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# **Tarpon Springs Properties for Lease**

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11/30/2023

**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/mo: **\$1.03/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: **4,703 SF**  
Max Contig: **4,703 SF**  
Smallest Space: **4,703 SF**  
Rent/SF/mo: **\$1.00/negot**  
% Leased: **8.9%**



Landlord Rep: *Company information unavailable at this time*

**3 435 Brady Rd - Bldg 22-23****Tarpon Springs, FL 34689****Pinellas County**

Building Type: **Class B Warehouse**  
Building Status: **Built Mar 2023**  
Building Size: **22,500 SF**  
Land Area: **35 AC**  
Stories: **1**  
Expenses: **2021 Tax @ \$0.85/sf**  
For Sale: **Not For Sale**

Space Avail: **12,000 SF**  
Max Contig: **12,000 SF**  
Smallest Space: **1,500 SF**  
Rent/SF/mo: **Withheld**  
% Leased: **100%**



Landlord Rep: **Pioneer Homes / Pioneer Homes (727) 938-1561 / George Zutes (727) 644-7467 -- 12,000 SF (1,500-12,000 SF)**

#### 4 735 Dodecanese Blvd - Sponge Exchange

Tarpon Springs, FL 34689

Pinellas County

Building Type: **Retail/Retail Building  
(Strip Ctr)**

Building Status: **Built 1983**

Building Size: **37,568 SF**

Land Area: **1.60 AC**

Stories: **1**

Expenses: **2021 Tax @ \$2.31/sf**

For Sale: **Not For Sale**

Space Avail: **1,500 SF**

Max Contig: **750 SF**

Smallest Space: **550 SF**

Rent/SF/mo: **\$3.75 -  
\$4.67/mg**

% Leased: **96.0%**



Landlord Rep: *Company information unavailable at this time*

#### 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/mo: **\$0.96/mg**

% 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 1414 Lake Tarpon Ave - Tarpon Turtle Annex****Tarpon Springs, FL 34689****Pinellas County**

Building Type: **Class B Office**  
Building Status: **Built 2019**  
Building Size: **2,500 SF**  
Typical Floor Size: **2,500 SF**  
Stories: **1**  
Expenses: **2021 Tax @ \$2.88/sf**  
Parking: **Ratio of 0.00/1,000 SF**  
For Sale: **Not For Sale**

Space Avail: **1,250 SF**  
Max Contig: **1,250 SF**  
Smallest Space: **1,250 SF**  
Rent/SF/mo: **\$1.33/nnn**  
% Leased: **100%**



Landlord Rep: **T.L. Hunt, Inc. / Katie Goff (813) 920-4277 X201 -- 1,250 SF (1,250 SF)**

**Building Notes:**

This is a brand new building constructed with SIPS panels. This building is very efficient with mid 30 R values. Visit website for more information on the SIPS product. Total building size is 2,500 sq.ft. that can be divided into two 1,250 sq. ft. units. These are build to suit offices.

Highly visible location on the corner of Keystone Road and Lake Tarpon Avenue. Located just one block from the lake and the Tarpon Turtle restaurant.

**7 1416 Lake Tarpon Ave****Tarpon Springs, FL 34689****Pinellas County**

Building Type: **Office**  
Building Status: **Built 2018**  
Building Size: **2,500 SF**  
Typical Floor Size: **1,250 SF**  
Stories: **1**  
Parking: **Ratio of 0.00/1,000 SF**  
For Sale: **Not For Sale**

Space Avail: **1,250 SF**  
Max Contig: **1,250 SF**  
Smallest Space: **1,250 SF**  
Rent/SF/mo: **\$1.33/nnn**  
% Leased: **100%**



Landlord Rep: *Company information unavailable at this time*

**8 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/mo: **\$3.68/+util**  
% Leased: **0%**



Landlord Rep: *Company information unavailable at this time*

**9 210 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**  
Expenses: **2021 Tax @ \$0.68/sf**  
Parking: **100 Surface Spaces are available; Ratio of 2.50/1,000 SF**  
For Sale: **Not For Sale**

Space Avail: **11,300 SF**  
Max Contig: **5,000 SF**  
Smallest Space: **300 SF**  
Rent/SF/mo: **\$1.00 - \$1.58/mg**  
% Leased: **71.8%**



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.

**10 700-780 S Pinellas Ave - Tarpon Plaza****Tarpon Springs, FL 34689****Pinellas County**

Building Type: **Retail/(Neighborhood Ctr)**  
Building Status: **Built 1968**  
Building Size: **40,700 SF**  
Land Area: **2.69 AC**  
Stories: **1**  
Expenses: **2021 Tax @ \$1.12/sf; 2011 Ops @ \$2.35/sf**  
Parking: **183 Surface Spaces are available; Ratio of 4.50/1,000 SF**  
For Sale: **Not For Sale**

Space Avail: **3,760 SF**  
Max Contig: **3,760 SF**  
Smallest Space: **3,760 SF**  
Rent/SF/mo: **\$1.50/mg**  
% Leased: **90.8%**



Landlord Rep: **Tarpon Plaza Realty / Loukas Zagaris (603) 543-1044 -- 3,760 SF (3,760 SF)**

**Building Notes:****Description**

(1) 16,250 SF (mol) retail space available for immediate occupancy in Tarpon Plaza. Join Dollar General and shadow anchor Ace Hardware. More than 130 parking spaces (approximately 4/1,000 SF). Traffic Count on Alternate 19/S. Pinellas Avenue, over 17,000 VPD per FDOT.

On west side of Alternate 19/S. Pinellas Avenue, north of Klosterman Road and south of Tarpon Avenue in Tarpon Springs, FL.

**11 707-1073 S Pinellas Ave - Manatee Village - Manatee Shopping Village****AKA 955 S Pinellas Ave**Building Type: **Retail/Storefront  
Retail/Residential  
(Community Ctr)**Space Avail: **90,866 SF**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/mo: **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

**12 1501 S Pinellas Ave - Tarpon Professional Center****Tarpon Springs, FL 34689**Building Type: **Class C Office**Space Avail: **2,384 SF**Building Status: **Built 1988**Max Contig: **2,384 SF****Pinellas County**Building Size: **25,608 SF**Smallest Space: **2,384 SF**Typical Floor Size: **25,608 SF**Rent/SF/mo: **\$0.83/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.



**13 1825 S Pinellas Ave - Tarpon Business Center****Tarpon Springs, FL 34689****Pinellas County**

Building Type: **Class C Office**  
Building Status: **Built 1956**  
Building Size: **3,186 SF**  
Typical Floor Size: **3,186 SF**  
Stories: **1**

Expenses: **2021 Tax @ \$1.77/sf**Parking: **13 Surface Spaces are available; Ratio of 4.17/1,000 SF**For Sale: **Not For Sale**

Space Avail: **725 SF**  
Max Contig: **375 SF**  
Smallest Space: **350 SF**  
Rent/SF/mo: **\$1.87 - \$1.93/mg**  
% Leased: **77.2%**

Landlord Rep: **The Boardwalk Company / John Quattrocki (727) 784-1007 X204 -- 725 SF (350-375 SF)****Building Notes:**

Location Corner: NE

Property Description: Motel

**14 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/mo: **Withheld**  
% Leased: **86.5%**

Landlord Rep: **Mohamad Asfour / Mohamad Asfour (727) 460-9117 -- 1,750 SF (1,750 SF)****15 118 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/mo: **Withheld**  
% Leased: **70.4%**

Landlord Rep: *Company information unavailable at this time*

**16 209 Tarpon Industrial Dr****Tarpon Springs, FL 34689****Pinellas County**

Building Type: **Class C Manufacturing** Space Avail: **1,500 SF**  
Building Status: **Built 1989** Max Contig: **1,500 SF**  
Building Size: **15,300 SF** Smallest Space: **1,500 SF**  
Land Area: **1.40 AC** Rent/SF/mo: **\$1.00/mg**  
Stories: **1** % Leased: **100%**  
Expenses: **2021 Tax @ \$0.90/sf**  
Parking: **30 Surface Spaces are available; Ratio of 1.96/1,000 SF**  
For Sale: **Not For Sale**

Landlord Rep: *Company information unavailable at this time***17 38850 U.S. Highway 19 N - Saravan Plaza****Tarpon Springs, FL 34689****Pinellas County**

Building Type: **Retail/Storefront (Strip Ctr)** Space Avail: **2,140 SF**  
Building Status: **Built 1984** Max Contig: **1,500 SF**  
Building Size: **13,390 SF** Smallest Space: **640 SF**  
Land Area: **1.29 AC** Rent/SF/mo: **\$1.46/mg**  
Stories: **1** % Leased: **95.2%**  
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 -- 2,140 SF (640-1,500 SF)****18 39048-39086 US Highway 19 - The Four Seasons****Tarpon Springs, FL 34689****Pinellas County**

Building Type: **Class C Warehouse (Strip Ctr)** Space Avail: **7,125 SF**  
Building Status: **Built 1988** Max Contig: **3,375 SF**  
Building Size: **22,275 SF** Smallest Space: **1,250 SF**  
Land Area: **8.51 AC** Rent/SF/mo: **\$1.00/mg**  
Stories: **1** % Leased: **94.4%**  
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 -- 7,125 SF /300 ofc (1,250-3,375 SF)**



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

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

Building Type: **Retail/Storefront  
Retail/Office  
(Neighborhood Ctr)**  
Building Status: **Built 1984**  
Building Size: **28,775 SF**  
Land Area: **2.66 AC**  
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**

Space Avail: **16,225 SF**  
Max Contig: **4,000 SF**  
Smallest Space: **900 SF**  
Rent/SF/mo: **Withheld**  
% Leased: **43.6%**



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

**Building Notes:**

Property Description: Strip Center

**20 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: **720 SF**  
Max Contig: **720 SF**  
Smallest Space: **720 SF**  
Rent/SF/mo: **\$2.00/mg**  
% Leased: **95.4%**



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

**21 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/mo: **\$6.00/mg**  
% Leased: **0%**



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

**22 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: **32,230 SF**  
Max Contig: **15,000 SF**  
Smallest Space: **1,500 SF**  
Rent/SF/mo: **Withheld**  
% Leased: **26.8%**



Landlord Rep: **Equity Partners Real Estate / David Spezza (727) 656-9867 -- 32,230 SF (1,500-15,000 SF)**

**23 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/mo: **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)**

**24 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/mo: 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.

**25 44091 US Highway 19 N****Tarpon Springs, FL 34689****Pinellas County****Building Type: Retail****Building Status: Proposed, breaks ground Dec 2024****Building Size: 10,000 SF****Land Area: 9.95 AC****Stories: 1****For Sale: Not For Sale****Space Avail: 10,000 SF****Max Contig: 10,000 SF****Smallest Space: 10,000 SF****Rent/SF/mo: Withheld****% Leased: 0%****Landlord Rep: Company information unavailable at this time****26 716 Wesley Ave - Anclote Industrial Park****Tarpon Springs, FL 34689****Pinellas County****Building Type: Class C Warehouse****Building Status: Built 1997****Building Size: 22,000 SF****Land Area: 1.26 AC****Stories: 1****Expenses: 2021 Tax @ \$0.86/sf****Parking: Ratio of 0.00/1,000 SF****For Sale: Not For Sale****Space Avail: 5,000 SF****Max Contig: 3,000 SF****Smallest Space: 1,000 SF****Rent/SF/mo: \$0.83/nnn****% Leased: 100%****Landlord Rep: Doyle & McGrath Real Estate LLC / D.Michael D. Mauger (813) 948-7368 -- 5,000 SF (1,000-2,000 SF)**