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# **Tarpon Springs Properties for Lease**

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8/31/2023

**1 501 Athens St**

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

Building Type: **Retail**  
Building Status: **Built 1908**  
Building Size: **2,128 SF**  
Land Area: **0.11 AC**  
Stories: **1**  
Parking: **19 Surface Spaces are available; Ratio of 8.93/1,000 SF**  
For Sale: **Not For Sale**

Space Avail: **2,128 SF**  
Max Contig: **2,128 SF**  
Smallest Space: **2,128 SF**  
Rent/SF/Yr: **\$12.40/nnn**  
% Leased: **0%**



Landlord Rep: *Company information unavailable at this time*

**2 508 Athens St**

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

Building Type: **Retail/Bar/Nightclub**  
Building Status: **Built 1932**  
Building Size: **5,164 SF**  
Land Area: **0.12 AC**  
Stories: **1**  
Expenses: **2021 Tax @ \$1.23/sf**  
Parking: **Ratio of 0.00/1,000 SF**  
For Sale: **Not For Sale**

Space Avail: **4,617 SF**  
Max Contig: **4,617 SF**  
Smallest Space: **4,617 SF**  
Rent/SF/Yr: **\$12.99/mg**  
% Leased: **10.6%**



Landlord Rep: *Company information unavailable at this time*

**3 850 Dodecanese Blvd - Riverwalk**

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

Building Type: **Retail/Storefront**  
Building Status: **Built 1989**  
Building Size: **14,530 SF**  
Land Area: **1.12 AC**  
Stories: **1**  
Expenses: **2021 Tax @ \$2.61/sf**  
Parking: **40 Surface Spaces are available; Ratio of 2.75/1,000 SF**  
For Sale: **Not For Sale**

Space Avail: **1,714 SF**  
Max Contig: **1,714 SF**  
Smallest Space: **858 SF**  
Rent/SF/Yr: **\$27.85/nnn**  
% Leased: **88.2%**



Landlord Rep: *Company information unavailable at this time*

**4 10 W Dodecanese Blvd****Tarpon Springs, FL 34689****Pinellas County**

Building Type: **Retail**  
 Building Status: **Built 1975**  
 Building Size: **50,962 SF**  
 Land Area: **3.60 AC**

Stories: **2**Expenses: **2021 Tax @ \$1.44/sf**

Parking: **50 Reserved Spaces are available; 196 Surface  
 Spaces are available; Ratio of 4.83/1,000 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)****5 1400 L and R Industrial Blvd - Tarpon Springs Industrial Park****Tarpon Springs, FL 34689****Pinellas County**

Building Type: **Class C Warehouse**  
 Building Status: **Built 1983**  
 Building Size: **46,800 SF**  
 Land Area: **8 AC**

Stories: **1**Expenses: **2021 Tax @ \$1.13/sf**

Parking: **124 Surface Spaces are available; Ratio of  
 2.65/1,000 SF**

For Sale: **Not For Sale**

Space Avail: **3,250 SF**  
 Max Contig: **3,250 SF**  
 Smallest Space: **3,250 SF**  
 Rent/SF/Yr: **\$11.50/negot**  
 % Leased: **93.1%**

Landlord Rep: **RE/MAX Realtec Group, Inc. / F.Mark F. Ganier (727) 789-5555 X278 -- 3,250 SF (3,250 SF)****Building Notes:**

1400 L and R Industrial Boulevard in Tarpon Springs, Florida, is a four-building industrial park on a sizable 8.80-acre lot in the Tampa Bay market. Comprised of ±84,603 square feet across four buildings and two paint booths, the property boasts three-phase electric service, Spectrum wire throughout, and a total of 48 12'-14' high roll-up doors. Improvements on the fully fenced site include paved and striped parking areas for ±150 vehicles, curbing, highly visible signage, landscaping, yard lighting, a lift station, a retention pond, and connectivity to a shared three-acre pond for further drainage.

Building A consists of 20 units with 1,600, 2,600, and 3,250 square-foot configurations. All the units have two restrooms, and some have offices and mezzanine areas. Building B features the smaller of the property's two paint booths, a large, air-conditioned office, a kitchen area, and a flexible, air-conditioned area with restrooms that works well as a retail showroom or additional office space. Building C offers a modern IT room (shared with Buildings B and D and expandable to other buildings), a reception area, a conference room, a kitchen, six large offices, and a back shop area with overhead doors on each end and LED lighting. Building D, the newest building, was delivered in 2007 and is a 20,000 square-foot shop with three fully air-conditioned smaller offices and three larger rooms that could serve as air-conditioned showrooms or additional office space. Alongside Building D is the property's other paint booth, which is 25' x 50'.

Surrounded by a good mix of construction, automotive, marine, and other industrial services, 1400 L and R Industrial Boulevard is strategically located in Tarpon Springs. It is less than a mile to Pinellas Avenue, which quickly connects to US Highway 19 and provides easy access throughout the region. Besides the convenient commuting, this accessibility allows businesses to reach Tampa in about 45 minutes, Orlando in less than 2.5 hours, and Miami in just 5.5 hours.

**6 35 W Lime St****Tarpon Springs, FL 34689****Pinellas County**

Building Type: **Retail**  
Building Status: **Built 2012, Renov 2018**  
Building Size: **503 SF**  
Land Area: -  
Stories: **1**  
For Sale: **Not For Sale**

Space Avail: **503 SF**  
Max Contig: **503 SF**  
Smallest Space: **503 SF**  
Rent/SF/Yr: **\$44.13/+util**  
% Leased: **100%**



Landlord Rep: *Company information unavailable at this time*

**7 210 Pinellas Ave S - Arcade Professional Center****Tarpon Springs, FL 34689****Pinellas County**

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

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

Expenses: **2021 Tax @ \$0.68/sf**  
Parking: **100 Surface Spaces are available; Ratio of 2.50/1,000 SF**  
For Sale: **Not For Sale**



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

**Building Notes:**

This is a historical property that is being renovated.

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

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

**8 707-1073 S Pinellas Ave - Manatee Village - Manatee Shopping Village**

**AKA 955 S Pinellas Ave** Building Type: **Retail/Storefront** Space Avail: **90,866 SF**  
**Retail/Residential**  
**(Community Ctr)** Max Contig: **46,422 SF**  
**Tarpon Springs, FL 34689** Building Status: **Built 1989, Renov 2001** Smallest Space: **1,200 SF**  
**Pinellas County** Building Size: **103,309 SF** Rent/SF/Yr: **Withheld**  
Land Area: **10.34 AC** % Leased: **12.0%**  
Stories: **1**  
Expenses: **2021 Tax @ \$0.72/sf, 2010 Est Tax @ \$0.88/sf; 2009**  
**Ops @ \$3.65/sf, 2012 Est Ops @ \$2.76/sf**  
Parking: **375 Surface Spaces are available; Ratio of**  
**3.62/1,000 SF**  
For Sale: **Not For Sale**  
Landlord Rep: **Ash Properties / Dave Gaglione (904) 992-9000 X1312 -- 90,866 SF (1,200-46,422 SF)**

**Building Notes:**

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

**9 1501 S Pinellas Ave - Tarpon Professional Center**

**Tarpon Springs, FL 34689** Building Type: **Class C Office** Space Avail: **2,384 SF**  
**Pinellas County** Building Status: **Built 1988** Max Contig: **2,384 SF**  
Building Size: **25,608 SF** Smallest Space: **2,384 SF**  
Typical Floor Size: **25,608 SF** Rent/SF/Yr: **\$12.00/mg**  
Stories: **1** % Leased: **90.7%**  
Expenses: **2021 Tax @ \$0.07/sf, 2012 Est Tax @ \$0.19/sf; 2010**  
**Ops @ \$0.32/sf, 2012 Est Ops @ \$0.32/sf**  
Parking: **130 Surface Spaces are available; Ratio of**  
**10.00/1,000 SF**  
For Sale: **Not For Sale**



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

**Building Notes:**

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

**10 1501 S Pinellas Ave - Tarpon Professional Center****Tarpon Springs, FL 34689****Pinellas County**

Building Type: **Class C Office**  
Building Status: **Built 1983**  
Building Size: **3,000 SF**  
Typical Floor Size: **1,200 SF**  
Stories: **1**  
Expenses: **2016 Tax @ \$1.78/sf**  
Parking: **20 Surface Spaces are available; Ratio of 16.67/1,000 SF**  
For Sale: **This property has one 1,200 condo for sale.**

Space Avail: **2,400 SF**  
Max Contig: **1,200 SF**  
Smallest Space: **1,200 SF**  
Rent/SF/Yr: **\$15.00**  
% Leased: **20.0%**



Seller Rep (Condo): **Ciminelli Real Estate Services of Florida LLC /Mary Foley (813) 908-1727(1,200 SF)**

**Building Notes:**

Medical office condo available for Sale or 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 1992 S Pinellas Ave****Tarpon Springs, FL 34689****Pinellas County**

Building Type: **Retail/Storefront Retail/Office**  
Building Status: **Built 1977, Renov 2019**  
Building Size: **12,944 SF**  
Land Area: -  
Stories: **1**  
Expenses: **2021 Tax @ \$1.60/sf**  
For Sale: **Not For Sale**

Space Avail: **1,750 SF**  
Max Contig: **1,750 SF**  
Smallest Space: **1,750 SF**  
Rent/SF/Yr: **\$12.00/nnn**  
% Leased: **86.5%**



Landlord Rep: **Realty One Group Advantage / Kamal Abdel Suarez (813) 331-9444 -- 1,750 SF (1,750 SF)**

**12 118 E Tarpon Ave****Tarpon Springs, FL 34689****Pinellas County**

Building Type: **Retail/Storefront Retail/Office**  
Building Status: **Built 1910**  
Building Size: **6,043 SF**  
Land Area: **0.19 AC**  
Stories: **2**  
Expenses: **2021 Tax @ \$1.33/sf**  
For Sale: **Not For Sale**

Space Avail: **1,787 SF**  
Max Contig: **525 SF**  
Smallest Space: **88 SF**  
Rent/SF/Yr: **Withheld**  
% Leased: **70.4%**



Landlord Rep: *Company information unavailable at this time*

**13 38850 U.S. Highway 19 N - Saravan Plaza****Tarpon Springs, FL 34689****Pinellas County**

Building Type: **Retail/Storefront (Strip Ctr)** Space Avail: **640 SF**  
Max Contig: **640 SF**  
Building Status: **Built 1984** Smallest Space: **640 SF**  
Building Size: **13,390 SF** Rent/SF/Yr: **Withheld**  
Land Area: **1.29 AC** % Leased: **95.2%**  
Stories: **1**  
Expenses: **2021 Tax @ \$1.04/sf**  
Parking: **40 free Surface Spaces are available; Ratio of 2.99/1,000 SF**  
For Sale: **Not For Sale**

Landlord Rep: **Lock & Key Realty / Mike Aitchison (916) 919-4977 -- 640 SF (640 SF)****14 39048-39086 US Highway 19 - The Four Seasons****Tarpon Springs, FL 34689****Pinellas County**

Building Type: **Class C Warehouse (Strip Ctr)** Space Avail: **3,750 SF**  
Max Contig: **1,250 SF**  
Building Status: **Built 1988** Smallest Space: **1,250 SF**  
Building Size: **22,275 SF** Rent/SF/Yr: **\$12.00/mg**  
Land Area: **8.51 AC** % Leased: **83.2%**  
Stories: **1**  
Expenses: **2021 Tax @ \$1.31/sf**  
Parking: **30 Surface Spaces are available; Ratio of 1.35/1,000 SF**  
For Sale: **Not For Sale**

Landlord Rep: **KW Commercial / Deana Auld (727) 772-0772 -- 3,750 SF /885 ofc (1,250 SF)****15 39310-39348 US Highway 19 - Bradley Plaza****Tarpon Springs, FL 34689****Pinellas County**

Building Type: **Retail/Storefront Retail/Office (Neighborhood Ctr)** Space Avail: **10,050 SF**  
Max Contig: **5,400 SF**  
Building Status: **Built 1984** Smallest Space: **1,100 SF**  
Building Size: **28,775 SF** Rent/SF/Yr: **Withheld**  
Land Area: **2.66 AC** % Leased: **65.1%**  
Stories: **1**  
Expenses: **2021 Tax @ \$0.81/sf, 2012 Est Tax @ \$0.85/sf; 2011 Ops @ \$3.33/sf, 2012 Est Ops @ \$3.33/sf**  
Parking: **100 Surface Spaces are available; Ratio of 4.06/1,000 SF**  
For Sale: **Not For Sale**

Landlord Rep: **DSR Realty LLC / David Relin (813) 240-3409 -- 10,050 SF (1,100-3,600 SF)****Building Notes:**

Property Description: Strip Center



**16 39020-39046 US Highway 19 N - The Four Seasons****AKA 39024 US Highway 19****Tarpon Springs, FL 34689****Pinellas County**Building Type: **Retail/Storefront  
Retail/Office (Strip Ctr)**Building Status: **Built 1988**Building Size: **15,600 SF**Land Area: **1.06 AC**Stories: **1**Expenses: **2021 Tax @ \$1.87/sf**Parking: **42 Surface Spaces are available; Ratio of 2.69/1,000 SF**For Sale: **Not For Sale**Space Avail: **2,880 SF**Max Contig: **2,160 SF**Smallest Space: **720 SF**Rent/SF/Yr: **\$24.00/mg**% Leased: **81.5%**Landlord Rep: **KW Commercial / Deana Auld (727) 772-0772 -- 2,880 SF (720-2,160 SF)****17 39322 US Highway 19 N - Bradley Plaza Executive Suites****Tarpon Springs, FL 34689****Pinellas County**Building Type: **Class C Office**Building Status: **Built 1984**Building Size: **500 SF**Typical Floor Size: **500 SF**Stories: **1**For Sale: **Not For Sale**Space Avail: **500 SF**Max Contig: **100 SF**Smallest Space: **100 SF**Rent/SF/Yr: **\$60.00/mg**% Leased: **0%**Seller Rep (Condo): **Company information unavailable at this time****18 39936 US Highway 19 N****Tarpon Springs, FL 34689****Pinellas County**Building Type: **Retail/Storefront  
Retail/Office**Building Status: **Built 1980**Building Size: **44,000 SF**Land Area: **2.75 AC**Stories: **1**Expenses: **2021 Tax @ \$0.26/sf**Parking: **Ratio of 0.00/1,000 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)**



**19 40417-40431 US Highway 19 N - Eagle Square****Tarpon Springs, FL 34689****Pinellas County**Building Type: **Retail/Storefront  
Retail/Office**Building Status: **Built 1984**Building Size: **4,560 SF**Land Area: **0.79 AC**Stories: **1**Expenses: **2021 Tax @ \$2.76/sf**Parking: **Ratio of 0.00/1,000 SF**For Sale: **Not For Sale**Space Avail: **600 SF**Max Contig: **600 SF**Smallest Space: **600 SF**Rent/SF/Yr: **Withheld**% Leased: **86.8%**Landlord Rep: **Ross Realty Group, Inc. / M.Elliott M. Ross (813) 755-6700 / Chris Shryock (813) 755-6700 -- 600 SF (600 SF)****20 41232-41334 Us Highway 19 N - Tarpon Square****AKA 41232 Us Rte 19 N****Tarpon Springs, FL 34689****Pinellas County**Building Type: **Retail/Department Store  
(Community Ctr)**Building Status: **Built 1974, Renov 1998**Building Size: **115,254 SF**Land Area: **20.52 AC**Stories: **1**Expenses: **2021 Tax @ \$1.92/sf**Parking: **930 Surface Spaces are available; Ratio of  
3.00/1,000 SF**For Sale: **Not For Sale**Space Avail: **4,260 SF**Max Contig: **4,260 SF**Smallest Space: **4,260 SF**Rent/SF/Yr: **Withheld**% Leased: **96.3%**Landlord Rep: **Rivercrest Realty Investors / Heather Stewart (919) 926-3097 -- 4,260 SF (4,260 SF)****Building Notes:**

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

**21 44091 US Highway 19 N****Tarpon Springs, FL 34689****Pinellas County**Building Type: **Retail/Department Store**Building Status: **Built 2008, Renov Dec  
2022**Building Size: **35,000 SF**Land Area: **2.39 AC**Stories: **1**Expenses: **2021 Tax @ \$1.89/sf**Parking: **109 Surface Spaces are available**For Sale: **Not For Sale**Space Avail: **10,000 SF**Max Contig: **10,000 SF**Smallest Space: **10,000 SF**Rent/SF/Yr: **Withheld**% Leased: **71.4%**Landlord Rep: **Southeast Retail Advisors, Inc. / Lindsey Morriss Meyers (404) 556-4960 -- 10,000 SF (10,000 SF)**