298' on Anclore Road
Zoning	IPD
Zoning Description	Industrial Planned Development
Proposed Use	Industrial, MultiFamily, Single Family Development
Parcel	01-27-15-89136-000-0620, 01-27-15-89136-000-0630, 01-27-15-89136-000-0631



For Sale Summary

Asking Price	\$5,250,000 (\$291,666.67/AC)	Land	18.00 AC (784,080 SF)
Status	Under Contract	On Market	1,027 Days
Sale Type	Investment	Last Update	November 11, 2025



1761 BECKETT Way

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



Land

Property Summary

Land Area - Gross	1.48 AC (64,469 SF)
Topography	Level
On-Sites	Rough graded
Current Use	Vacant lots
Zoning	RO, CG
Proposed Use	Commercial, Mixed Use, Office, Retail
Parcel	06-27-16-00000-130-0200, 06-27-16-00000-130-0310
For Sale	\$875,000 (\$293,843.74/AC)

Sales Company:

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



Contacts

Type	Name	Location	Phone
Recorded Owner	Brittany Park Townhomes Llc	-	-
True Owner	DiGiovanni Homes	Clearwater, FL 33759	(727) 637-5134
Contacts	Agostino DiGiovanni (727) 637-5134		
Sales	Santek Management, LLC	Tarpon Springs, FL 34689	(727) 493-2820
Contacts	Will Kochenour III (727) 314-5689, Robert Werthman (907) 378-3000		

Property Details

Off-Sites	No Cable, No Curb/Gutter/Sidewalk, No Electricity, No Gas, No Irrigation, Sewer, No Streets, No Telephone, Water
Zoning	RO, CG
Zoning Description	General Commercial, residential office
Proposed Use	Commercial, Mixed Use, Office, Retail
Parcel	06-27-16-00000-130-0200, 06-27-16-00000-130-0310

For Sale Summary

Asking Price	\$875,000 (\$293,843.74/AC)	Land	1.48 AC (64,469 SF)
Status	Active	On Market	560 Days
Portfolio	Part of 2-Property Portfolio	Last Update	January 21, 2026
Sale Type	Investment		



Previous Sale

Sale Date	10/4/2013
Sale Price	\$1,095,100
Comp ID	2874188

Sale Type	Investment
Comp Status	Research Complete



1512 Bend Dr - Tarpon Springs River Bend Business Park Lots

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



Land

Property Summary

Land Area - Gross	0.65 AC (28,314 SF)
Topography	Level
On-Sites	Previously developed lot
Current Use	Vacant land
Proposed Use	Commercial
For Sale	\$375,000 (\$576,923.08/AC)

Sales Company:

Research In Progress: Research In Progress



Contacts

Type	Name	Location	Phone
Sales	Research In Progress	Richmond, VA 23219	-
Contacts	Research In Progress		

Property Details

Off-Sites	No Cable, No Curb/Gutter/Sidewalk, No Electricity, No Gas, No Irrigation, Sewer, No Streets, No Telephone, Water
Frontage	110' on NORTHBEND DR
Proposed Use	Commercial

For Sale Summary

Asking Price	\$375,000 (\$576,923.08/AC)	Land	0.65 AC (28,314 SF)
Status	Active	On Market	271 Days
Sale Type	Owner User	Last Update	October 27, 2025

Property Summary

Land Area - Gross	0.40 AC (17,424 SF)
Topography	Level
On-Sites	Finish grade
Zoning	IPD
Proposed Use	Industrial Park
Parcel	02-27-15-75760-002-0130
For Sale	\$375,000 (\$937,500.00/AC)



Sales Company:

Pioneer Homes: George Zutes (727) 644-7467

Contacts

Type	Name	Location	Phone
Sales	Pioneer Homes	Tarpon Springs, FL 34689	(727) 938-1561
Contacts	George Zutes (727) 644-7467		

Property Details

Off-Sites	Cable, Curb/Gutter/Sidewalk, Electricity, Gas, Irrigation, Sewer, Streets, Telephone, Water
Frontage	110' on NORTHBEND DR
Zoning	IPD
Zoning Description	industrial planned development
Proposed Use	Industrial Park
Parcel	02-27-15-75760-002-0130

For Sale Summary

Asking Price	\$375,000 (\$937,500.00/AC)	On Market	547 Days
Status	Active	Last Update	December 10, 2025
Sale Type	Investment or Owner User	Sale Conditions	Build to Suit
Land	0.40 AC (17,424 SF)		



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



Land

Property Summary

Land Area - Gross	2.12 AC (92,347 SF)
Topography	Level
On-Sites	Raw land
Zoning	Special
Proposed Use	Commercial, Mixed Use, MultiFamily, Retail, Storefrnt Retail/Residntl, Storefront, Storefront Retail/Office
For Sale	\$5,500,000 (\$2,594,339.62/AC)

Sales Company:

Premier Realty Consultants: David Skidmore (813) 767-5878



Contacts

Type	Name	Location	Phone
Sales	Premier Realty Consultants	Safety Harbor, FL 34695	(727) 939-7811
Contacts	David Skidmore (813) 767-5878		

Property Details

Off-Sites	Cable, No Curb/Gutter/Sidewalk, Electricity, No Gas, No Irrigation, Sewer, Streets, Telephone, Water
Zoning	Special
Zoning Description	Transect-Based Infill Code for the Sponge Docks and Community Redevelopment Area
Proposed Use	Commercial, Mixed Use, MultiFamily, Retail, Storefrnt Retail/Residntl, Storefront, Storefront Retail/Office

For Sale Summary

Asking Price	\$5,500,000 (\$2,594,339.62/AC)	Land	2.12 AC (92,347 SF)
Status	Active	On Market	1,182 Days
Sale Type	Investment	Last Update	January 15, 2026





131 Hibiscus St - Wholesale Bakery

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



Retail

Property Summary

GLA	3,550 SF
Built/Renovated	1910/1966
Tenancy	Single
Asking Rent	Withheld
Frontage	57' on Hibiscus Street
For Sale	\$615,000 (\$173.24/SF)
Parking Spaces	5.63/1,000 SF; 20 Surface Spaces

Sales Company:

RE/MAX Marketing Specialists: Nicholas Vavoulis (727) 234-3743



Contacts

Type	Name	Location	Phone
Sales	RE/MAX Marketing Specialists	New Port Richey, FL 34655	(727) 853-7801
Contacts	Nicholas Vavoulis (727) 234-3743		

Property Details

Land Area	0.14 AC (6,098 SF)	Zoning	Commercial
Building FAR	0.58	Parcel	12-27-15-60228-000-0120

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Crusty's Bread Bakery	1	3,239	2	Aug 2007	-

Showing 1 of 1 Tenants

For Sale Summary

Asking Price	\$615,000 (\$173.24/SF)	Built/Renovated	1910/1966
Status	Active	On Market	137 Days
Sale Type	Investment or Owner User	Last Update	November 14, 2025
Land	0.14 AC		



Market Conditions

Vacancy Rates	Current	YOY Change
Subject Property	0.0%	0.0%
Submarket 1-3 Star	5.8%	↑ 1.3%
Market Overall	3.7%	↑ 0.6%

Submarket Leasing Activity	Current	YOY Change
12 Month Leased	553,610 SF	↑ 371%
Months on Market	10.6	↑ 3.3 mo

Market Asking Rent Per Area	Current	YOY Change
Subject Property	\$20.18/SF	↓ -3.0%
Submarket 1-3 Star	\$26.72/SF	↑ 4.0%
Market Overall	\$27.35/SF	↑ 3.8%

Submarket Sales Activity	Current	Prev Year
12 Month Sales Volume	\$132.99M	\$101.32M
Market Sale Price Per Area	\$248/SF	\$240/SF

Previous Sale

Sale Date	7/1/2022
Sale Price	\$500,000
Comp ID	6068708

Sale Type	Investment
Comp Status	Public Record

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

★★★★☆
Land

Property Summary

Land Area - Gross	0.22 AC (9,583 SF)
Topography	Level
On-Sites	Previously developed lot
Proposed Use	Commercial
For Sale	\$229,988 (\$1,045,400.00/AC)

Sales Company:

KW Commercial: Brandon Rimes (813) 670-7372



Contacts

Type	Name	Location	Phone
Sales	KW Commercial	Palm Harbor, FL 34684	(727) 772-0772
Contacts	Brandon Rimes (813) 670-7372		

Property Details

Off-Sites	No Cable, No Curb/Gutter/Sidewalk, No Electricity, No Gas, No Irrigation, No Sewer, No Streets, No Telephone, No Water
Proposed Use	Commercial

For Sale Summary

Asking Price	\$229,988 (\$1,045,400.00/AC)	Land	0.22 AC (9,583 SF)
Status	Active	On Market	2,064 Days
Sale Type	Investment or Owner User	Last Update	January 23, 2026



218 N Pinellas Ave

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



Apartments

Property Summary

Units	12
Built/Renovated	1925/2025
Stories	2
Elevators	Walk Up
Market Segment	All
Commercial Asking Rent	Withheld
For Sale	\$1,550,000 (\$129,167/Unit)
Parking Spaces	1.82/Unit; 7 Surface Spaces

Sales Company:

Greco Enterprises LLC: Sofia Pons (727) 698-4945

Primary Leasing Company:

John Burpee & Associates



Contacts

Type	Name	Location	Phone
Recorded Owner	Greco Enterprises LLC	Clearwater, FL 33755	-
True Owner	Emiliano Greco	Clearwater, FL 33755	(727) 793-0078
Contacts	Greco Emiliano (786) 537-7391		
Primary Leasing	John Burpee & Associates	Largo, FL 33773	(727) 828-9498
Sales	Greco Enterprises LLC	Clearwater, FL 33755	-
Contacts	Sofia Pons (727) 698-4945		

Property Details

Land Area	0.16 AC (6,970 SF)	Average Unit Size	688 SF
Building FAR	0.91	Construction Type	Reinforced Concrete
Number of Buildings	1	Zoning	C-1 (Commercial)
Units Per Area	75/AC	Parcel	12-27-15-60228-000-0050

For Sale Summary

Asking Price	\$1,550,000 (\$129,167/Unit)	GBA (% Vacant)	6,350 SF (0%)
Status	Active	Price per SF	\$244.09/SF
Cap Rate	7.5%	Land	0.16 AC
GRM	9.64	Built/Renovated	1925/2025
Sale Type	Investment	On Market	109 Days
Units	12	Last Update	December 4, 2025

Market Conditions

Vacancy Rates	Current	YOY Change
Subject Property	0.0%	0.0%
Submarket 1-3 Star	8.1%	↑ 2.5%
Market Overall	10.7%	↑ 1.0%

Market Rent Per Unit	Current	YOY Change
Subject Property	-	-
Submarket 1-3 Star	\$1,572	↓ -3.0%
Market Overall	\$1,807	↓ -2.4%

Concessions	Current	YOY Change
Subject Property	-	-
Submarket 1-3 Star	2.0%	↑ 0.9%
Market Overall	2.3%	↑ 0.6%

Submarket Sales Activity	Current	Prev Year
12 Month Sales Volume	\$21.53M	\$133.49M
Market Sales Price Per Unit	\$211.72K	\$210.82K

Under Construction Units	Current	Prev Year
Market Overall	11,415	↓ -0.3%

Previous Sale

Sale Date	7/24/2025	Sale Type	Investment
Sale Price	\$1,500,000	Comp Status	Research Complete
Comp ID	7293652		

28 606 N Pinellas Ave - Free-Standing Restaurant
Tarpon Springs, Florida 34689 (Pinellas County) - North Pinellas Submarket



Retail

Property Summary

GLA	4,275 SF
Built	1942
Tenancy	Single
Asking Rent	Withheld
Frontage	N Pinellas
Frontage	150' on Pinellas Ave
For Sale	\$1,250,000 (\$292.40/SF)
Parking Spaces	7.25/1,000 SF; 31 Surface Spaces

Sales Company:

High Point Realty Inc: David Kerr (727) 804-2116

Primary Leasing Company:

Argus Real Estate: Lisa Clary (727) 645-1554



Contacts

Type	Name	Location	Phone
Recorded Owner	22 Tampa Llc	Tarpon Springs, FL 34689	(727) 641-4472
True Owner	22 Tampa Llc	Tarpon Springs, FL 34689	(727) 641-4472
Contacts	Tula Manglis (727) 641-4472		
Primary Leasing	Argus Real Estate	Saint Petersburg, FL 33701	(727) 645-1554
Contacts	Lisa Clary (727) 645-1554		



Contacts (Continued)

Type	Name	Location	Phone
Sales	High Point Realty Inc	Clearwater, FL 33755	(727) 466-6697
Contacts	David Kerr (727) 804-2116		

Property Details

Land Area	0.46 AC (20,038 SF)	Zoning	GB, Tarpon Springs
Building FAR	0.21	Parcel	12-27-15-66573-000-0555

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
The Outside Barbecue	1	4,275	-	Apr 2026	-
Morgan Mae's Oyster Bar LLC	1	500	-	Oct 2023	-
Snookers Grill	1	-	-	Aug 2021	-

Showing 3 of 3 Tenants

For Sale Summary

Asking Price	\$1,250,000 (\$292.40/SF)	Built	1942
Status	Active	On Market	207 Days
Sale Type	Investment or Owner User	Last Update	November 7, 2025
Land	0.46 AC		

Market Conditions

Vacancy Rates	Current	YOY Change	Submarket Leasing Activity	Current	YOY Change
Subject Property	100.0%	↑ 100.0%	12 Month Leased	553,610 SF	↑ 371%
Submarket 1-3 Star	5.8%	↑ 1.3%	Months on Market	10.6	↑ 3.3 mo
Market Overall	3.7%	↑ 0.6%			

Market Asking Rent Per Area	Current	YOY Change	Submarket Sales Activity	Current	Prev Year
Subject Property	\$16.25/SF	↓ -3.2%	12 Month Sales Volume	\$132.99M	\$101.32M
Submarket 1-3 Star	\$26.72/SF	↑ 4.0%	Market Sale Price Per Area	\$248/SF	\$240/SF
Market Overall	\$27.35/SF	↑ 3.8%			

Previous Sale

Sale Date	8/15/2019	Sale Type	Owner User
Sale Price	\$450,000	Comp Status	Public Record
Comp ID	4879857		





1941 S Pinellas Ave - Kretsepis Service Station

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



Retail

Property Summary

GLA	1,377 SF
Built	1955
Tenancy	Single
Asking Rent	Withheld
Frontage	160' on Pinellas Ave
For Sale	\$1,150,000 (\$835.15/SF)
Parking Spaces	7.26/1,000 SF; 10 Surface Spaces

Sales Company:

The Roman Group at Century 21: Demi Katechis (845) 633-3723



Contacts

Type	Name	Location	Phone
Recorded Owner	J E K 2 Llc	Palm Harbor, FL 34683	-
True Owner	Kritsepis Inc	Tarpon Springs, FL 34689	(727) 934-4357
Contacts	Jon Kritsepis		
Sales	The Roman Group at Century 21	Wesley Chapel, FL 33544	(800) 541-9923
Contacts	Demi Katechis (845) 633-3723		

Property Details

Land Area	0.21 AC (9,148 SF)	Zoning	C-2
Building FAR	0.15	Parcel	24-27-15-21636-005-0160

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Kritsepis Inc	1	1,168	2	Jul 2013	-

Showing 1 of 1 Tenants

For Sale Summary

Asking Price	\$1,150,000 (\$835.15/SF)	Built	1955
Status	Active	On Market	29 Days
Sale Type	Investment or Owner User	Last Update	December 29, 2025
Land	0.21 AC		



Market Conditions

Vacancy Rates	Current	YOY Change
Subject Property	0.0%	0.0%
Submarket 2-4 Star	6.3%	↑ 1.1%
Market Overall	3.7%	↑ 0.6%

Submarket Leasing Activity	Current	YOY Change
12 Month Leased	553,610 SF	↑ 371%
Months on Market	10.6	↑ 3.3 mo

Market Asking Rent Per Area	Current	YOY Change
Subject Property	\$29.44/SF	↑ 5.2%
Submarket 2-4 Star	\$27.37/SF	↑ 4.0%
Market Overall	\$27.35/SF	↑ 3.8%

Submarket Sales Activity	Current	Prev Year
12 Month Sales Volume	\$132.99M	\$101.32M
Market Sale Price Per Area	\$248/SF	\$240/SF

30 Seabreeze Drive - 2 lots - 2 & 4

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

☆☆☆☆☆

Land

Property Summary

Land Area - Gross	0.34 AC (14,810 SF)
Proposed Use	Single Family Residence
For Sale	\$70,000 (\$205,882.35/AC)

Sales Company:

LPT Realty, LLC: Tara Guideri (516) 993-6429



Contacts

Type	Name	Location	Phone
Sales	LPT Realty, LLC	Lake Mary, FL 32746	(704) 222-0340
Contacts	Tara Guideri (516) 993-6429		

Property Details

Proposed Use	Single Family Residence
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For Sale Summary

Asking Price	\$70,000 (\$205,882.35/AC)	On Market	175 Days
Status	Active	Last Update	January 9, 2026
Sale Type	Owner User	Sale Conditions	Build to Suit
Land	0.34 AC (14,810 SF)		



44003 N US Hwy - 1.75 AC Parcel

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



Land

Property Summary

Land Area - Gross	1.75 AC (76,230 SF)
Topography	Level
Zoning	C-2
Proposed Use	Auto Repair, Bank, Car Wash, Commercial, Day Care Center, Fast Food, General Freestanding, Hotel, Medical, Restaurant, Retail, Strip Center
Parcel	06-27-16-00000-120-0300
For Sale	\$1,250,000 (\$714,285.71/AC)



Sales Company:

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

Contacts

Type	Name	Location	Phone
Recorded Owner	Catapult Enterprises Llc	San Diego, CA 92111	-
Sales	Southeast Retail Advisors, Inc.	Boca Raton, FL 33487	(404) 556-4960
Contacts	Lindsey Morriss Meyers (404) 556-4960		

Property Details

Off-Sites	No Cable, Curb/Gutter/Sidewalk, Electricity, No Gas, No Irrigation, Sewer, Streets, No Telephone, Water
Frontage	711' on Us Hwy 19
Zoning	C-2
Zoning Description	General Commercial & Services
Proposed Use	Auto Repair, Bank, Car Wash, Commercial, Day Care Center, Fast Food, General Freestanding, Hotel, Medical, Restaurant, Retail, Strip Center
Parcel	06-27-16-00000-120-0300

For Sale Summary

Asking Price	\$1,250,000 (\$714,285.71/AC)	Land	1.75 AC (76,230 SF)
Status	Active	On Market	837 Days
Sale Type	Investment	Last Update	January 15, 2026





44003 N US Hwy 19 - 2.3 AC Development Parcel

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



Land

Property Summary

Land Area - Gross	2.30 AC (100,188 SF)
Topography	Level
On-Sites	Raw land
Current Use	Vacant
Zoning	PD
Density Allowed	PD
Proposed Use	Bank, Car Wash, Commercial, Day Care Center, Fast Food, General Free-standing, Hotel, Medical, Restaurant, Retail, Strip Center
Parcel	06-27-16-00000-120-0200
For Sale	\$1,500,000 (\$652,173.91/AC)



Sales Company:

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

Primary Leasing Company:

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

Contacts

Type	Name	Location	Phone
Recorded Owner	N / T Florida Tarpon Springs LLC	Idaho Falls, ID 83405	-
True Owner	Ball Ventures	Idaho Falls, ID 83402	(208) 523-3794
Primary Leasing	Southeast Retail Advisors, Inc.	Boca Raton, FL 33487	(404) 556-4960
Contacts	Lindsey Morriss Meyers (404) 556-4960		
Sales	Southeast Retail Advisors, Inc.	Boca Raton, FL 33487	(404) 556-4960
Contacts	Lindsey Morriss Meyers (404) 556-4960		

Property Details

Off-Sites	Cable, Curb/Gutter/Sidewalk, Electricity, Gas, Irrigation, Sewer, Streets, Telephone, Water
Frontage	N US Hwy 19
Zoning	PD
Zoning Description	Planned Development
Proposed Use	Bank, Car Wash, Commercial, Day Care Center, Fast Food, General Freestanding, Hotel, Medical, Restaurant, Retail, Strip Center
Parcel	06-27-16-00000-120-0200

For Sale Summary

Asking Price	\$1,500,000 (\$652,173.91/AC)	Land	2.30 AC (100,188 SF)
Status	Active	On Market	1,300 Days
Sale Type	Investment	Last Update	January 15, 2026





905 Virginia Ave - Fairway Chalet

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



Health Care

Property Summary

GBA	4,126 SF
Built	1976
Stories	2
Typical Floor	4,126 SF
Asking Rent	Withheld
For Sale	\$1,700,000 (\$412.02/SF)
Parking Spaces	1.21/1,000 SF; 5 Surface Spaces



Sales Company:

Klein & Heuchan, Inc.: Michael Monteclaro (727) 491-5621

Contacts

Type	Name	Location	Phone
Recorded Owner	Fairway Chalet Inc	Tarpon Springs, FL 34689	-
True Owner	Feraren, Nerissa	Tarpon Springs, FL 34689	(727) 267-3088
Contacts	Nerissa Feraren (727) 267-3088		
Sales	Klein & Heuchan, Inc.	Clearwater, FL 33765	(727) 441-1951
Contacts	Michael Monteclaro (727) 491-5621		

Property Details

Land Area	0.30 AC (12,998 SF)	Zoning	R-70
Building FAR	0.32	Parcel	13-27-15-64188-009-0040
Owner Occupied	Yes		

Tenants

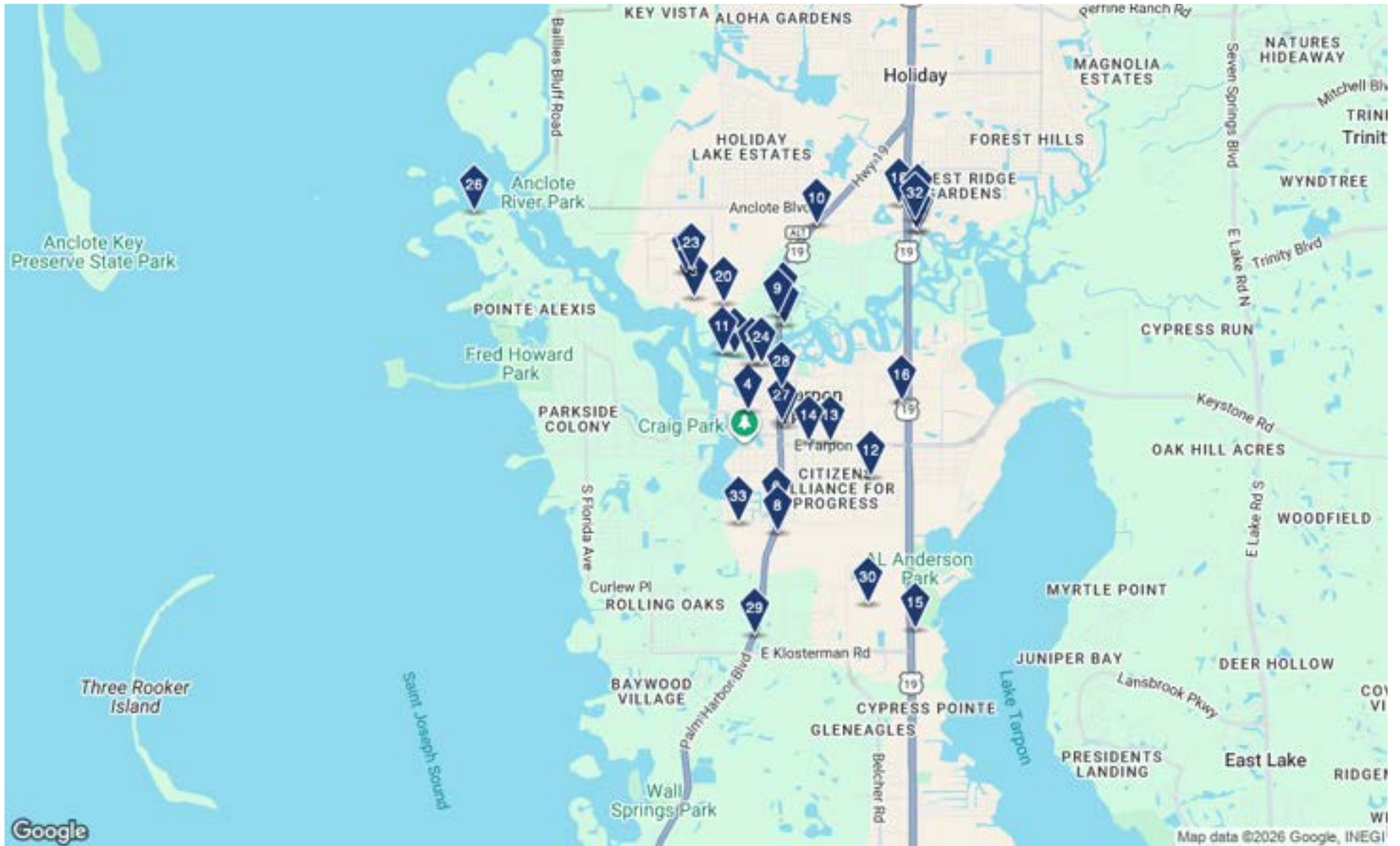
Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Fairway Chalet Alf	1	500	4	Oct 2024	-

Showing 1 of 1 Tenants

For Sale Summary

Asking Price	\$1,700,000 (\$412.02/SF)	Land	0.30 AC
Status	Under Contract	Built	1976
Cap Rate	20.2%	On Market	370 Days
Sale Type	Investment	Last Update	December 4, 2025
GBA	4,126 SF		





Property List

	Property Name/ Address	Type	Built/ Renovated	Size (% Leased)	SF Available	Asking Rent	Asking Price (Cap Rate)
1	1761 Beckett Way & US Hi... Tarpon Springs, Florida 34...	Retail ★★★★☆	1950	2,063 SF	-	Withheld	\$875,000
2	.93 AC Land on Alt US-19,... Alternate US-19 North Tarpon Springs, Florida 34...	Land	-	-	-	Withheld	\$325,000
3	507 Anclothe Rd Tarpon Springs, Florida 34...	Land ★★★★☆	-	-	-	Withheld	\$4,700,000
4	INFILL REDEVELOPMEN... 404 Canal St Tarpon Springs, Florida 34...	Land	-	-	-	Withheld	\$1,525,000
5	Dolphin Deep Sea Fishing 810 Dodecanese Blvd Tarpon Springs, Florida 34...	Specialty ★★★★☆	1964	6,097 SF	-	Withheld	\$2,200,000
6	1.82 ac Corner US Alt 19 T... Meres Blvd & US Alt 19 N Tarpon Springs, Florida 34...	Land ★★★★☆	-	-	-	Withheld	Price Not Disclosed
7	3.10 ac Retail N Pinellas A... N Pinellas & Anclothe Rd. ave Tarpon Springs, Florida 34...	Land	-	-	-	Withheld	\$1,750,000
8	1175 Pinellas Ave Tarpon Springs, Florida 34...	Land ★★★★☆	-	-	-	Withheld	\$1,200,000
9	1201 N Pinellas Ave Tarpon Springs, Florida 34...	Retail ★★★★☆	1961	1,001 SF	-	Withheld	\$450,000
10	1844 N Pinellas Ave Tarpon Springs, Florida 34...	Flex ★★★★☆	1979	7,080 SF	-	Withheld	Price Not Disclosed
11	1003 Roosevelt Blvd Tarpon Springs, Florida 34...	Warehouse ★★★★☆	1938	4,900 SF	-	Withheld	\$2,000,000
12	St Michaels Apts 501 Saint Michaels Way Tarpon Springs, Florida 34...	Apartments ★★★★☆	1986	16 Units	-	Withheld	\$9,764,000 (6.7%)
13	500-510 Tarpon Ave E Tarpon Springs, Florida 34...	Office ★★★☆☆	1957	2,225 SF	-	Withheld	\$525,000
14	312 E Tarpon Ave Tarpon Springs, Florida 34...	Office ★★★★☆	1912	2,454 SF	-	Withheld	\$795,000

Property List (Continued)

	Property Name/ Address	Type	Built/ Renovated	Size (% Leased)	SF Available	Asking Rent	Asking Price (Cap Rate)
15	38799 US Highway 19 N Tarpon Springs, Florida 34...	Retail ★★★★☆	1957/1985	3,100 SF	-	Withheld	\$3,600,000
16	41680 Us Highway 19 N Tarpon Springs, Florida 34...	Retail ★★★★☆	2001/2022	5,814 SF	-	Withheld	\$3,388,333 (7.5%)
17	44091 US Highway 19 N Tarpon Springs, Florida 34...	Retail ★★★★☆	2026	10,000 SF	10,000	Withheld	\$4,886,000 (6.8%)
18	44098 US Hwy 19 N 6.71±... 44098 US Highway 19 N Tarpon Springs, Florida 34...	Land ★★★★☆	-	-	-	Withheld	Price Not Disclosed
19	530 Athens St Tarpon Springs, Florida 34...	Retail ★★★★☆	1976/2000	5,000 SF	5,000	\$13.20 SF/Year/NNN	\$850,000
20	18 Acre(mol) Waterfront L... 340 Anclote Rd Tarpon Springs, Florida 34...	Land ★★★★☆	-	-	-	Withheld	\$5,250,000
21	1761 BECKETT Way Tarpon Springs, Florida 34...	Land ★★★★☆	-	-	-	Withheld	\$875,000
22	Tarpon Springs River Bend... 1512 Bend Dr Tarpon Springs, Florida 34...	Land ★★★★☆	-	-	-	Withheld	\$375,000
23	River Bend Business Park 1539 Bend dr Tarpon Springs, Florida 34...	Land	-	-	-	Withheld	\$375,000
24	Dodecanese 00 Dodecanese Tarpon Springs, Florida 34...	Land	-	-	-	Withheld	\$5,500,000
25	Wholesale Bakery 131 Hibiscus St Tarpon Springs, Florida 34...	Retail ★★★★☆	1910/1966	3,550 SF	-	Withheld	\$615,000
26	Ketch Cor Tarpon Springs, Florida 34...	Land ★★★★☆	-	-	-	Withheld	\$229,988
27	218 N Pinellas Ave Tarpon Springs, Florida 34...	Apartments ★★★★☆	1925/2025	12 Units	-	Withheld	\$1,550,000 (7.5%)
28	Free-Standing Restaurant 606 N Pinellas Ave Tarpon Springs, Florida 34...	Retail ★★★★☆	1942	4,275 SF	-	Withheld	\$1,250,000



Property List (Continued)

	Property Name/ Address	Type	Built/ Renovated	Size (% Leased)	SF Available	Asking Rent	Asking Price (Cap Rate)
29	Kretsepis Service Station 1941 S Pinellas Ave Tarpon Springs, Florida 34...	Retail ★★★★☆	1955	1,377 SF	-	Withheld	\$1,150,000
30	2 lots - 2 & 4 Seabreeze Drive Tarpon Springs, Florida 34...	Land	-	-	-	Withheld	\$70,000
31	1.75 AC Parcel 44003 N US Hwy Tarpon Springs, Florida 34...	Land ★★★★☆	-	-	-	Withheld	\$1,250,000
32	2.3 AC Development Parc... 44003 N US Hwy 19 Tarpon Springs, Florida 34...	Land ★★★★☆	-	-	-	Withheld	\$1,500,000
33	Fairway Chalet 905 Virginia Ave Tarpon Springs, Florida 34...	Health Care ★★★★☆	1976	4,126 SF	-	Withheld	\$1,700,000 (20.2%)

Property Summary Statistics

Property Attributes	Low	Average	Median	High
Building SF	1,001 SF	4,821 SF	4,275 SF	12,544 SF
Year Built	1910	1960	1957	2026
Available SF	5,000 SF	5,000 SF	5,000 SF	5,000 SF
Asking Rent Per SF/YR	\$13.20	\$14.61	\$13.20	\$13.20
Availability %	100%	37.5%	100%	100%
Vacancy %	0.0%	28.8%	0.0%	100%
Asking Price Per SF	\$170.00	\$378.53	\$408.16	\$1,161.29
Cap Rate	6.7%	9.7%	7.4%	20.1%
Star Rating	☆☆☆☆☆ 0	★★★★☆ 1.9	★★★★☆ 2	★★★★☆ 3