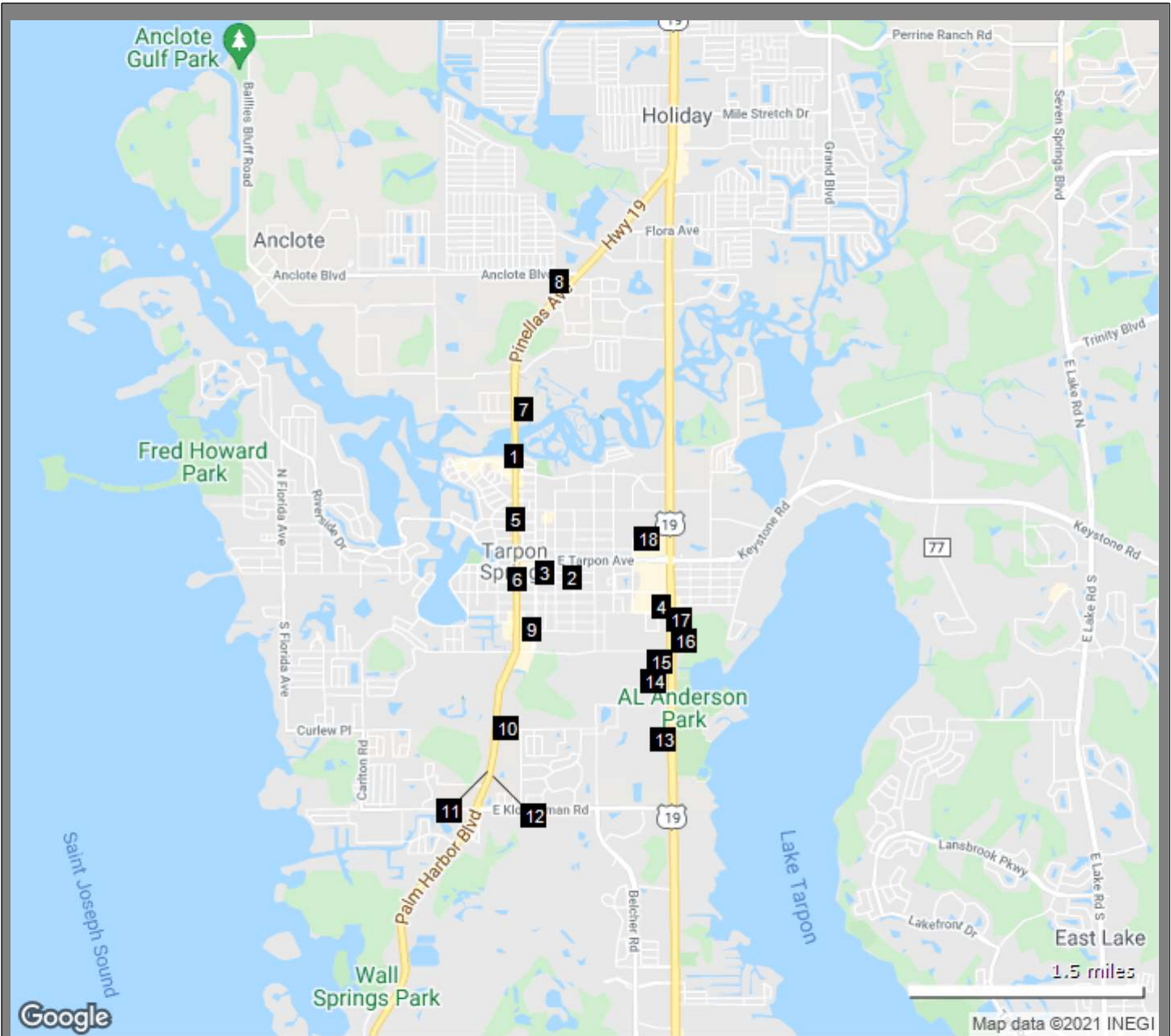

Properties For Lease: Tarpon Springs



1



10 W Dodecanese Blvd
Tarpon Springs, FL 34689
Pinellas County
North Pinellas Submarket

Building Type: **Retail**
 Status: **Built 1975**
 Building Size: **50,962 SF**
 Land Area: **3.60 AC**
 Stories: **2**
 Expenses: **2020 Tax @ \$1.46/sf**
 For Sale: **Not For Sale**

Space Avail: **30,000 SF**
 Max Contig: **20,000 SF**
 Smallest Space: **10,000 SF**
 Rent/SF/Yr: **Withheld**
 % Leased: **80.4%**

Landlord Rep: Intra Holdings, LLC / Scott Lowe (727) 939-2480 -- 30,000 SF (10,000-20,000 SF)

2



460 Lemon St
Tarpon Springs, FL 34689
Pinellas County
North Pinellas Submarket

Building Type: **Class C Office**
Status: **Built 1983**
Building Size: **10,800 SF**
Typical Floor Size: **10,800 SF**
Stories: **1**
Expenses: **2020 Tax @ \$0.94/sf**
For Sale: **Not For Sale**

Space Avail: **1,200 SF**
Max Contig: **1,200 SF**
Smallest Space: **1,200 SF**
Rent/SF/Yr: **\$18.00**
% Leased: **88.9%**

Landlord Rep: Tarapani Banther & Associates LLC / Townsend Tarapani (727) 201-0085 / David Banther (727) 204-7698 -- 1,200 SF (1,200 SF)

3



229 E Lemon St
Tarpon Springs, FL 34689
Pinellas County
North Pinellas Submarket

Building Type: **Retail/Auto Repair**
Status: **Built 1957**
Building Size: **4,980 SF**
Land Area: **0.12 AC**
Stories: **1**
Expenses: **2020 Tax @ \$1.61/sf**
For Sale: **Not For Sale**

Space Avail: **3,200 SF**
Max Contig: **3,200 SF**
Smallest Space: **3,200 SF**
Rent/SF/Yr: **\$15.00**
% Leased: **35.7%**

Landlord Rep: Tarapani Banther & Associates LLC / Townsend Tarapani (727) 201-0085 / David Banther (727) 204-7698 -- 3,200 SF (3,200 SF)

4



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

Building Type: **Class B Office**
Status: **Built 2002**
Building Size: **3,233 SF**
Typical Floor Size: **3,233 SF**
Stories: **1**
Expenses: **2020 Tax @ \$2.36/sf**
For Sale: **Not For Sale**

Space Avail: **1,075 SF**
Max Contig: **1,075 SF**
Smallest Space: **1,075 SF**
Rent/SF/Yr: **\$16.74**
% Leased: **66.8%**

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

Professional office building.

5



401-403 Pinellas Ave N
Tarpon Springs, FL 34689
Pinellas County
North Pinellas Submarket

Building Type: **Class C Office/Office Building**
Status: **Built 1961**
Building Size: **4,026 SF**
Typical Floor Size: **2,013 SF**
Stories: **2**
Expenses: **2020 Tax @ \$1.24/sf**
For Sale: **Not For Sale**

Space Avail: **1,200 SF**
Max Contig: **1,200 SF**
Smallest Space: **1,200 SF**
Rent/SF/Yr: **\$12.50**
% Leased: **70.2%**

Landlord Rep: Tarapani Banther & Associates LLC / Townsend Tarapani (727) 201-0085 / David Banther (727) 204-7698 -- 1,200 SF (1,200 SF)

4,026 square foot office building

6

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

Building Type: **Class C Office**
 Status: **Built 1921, Renov 2000**
 Building Size: **40,000 SF**
 Typical Floor Size: **21,057 SF**
 Stories: **2**
 Expenses: **2020 Tax @ \$0.68/sf**
 For Sale: **Not For Sale**

Space Avail: **11,300 SF**
 Max Contig: **5,000 SF**
 Smallest Space: **300 SF**
 Rent/SF/Yr: **\$12.00-\$19.00**
 % Leased: **71.8%**

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

This is a historical property that is being renovated.

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

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

7

1208 N Pinellas Ave
Tarpon Springs, FL 34689
Pinellas County
North Pinellas Submarket

Building Type: **Retail/Storefront Retail/Office**
 Status: **Built 1988**
 Building Size: **11,855 SF**
 Land Area: **1.58 AC**
 Stories: **1**
 Expenses: **2020 Tax @ \$1.21/sf**
 For Sale: **For Sale at \$1,600,000 (\$134.96/SF) - Under Contract**

Space Avail: **2,128 SF**
 Max Contig: **1,064 SF**
 Smallest Space: **1,064 SF**
 Rent/SF/Yr: **\$12.08**
 % Leased: **82.1%**

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

Landlord Rep: Santek Management, LLC / Will Kochenour III (727) 314-5689 -- 2,128 SF (1,064 SF)

8

1943 N Pinellas Ave
Anclothe Corner Shopping Center
Tarpon Springs, FL 34689
Pinellas County
North Pinellas Submarket

Building Type: **Retail/Storefront (Neighborhood Ctr)**
 Status: **Built 1991, Renov 2006**
 Building Size: **58,381 SF**
 Land Area: **5.84 AC**
 Stories: **1**
 Expenses: **2020 Tax @ \$0.80/sf**
 For Sale: **Not For Sale**

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

Landlord Rep: Politis PA / Alex Politis (727) 408-3300 -- 33,200 SF (1,200-29,000 SF)

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

9

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

Building Type: **Retail/Storefront Retail/Residential (Community Ctr)**
 Status: **Built 1989, Renov 2001**
 Building Size: **103,309 SF**
 Land Area: **10.34 AC**
 Stories: **1**
 Expenses: **2020 Tax @ \$0.64/sf, 2010 Est Tax @ \$0.88/sf; 2009 Ops @ \$3.65/sf, 2012 Est Ops @ \$2.76/sf**
 For Sale: **Not For Sale**

Space Avail: **88,059 SF**
 Max Contig: **46,422 SF**
 Smallest Space: **1,200 SF**
 Rent/SF/Yr: **Withheld**
 % Leased: **16.3%**

Landlord Rep: Colliers / Stephanie Addis (813) 221-2290 -- 88,059 SF (1,200-46,422 SF)

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

10

1501 S Pinellas Ave
Tarpon Professional Center
Tarpon Springs, FL 34689
Pinellas County
North Pinellas Submarket

Building Type: **Class C Office/Medical**
 Status: **Built 1988**
 Building Size: **25,608 SF**
 Typical Floor Size: **25,608 SF**
 Stories: **1**
 Expenses: **2020 Tax @ \$0.06/sf, 2012 Est Tax @ \$0.19/sf; 2010 Ops @ \$0.32/sf, 2012 Est Ops @ \$0.32/sf**
 For Sale: **Not For Sale**

Space Avail: **2,352 SF**
 Max Contig: **2,352 SF**
 Smallest Space: **2,352 SF**
 Rent/SF/Yr: **\$15.00**
 % Leased: **90.8%**

Landlord Rep: Lock & Key Realty / Mike Aitchison (727) 800-4663 -- 2,352 SF (2,352 SF)

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

11

1810 S Pinellas Ave
Tarpon Springs, FL 34689
Pinellas County
North Pinellas Submarket

Building Type: **Retail/(Strip Ctr)**
 Status: **Built 1985**
 Building Size: **12,900 SF**
 Land Area: **1.11 AC**
 Stories: **1**
 Expenses: **2020 Tax @ \$1.36/sf; 2010 Est Ops @ \$1.34/sf**
 For Sale: **Not For Sale**

Space Avail: **900 SF**
 Max Contig: **900 SF**
 Smallest Space: **900 SF**
 Rent/SF/Yr: **Withheld**
 % Leased: **93.0%**

Landlord Rep: CDCL Holdings, LLC / Ilona Fraleigh (813) 927-5483 / Paul Fraleigh (813) 927-5483 -- 900 SF (900 SF)

Office or Retail suitable. Lawyer, Medical or other

U.S. Alternate Hwy 19 North of Klosterman Rd

12

1825 S Pinellas Ave
Tarpon Springs, FL 34689
Pinellas County
North Pinellas Submarket

Building Type: **Class C Office**
 Status: **Built 1956**
 Building Size: **3,186 SF**
 Typical Floor Size: **3,186 SF**
 Stories: **1**
 Expenses: **2020 Tax @ \$1.72/sf**
 For Sale: **Not For Sale**

Space Avail: **350 SF**
 Max Contig: **350 SF**
 Smallest Space: **350 SF**
 Rent/SF/Yr: **\$18.86**
 % Leased: **89.0%**

Landlord Rep: The Boardwalk Company / Judy Haner (727) 784-1007 X203 -- 350 SF (350 SF)

Location Corner: NE

Property Description: Motel

13

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

Building Type: **Retail/Storefront Retail/Office (Neighborhood Ctr)**
 Status: **Built 1984**
 Building Size: **28,775 SF**
 Land Area: **2.66 AC**
 Stories: **1**
 Expenses: **2020 Tax @ \$0.82/sf, 2012 Est Tax @ \$0.85/sf; 2011 Ops @ \$3.33/sf, 2012 Est Ops @ \$3.33/sf**
 For Sale: **Not For Sale**

Space Avail: **12,050 SF**
 Max Contig: **6,940 SF**
 Smallest Space: **660 SF**
 Rent/SF/Yr: **Withheld**
 % Leased: **58.1%**

Landlord Rep: DSR Realty & Mangement / (813) 240-3409
 Leasing Company: DSR Realty LLC / David Relin (813) 240-3409 -- 12,050 SF (660-3,600 SF)

Property Description: Strip Center

14

39936 US Highway 19 N
Tarpon Springs, FL 34689
Pinellas County
North Pinellas Submarket

Building Type: **Retail/Storefront Retail/Office**
 Status: **Built 1980**
 Building Size: **44,000 SF**
 Land Area: **2.75 AC**
 Stories: **1**
 Expenses: **2020 Tax @ \$0.26/sf**
 For Sale: **Not For Sale**

Space Avail: **26,225 SF**
 Max Contig: **15,000 SF**
 Smallest Space: **1,500 SF**
 Rent/SF/Yr: **Withheld**
 % Leased: **40.4%**

Landlord Rep: Equity Partners Real Estate / David Spezza (727) 656-9867 -- 26,225 SF (1,500-15,000 SF)

15

40114 US Highway 19 N
Tarpon Olympic Plaza
Tarpon Springs, FL 34689
Pinellas County
North Pinellas Submarket

Building Type: **Retail/(Neighborhood Ctr)**
 Status: **Built 1985**
 Building Size: **45,500 SF**
 Land Area: **6.19 AC**
 Stories: **1**
 Expenses: **2020 Tax @ \$1.40/sf**
 For Sale: **Not For Sale**

Space Avail: **6,480 SF**
 Max Contig: **1,920 SF**
 Smallest Space: **960 SF**
 Rent/SF/Yr: **\$15.00**
 % Leased: **100%**

Landlord Rep: All Star Warehouses / Placy Anatra (727) 541-7788 -- 6,480 SF (960-1,920 SF)

Great Visibility and Access on US Highway 19. Abundant parking in front plus additional large lot behind center.

16

40351 Us Highway 19 N
2-Two Story Office-One Story
Busin. Warehouse
Tarpon Springs, FL 34689
Pinellas County
North Pinellas Ind Submarket

Building Type: **Class C Warehouse**
 Status: **Built 1987, Renov 1993**
 Building Size: **104,250 SF**
 Land Area: **11.28 AC**
 Stories: **1**
 Expenses: **2020 Tax @ \$0.54/sf, 2011 Est Tax @ \$0.22/sf; 2011 Est Ops @ \$0.42/sf**
 For Sale: **Not For Sale**

Space Avail: **5,000 SF**
 Max Contig: **5,000 SF**
 Smallest Space: **5,000 SF**
 Rent/SF/Yr: **\$9.00**
 % Leased: **95.2%**

Landlord Rep: Wikle Real Estate Services / Wyatt Wikle (727) 787-2727 -- 5,000 SF (5,000 SF)

17

40545 US Highway 19 N
Tarpon Springs Strip Center
Tarpon Springs, FL 34689
Pinellas County
Tarpon Springs Shopping
Center
North Pinellas Submarket

Building Type: **Retail/Storefront**
 Status: **Built 2018**
 Building Size: **16,470 SF**
 Land Area: **2.27 AC**
 Stories: **1**
 Expenses: **2020 Tax @ \$4.74/sf**
 For Sale: **Not For Sale**

Space Avail: **1,747 SF**
 Max Contig: **1,747 SF**
 Smallest Space: **1,747 SF**
 Rent/SF/Yr: **Withheld**
 % Leased: **89.4%**

Landlord Rep: Rent the Bay / Erica Peterson (813) 875-7368 -- 1,747 SF (1,747 SF)

18

41232-41334 Us Highway 19 N
Tarpon Square
Tarpon Springs, FL 34689
Pinellas County
North Pinellas Submarket

Building Type: **Retail/Department Store**
(Community Ctr)
 Status: **Built 1974, Renov 1998**
 Building Size: **114,617 SF**
 Land Area: **20.52 AC**
 Stories: **1**
 Expenses: **2020 Tax @ \$1.99/sf**
 For Sale: **Not For Sale**

Space Avail: **11,268 SF**
 Max Contig: **5,792 SF**
 Smallest Space: **1,216 SF**
 Rent/SF/Yr: **Withheld**
 % Leased: **95.2%**

Landlord Rep: Rivercrest Realty Investors / Heather Stewart (919) 926-3097 -- 11,268 SF (1,216-5,792 SF)

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