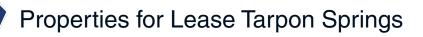
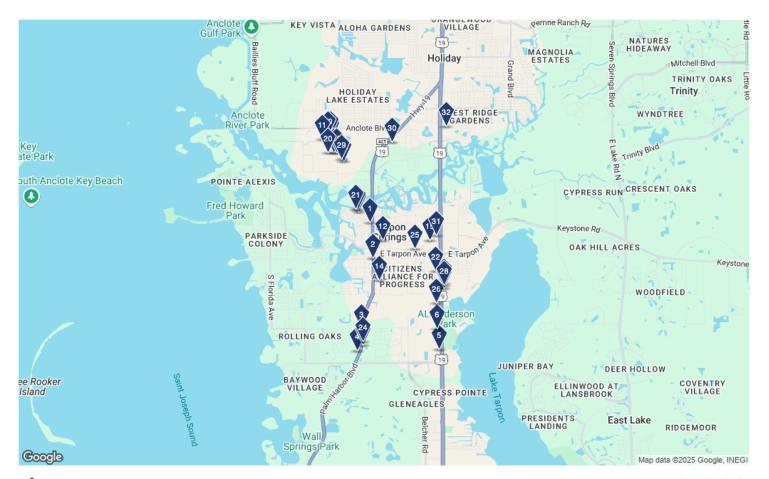
Tarpon Springs Properties for Lease





110 Athens St

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

★☆☆☆☆

Showroom

RBA (% Leased)	23,090 SF (77.3%)	Built	1931
Tenancy	Multiple	Available	150 - 5,250 SF
Max Contiguous	5,250 SF	Asking Rent	\$1.00 SF/year/MG
Drive Ins	3 total	Levelers	None
Parking Spaces	20 (1.39/1,000 SF)		

Primary Leasing Company:

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

210 Pinellas Ave S - Arcade Professional Center

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

RBA (% Leased)	40,000 SF (71.8%)	Built/Renovated	1921/2000	
Stories	2	Elevators	1 passenger	t t
Typical Floor	21,057 SF	Tenancy	Multiple	
Available	300 - 11,300 SF	Max Contiguous	5,000 SF	
Asking Rent	\$12.00 - 19.00 SF/year/MG	Parking Spaces	100 (2.50/1,000 SF)	State 200 A - 100

Primary Leasing Company:

The Krauss Organization: Ryan Lolkus (727) 631-4697, Paul Peluso (727) 638-9559

1730 S Pinellas Ave

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

GLA (% Leased)	15,677 SF (56.6%)	Built	1986	
Tenancy	Multiple	Available	1,700 - 6,800 SF	
Max Contiguous	3,400 SF	Asking Rent	\$12.00 SF/year/NNN	
Parking Spaces	76 (1.20/1,000 SF)	Frontage	531' on Pinellas Ave	

Primary Leasing Company:

Public Storage: Candess Wing (770) 334-7647

1888 S Pinellas Ave

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

RBA (% Leased)	10,498 SF (69.5%)	Built	1985	120
Stories	1	Elevators	None	*
Typical Floor	10,498 SF	Tenancy	Multiple	
Available	800 - 3,200 SF	Max Contiguous	1,600 SF	
Asking Rent	\$25.00 SF/year/FS	Parking Spaces	40 (3.81/1,000 SF)	and the second sec

Primary Leasing Company:

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

38850 U.S. Highway 19 N - Saravan Plaza

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

Center Type	Strip Center	GLA (% Leased)
Built	1984	Tenancy
Available	1,500 SF	Max Contiguous
Asking Rent	\$15.00 SF/year/MG	Parking Spaces
Frontage	219' on U.S. 19	

GLA (% Leased)	13,390 SF (88.8%)
Tenancy	Multiple
Max Contiguous	1,500 SF
Parking Spaces	40 (2.99/1,000 SF)



Primary Leasing Company:

JMA Commercial: Mike Aitchison (916) 919-4977

Leasing Companies:

JMA Commercial: Mike Aitchison (916) 919-4977

Office

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Retail

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39310-39348 US Highway 19 - Bradley Plaza

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

Center Type	Neighborhood Center	GLA (% Leased)
Built	1984	Tenancy
Available	1,000 - 6,000 SF	Max Contiguous
Asking Rent	\$15.00 SF/year/NNN	Parking Spaces
Frontage	400' on US Hwy 19	

Multiple 3,000 SF 100 (4.06/1,000 SF)

28,775 SF (79.2%)



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Office

Retail

Primary Leasing Company:

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

40347 US Highway 19 N - Building A

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

RBA (% Leased)	7,200 SF (0.0%)	Status	Under Construction	and the second
Built	September 2025	Stories	1	-
Typical Floor	7,200 SF	Tenancy	Multiple	
Available	2,400 - 7,200 SF	Max Contiguous	7,200 SF	
Asking Rent	\$17.33 SF/year/MG			

Leasing Companies:

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

715 Wesley Ave

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

RBA (% Leased)	9,006 SF (72.2%)	Built	1996	and the second sec
Tenancy	Multiple	Available	2,500 SF	Contraction of the
Max Contiguous	2,500 SF	Asking Rent	\$11.00 SF/year/MG	
Clear Height	18'	Drive Ins	2 total/ 10' w x 12' h	
Docks	None	Levelers	None	
Parking Spaces	15 (3.02/1,000 SF)			

Leasing Companies:

Commercial Asset Partners Realty: Lisa Ingram (727) 946-7973

716 Wesley Ave - Anclote Industrial Park

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

RBA (% Leased)	22,000 SF (63.6%)	Built	1997
Tenancy	Multiple	Available	1,000 - 8,000 SF
Max Contiguous	3,000 SF	Asking Rent	\$10.00 SF/year/NNN
Clear Height	20'	Drive Ins	22 total/ 12' w x 14' h
Docks	None	Levelers	None



Primary Leasing Company:

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





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Warehouse

Showroom



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

Parking Spaces	75 (3.41/1,000 SF)			
Docks	None	Levelers	None	
Clear Height	24'	Drive Ins	20 total/ 10' w x 15' h	
Max Contiguous	4,000 SF	Asking Rent	\$10.00 SF/year/NNN	
Tenancy	Multiple	Available	1,000 - 5,000 SF	
RBA (% Leased)	21,578 SF (95.4%)	Built	1999	

Primary Leasing Company:

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

743 Wesley Ave

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

RBA (% Leased)	6,675 SF (40.1%)	Built	2002	
Tenancy	Multiple	Available	2,000 - 4,000 SF	
Max Contiguous	2,000 SF	Asking Rent	\$13.50 SF/year/MG	
Drive Ins	5 total/ 12' w x 14' h	Docks	None	
Levelers	None	Parking Spaces	15 (2.25/1,000 SF)	

Primary Leasing Company:

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

201 E Center St 12

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

GLA (% Leased)	14,417 SF (43.3%)	Built/Renovated	1982/2019
Tenancy	Multiple	Available	8,177 SF
Max Contiguous	8,177 SF	Asking Rent	Withheld
Parking Spaces	20 (1.39/1,000 SF)	Frontage	163' on E Center Street
Frontage	192' on Safford Av.		

Primary Leasing Company:

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

1400 L and R Industrial Blvd - Tarpon Springs Industrial Park

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

RBA (% Leased)	46,800 SF (19.4%)	Built	1983	N.S. MA
Tenancy	Multiple	Available	1,625 - 37,700 SF	
Max Contiguous	16,900 SF	Asking Rent	Withheld	
Drive Ins	40 total	Docks	None	
Levelers	None	Parking Spaces	124 (2.65/1,000 SF)	



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Warehouse

Primary Leasing Company:

Cushman & Wakefield: Lisa Ross (813) 760-3209, Trey Carswell (813) 230-6131, Sam Korolos (704) 989-1327, Melissa Watterworth (813) 599-2190

Leasing Companies:

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



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Warehouse

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Warehouse

City of Tarpon Springs

707-1073 S Pinellas Ave - Manatee Village Shopping Center Springe Florida 3/680 (Pipellae County) - North Pipellae Submarket

7	Tarpon Springs, F	ionua 34069 (Pinelias	County) - r	North Pinelias	Submarket

Center Type	Community Center	GLA (% Leased)	103,309 SF (12.4%)
Built/Renovated	1989/2001	Tenancy	Multiple
Available	1,150 - 90,483 SF	Max Contiguous	46,749 SF
Asking Rent	Withheld	Parking Spaces	375 (3.62/1,000 SF)
Frontage	964' on Pinellas		

Primary Leasing Company: Colliers: Stephanie Addis (813) 405-7965

Leasing Companies: Ash Properties: Dave Gaglione (904) 472-5851

41232-41334 Us Highway 19 N - Tarpon Square

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

Center Type	Community Center	GLA (% Leased)	115,254 SF (69.1%)
Built/Renovated	1974/1998	Tenancy	Multiple
Available	4,260 - 35,674 SF	Max Contiguous	25,622 SF
Asking Rent	Withheld	Parking Spaces	930 (3.00/1,000 SF)
Frontage	1,016' on E Tarpon Ave	Frontage	960' on State Route 19

Primary Leasing Company:

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

508 Athens St

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

GLA (% Leased)	4,703 SF (0.0%)	Built	1932	and the second
Tenancy	Single	Available	4,703 SF	
Max Contiguous	4,703 SF	Asking Rent	\$10.25 SF/year/NNN	
Frontage	80' on Athens Street			

Leasing Companies:

FHR Commercial: James Bailey (727) 809-3038

530 Athens St

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

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)





Viewpoint Realty International: Anthony Maccaroni (727) 641-0271, Georgette Gillis (727) 584-7355

Primary Leasing Company:

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

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Retail



Retail







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410

MUNICO



435 Brady Rd - Riverbend Business Park

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

RBA (% Leased)	22,500 SF (80.0%)	Built	2023	
Tenancy	Multiple	Available	1,500 - 4,500 SF	
Max Contiguous	4,500 SF	Asking Rent	\$12.50 SF/year/MG	
Clear Height	20'	Drive Ins	42 total	the stand of the stand
Docks	None	Levelers	None	
Parking Spaces	85 (10.00/1,000 SF)			

2023 4,500 SF

None

\$12.00 SF/year/MG

Primary Leasing Company:

Pioneer Homes: George Zutes (727) 644-7467

Tenancy

Drive Ins

RBA (% Leased)

Max Contiguous

495 Brady Rd - Riverbend Business Park

24,000 SF (81.3%)

Multiple

4,500 SF

None

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

Built

Available

Levelers

Asking Rent





535 Brady Road - Riverbend Business Park 20

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

RBA (% Leased)	24,000 SF (62.5%)	Built	2024	
Available	1,500 - 9,000 SF	Max Contiguous	4,500 SF	
Asking Rent	\$12.00 - 13.50 SF/year/MG	Clear Height	24'	
Drive Ins	3 total	Levelers	None	

Leasing Companies:

Pioneer Homes: George Zutes (727) 644-7467

735 Dodecanese Blvd - Sponge Exchange

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

Center Type	Strip Center	GLA (% Leased)	37,568 SF (98.5%)
Built	1983	Tenancy	Multiple
Available	550 SF	Max Contiguous	550 SF
Asking Rent	\$35.00 SF/year/TBD	Frontage	284' on Dodecanese Boule- vard



Leasing Companies:

Brokers International Real Estate: Peter Katsarelis (813) 992-7653



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Warehouse

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Service

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955 E Martin Luther King Blvd - Bldg 2

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

RBA (% Leased)	3,550 SF (68.0%)	Built	2002	and the second second
Stories	1	Elevators	None	
Typical Floor	3,550 SF	Tenancy	Multiple	
Available	1,136 SF	Max Contiguous	1,136 SF	
Asking Rent	\$21.00 SF/year/MG	Parking Spaces	30 (9.16/1,000 SF)	

Leasing Companies:

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

1825 S Pinellas Ave - Tarpon Business Center

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

RBA (% Leased)	3,186 SF (88.2%)	Built	1956	
Stories	1	Elevators	None	
Typical Floor	3,186 SF	Tenancy	Multiple	THEREAL PROPERTY IN THE PARTY INTERPARTY
Available	375 SF	Max Contiguous	375 SF	
Asking Rent	\$22.40 SF/year/MG	Parking Spaces	13 (4.17/1,000 SF)	

Primary Leasing Company:

The Boardwalk Company: John Quattrocki (727) 460-2201

1845 S Pinellas Ave

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

RBA (% Leased)	5,829 SF (70.8%)	Built	1974
Tenancy	Single	Available	1,700 SF
Max Contiguous	1,700 SF	Asking Rent	\$1.24 SF/year/MG
Drive Ins	None	Docks	None
Levelers	None	Parking Spaces	3 (1.76/1,000 SF)

Primary Leasing Company:

KW Commercial- Anthony Triggiano: Anthony Triggiano (727) 301-2109



651 E Tarpon Ave

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

	Office
IN BÀAD	3

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RBA (% Leased)	3,942 SF (68.8%)	Built/Renovated	1963/2005	2Ca
Stories	1	Typical Floor	3,942 SF	
Tenancy	Multiple	Available	1,231 SF	
Max Contiguous	1,231 SF	Asking Rent	\$22.00 SF/year/NNN	
Parking Spaces	29 (6.30/1,000 SF)			



Leasing Companies:

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

★★☆☆☆ Office

Warehouse

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1950 Plaza Pl

RBA (% Leased)

Max Contiguous

Tenancy

Levelers

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

GLA (% Leased)	26,654 SF (0.0%)	Built	1980	
Tenancy	Multiple	Available	1,500 - 39,377 SF	Love
Max Contiguous	15,000 SF	Asking Rent	Withheld	
Frontage	300' on US Highway 19 N			

Primary Leasing Company:

Equity Partners Real Estate: David Spezza (727) 656-9867

40347 US Highway 19 N - Building C

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

RBA (% Leased)	7,200 SF (0.0%)	Status	Under Construction	
Built	September 2025	Stories	1	
Typical Floor	7,200 SF	Tenancy	Multiple	
Available	1,800 - 7,200 SF	Max Contiguous	7,200 SF	
Asking Rent	\$17.33 SF/year/MG			

40347 US Highway 19 N - Building B

20,000 SF (100%)

Single 20,000 SF

17'

None

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

RBA (% Leased)	7,200 SF (0.0%)	Status	Under Construction	
Built	September 2025	Stories	1	
Typical Floor	7,200 SF	Tenancy	Multiple	
Available	2,400 - 7,200 SF	Max Contiguous	7,200 SF	
Asking Rent	\$17.33 SF/year/MG			

1985

20,000 SF

Withheld

15 total

1430 L and R Industrial Blvd - Tarpon Springs Industrial Park

Built

Available

Drive Ins

Asking Rent

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

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

★ ★ ☆ ☆ ☆ Warehouse

★ ★ ☆ ☆ ☆ Warehouse







Retail

★★★☆☆

RBA (% Leased)	8,692 SF (0.0%)	Built
Tenancy	Multiple	Available
Max Contiguous	8,692 SF	Asking Rent
Drive Ins	None	Levelers
Parking Spaces	37 (4.26/1,000 SF)	



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Retail

Retail

Leasing Companies:

31

Research In Progress: Research In Progress

41522 US Highway 19 N

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

GLA (% Leased)	19,485 SF (83.1%)	Built	1959	
Tenancy	Multiple	Available	3,291 SF	
Max Contiguous	3,291 SF	Asking Rent	Withheld	
Parking Spaces	154 (2.55/1,000 SF)	Frontage	E Cypress	
Frontage	168' on US Highway 19 N			

1978 8,692 SF Withheld None

Primary Leasing Company:

SRS Real Estate Partners: Tyler McRae (813) 951-2224, Grant Burt (813) 244-7945

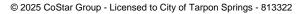
32 44091 US Highway 19 N

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

GLA (% Leased)	10,000 SF (0.0%)	Status	Proposed	FOR BALE I LEASE OUTPARCELS & JR ANCHO 44001 US HIGHWAY 10, TARPON BPR
Built	September 2026	Tenancy	Single	A ADDIT THE COUNTER These Transmissions of a CER to the Second Internet and prove prior transmission of a re-series territoria, the A Experiment and Cerebe CERE or a re-set (CE - 21 K) have 74 & Posent Am. Separ- tionage Frame
Available	10,000 SF	Max Contiguous	10,000 SF	400-CONT 5 Table analises for large earns has not be- induced to bestgenere 5 and analysis for the statement and Date calculated and the statement and Date Calculated 5 Analysis of the statement and an earny
Asking Rent	Withheld	Frontage	600' on US 19	Accepted to March M

Leasing Companies:

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



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City of Tarpon Springs

110 Athens St

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

RBA (% Leased)	23,090 SF (77.3%)	Built	1931
	20,000 01 (17.070)		1301
Tenancy	Multiple	Available	150 - 5,250 SF
Max Contiguous	5,250 SF	Asking Rent	\$1.00 SF/year/MG
Drive Ins	3 total	Levelers	None
Parking Spaces	20 (1.39/1,000 SF)		

Primary Leasing Company:

RBA (% Leased)

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

210 Pinellas Ave S - Arcade Professional Center

40,000 SF (71.8%)

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

2 Stories Elevators 1 passenger 21,057 SF Typical Floor Tenancy Multiple Available 300 - 11,300 SF Max Contiguous 5,000 SF Asking Rent \$12.00 - 19.00 SF/year/MG **Parking Spaces** 100 (2.50/1,000 SF)

Primary Leasing Company:

The Krauss Organization: Ryan Lolkus (727) 631-4697, Paul Peluso (727) 638-9559

1730 S Pinellas Ave

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

GLA (% Leased)	15,677 SF (56.6%)	Built	1986	
Tenancy	Multiple	Available	1,700 - 6,800 SF	
Max Contiguous	3,400 SF	Asking Rent	\$12.00 SF/year/NNN	
Parking Spaces	76 (1.20/1,000 SF)	Frontage	531' on Pinellas Ave	

Built/Renovated

1921/2000

Primary Leasing Company: Public Storage: Candess Wing (770) 334-7647

1888 S Pinellas Ave

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

Stories1ElevatorsNoneTypical Floor10,498 SFTenancyMultipleAvailable800 - 3,200 SFMax Contiguous1,600 SFAsking Rent\$25.00 SF/year/FSParking Spaces40 (3.81/1,000 SF)	RBA (% Leased)	10,498 SF (69.5%)	Built	1985	
Available 800 - 3,200 SF Max Contiguous 1,600 SF	Stories	1	Elevators	None	A Caller
	Typical Floor	10,498 SF	Tenancy	Multiple	
Asking Rent \$25.00 SF/year/FS Parking Spaces 40 (3.81/1,000 SF)	Available	800 - 3,200 SF	Max Contiguous	1,600 SF	
	Asking Rent	\$25.00 SF/year/FS	Parking Spaces	40 (3.81/1,000 SF)	

Primary Leasing Company:

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









★★★☆☆

Office



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Retail

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Office

3/31/2025 Page 10



38850 U.S. Highway 19 N - Saravan Plaza

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

Center Type	Strip Center	GLA (% Leased)	13,390 SF (88.8%)
Built	1984	Tenancy	Multiple
Available	1,500 SF	Max Contiguous	1,500 SF
Asking Rent	\$15.00 SF/year/MG	Parking Spaces	40 (2.99/1,000 SF)
Frontage	219' on U.S. 19		

Primary Leasing Company:

JMA Commercial: Mike Aitchison (916) 919-4977

Leasing Companies:

JMA Commercial: Mike Aitchison (916) 919-4977

39310-39348 US Highway 19 - Bradley Plaza

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

Center Type	Neighborhood Center
Built	1984
Available	1,000 - 6,000 SF
Asking Rent	\$15.00 SF/year/NNN
Frontage	400' on US Hwy 19

Primary Leasing Company:

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

40347 US Highway 19 N - Building A

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

GLA (% Leased)	28,775 SF (79.2%)
Tenancy	Multiple
Max Contiguous	3,000 SF
Parking Spaces	100 (4.06/1,000 SF)



★★★☆

Showroom

Office

RBA (% Leased)	7,200 SF (0.0%)	Status	Under Construction
Built	September 2025	Stories	1
Typical Floor	7,200 SF	Tenancy	Multiple
Available	2,400 - 7,200 SF	Max Contiguous	7,200 SF
Asking Rent	\$17.33 SF/year/MG		



Leasing Companies:

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

715 Wesley Ave

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

RBA (% Leased)	9,006 SF (72.2%)	Built	1996	
Tenancy	Multiple	Available	2,500 SF	
Max Contiguous	2,500 SF	Asking Rent	\$11.00 SF/year/MG	
Clear Height	18'	Drive Ins	2 total/ 10' w x 12' h	Ball -1 B. C.
Docks	None	Levelers	None	
Parking Spaces	15 (3.02/1,000 SF)			

Leasing Companies:

Commercial Asset Partners Realty: Lisa Ingram (727) 946-7973



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716 Wesley Ave - Anclote Industrial Park

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

RBA (% Leased)	22,000 SF (63.6%)	Built	1997	
Tenancy	Multiple	Available	1,000 - 8,000 SF	
Max Contiguous	3,000 SF	Asking Rent	\$10.00 SF/year/NNN	
Clear Height	20'	Drive Ins	22 total/ 12' w x 14' h	
Docks	None	Levelers	None	

Primary Leasing Company:

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

720 Wesley Ave

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

RBA (% Leased)	21,578 SF (95.4%)	Built	1999	
Tenancy	Multiple	Available	1,000 - 5,000 SF	
Max Contiguous	4,000 SF	Asking Rent	\$10.00 SF/year/NNN	
Clear Height	24'	Drive Ins	20 total/ 10' w x 15' h	
Docks	None	Levelers	None	
Parking Spaces	75 (3.41/1,000 SF)			

Primary Leasing Company:

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

743 Wesley Ave

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

RBA (% Leased)	6,675 SF (40.1%)	Built	2002	
Tenancy	Multiple	Available	2,000 - 4,000 SF	
Max Contiguous	2,000 SF	Asking Rent	\$13.50 SF/year/MG	
Drive Ins	5 total/ 12' w x 14' h	Docks	None	
Levelers	None	Parking Spaces	15 (2.25/1,000 SF)	

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

201 E Center St

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

GLA (% Leased)	14,417 SF (43.3%)	Built/Renovated	1982/2019
Tenancy	Multiple	Available	8,177 SF
Max Contiguous	8,177 SF	Asking Rent	Withheld
Parking Spaces	20 (1.39/1,000 SF)	Frontage	163' on E Center Street
Frontage	192' on Safford Av.		

Primary Leasing Company:

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

CoStar Property Report







1400 L and R Industrial Blvd - Tarpon Springs Industrial Park

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

RBA (% Leased)	46,800 SF (19.4%)	Built	1983
Tenancy	Multiple	Available	1,625 - 37,700 SF
Max Contiguous	16,900 SF	Asking Rent	Withheld
Drive Ins	40 total	Docks	None
Levelers	None	Parking Spaces	124 (2.65/1,000 SF)

Primary Leasing Company:

Cushman & Wakefield: Lisa Ross (813) 760-3209, Trey Carswell (813) 230-6131, Sam Korolos (704) 989-1327, Melissa Watterworth (813) 599-2190

Leasing Companies:

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

707-1073 S Pinellas Ave - Manatee Village Shopping Center

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

Center Type	Community Center	GLA (% Leased)	103,309 SF (12.4%)	
Built/Renovated	1989/2001	Tenancy	Multiple	
Available	1,150 - 90,483 SF	Max Contiguous	46,749 SF	
Asking Rent	Withheld	Parking Spaces	375 (3.62/1,000 SF)	
Frontage	964' on Pinellas			

Primary Leasing Company: Colliers: Stephanie Addis (813) 405-7965

Leasing Companies: Ash Properties: Dave Gaglione (904) 472-5851

41232-41334 Us Highway 19 N - Tarpon Square

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

Center Type	Community Center	GLA (% Leased)	115,254 SF (69.1%)
Built/Renovated	1974/1998	Tenancy	Multiple
Available	4,260 - 35,674 SF	Max Contiguous	25,622 SF
Asking Rent	Withheld	Parking Spaces	930 (3.00/1,000 SF)
Frontage	1,016' on E Tarpon Ave	Frontage	960' on State Route 19

Primary Leasing Company:

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

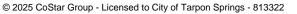
508 Athens St

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

GLA (% Leased)	4,703 SF (0.0%)	Built	1932	
Tenancy	Single	Available	4,703 SF	
Max Contiguous	4,703 SF	Asking Rent	\$10.25 SF/year/NNN	
Frontage	80' on Athens Street			

Leasing Companies:

FHR Commercial: James Bailey (727) 809-3038



CoStar Property Report



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Retail





Retail

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City of Tarpon Springs

530 Athens St

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

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) 584-7355

Primary Leasing Company:

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

435 Brady Rd - Riverbend Business Park

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

RBA (% Leased)	22,500 SF (80.0%)	Built	2023	and the second second
Tenancy	Multiple	Available	1,500 - 4,500 SF	
Max Contiguous	4,500 SF	Asking Rent	\$12.50 SF/year/MG	
Clear Height	20'	Drive Ins	42 total	
Docks	None	Levelers	None	
Parking Spaces	85 (10.00/1,000 SF)			

Primary Leasing Company:

RBA (% Leased)

Max Contiguous

RBA (% Leased)

Leasing Companies:

Available

Drive Ins

Asking Rent

Tenancy

Pioneer Homes: George Zutes (727) 644-7467

495 Brady Rd - Riverbend Business Park

24,000 SF (81.3%)

Multiple

4 500 CE

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

Max Conliguous	4,500 SF	Asking Rent	\$12.00 SF/yea
Drive Ins	None	Levelers	None

Built

Built

Max Contiguous

Clear Height Levelers

Available

Acking Dont

535 Brady Road - Riverbend Business Park

\$12.00 - 13.50 SF/year/MG

24,000 SF (62.5%)

1,500 - 9,000 SF

3 total

Pioneer Homes: George Zutes (727) 644-7467

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











Warehouse



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4,500 SF \$12.00 SF/vear/MG

2024

None

4,500 SF 24'

2023





735 Dodecanese Blvd - Sponge Exchange

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

Center Type	Strip Center	GLA (% Leased)	37,568 SF (98.5%)
Built	1983	Tenancy	Multiple
Available	550 SF	Max Contiguous	550 SF
Asking Rent	\$35.00 SF/year/TBD	Frontage	284' on Dodecanese Boule- vard

Leasing Companies:

Brokers International Real Estate: Peter Katsarelis (813) 992-7653

955 E Martin Luther King Blvd - Bldg 2

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

RBA (% Leased)	3,550 SF (68.0%)	Built	2002	
Stories	1	Elevators	None	
Typical Floor	3,550 SF	Tenancy	Multiple	
Available	1,136 SF	Max Contiguous	1,136 SF	
Asking Rent	\$21.00 SF/year/MG	Parking Spaces	30 (9.16/1,000 SF)	

Leasing Companies:

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

1825 S Pinellas Ave - Tarpon Business Center

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

RBA (% Leased)	3,186 SF (88.2%)	Built	1956	
Stories	1	Elevators	None	
Typical Floor	3,186 SF	Tenancy	Multiple	CINERIA IN
Available	375 SF	Max Contiguous	375 SF	
Asking Rent	\$22.40 SF/year/MG	Parking Spaces	13 (4.17/1,000 SF)	

Primary Leasing Company:

The Boardwalk Company: John Quattrocki (727) 460-2201

1845 S Pinellas Ave

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

RBA (% Leased)	5,829 SF (70.8%)	Built	1974	
Tenancy	Single	Available	1,700 SF	Alex
Max Contiguous	1,700 SF	Asking Rent	\$1.24 SF/year/MG	
Drive Ins	None	Docks	None	
Levelers	None	Parking Spaces	3 (1.76/1,000 SF)	

Primary Leasing Company:

KW Commercial- Anthony Triggiano: Anthony Triggiano (727) 301-2109



Office

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* * ☆ ☆ ☆ Warehouse





Retail

★★☆☆☆

★★☆☆☆

Office



Frontage

Tenancy

GLA (% Leased)

Max Contiguous

RBA (% Leased)

Typical Floor

Asking Rent

Available

Built

RBA (% Leased)	7,200 SF (0.0%)	Status	Under Construction	
Built	September 2025	Stories	1	
Typical Floor	7,200 SF	Tenancy	Multiple	
Available	1,800 - 7,200 SF	Max Contiguous	7,200 SF	
Asking Rent	\$17.33 SF/year/MG			

40347 US Highway 19 N - Building B

7,200 SF (0.0%)

September 2025

2,400 - 7,200 SF

\$17.33 SF/year/MG

7,200 SF

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

CoStar Property Report

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

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

Built

Available

Tenancy

Max Contiguous

Asking Rent

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

Multiple

15,000 SF

26,654 SF (0.0%)

300' on US Highway 19 N

39936 US Highway 19 N

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

Primary Leasing Cor Equity Partners Real E				
40347 US H Tarpon Springs, F	★★★★☆ Office			
RBA (% Leased)	7,200 SF (0.0%)	Status	Under Construction	
Built	September 2025	Stories	1	
Turinal Flags	7 000 05	Tenener	Multiple	

oor	7,200 SF	Tenancy
	1,800 - 7,200 SF	Max Contiguous
nt	\$17.33 SF/year/MG	



Multiple

7,200 SF

1980

Withheld

1,500 - 39,377 SF









★★★☆☆

Office

Office

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1430 L and R Industrial Blvd - Tarpon Springs Industrial Park

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

RBA (% Leased)	20,000 SF (100%)	Built	1985	ALCONT.
Tenancy	Single	Available	20,000 SF	
Max Contiguous	20,000 SF	Asking Rent	Withheld	
Clear Height	17'	Drive Ins	15 total	
Levelers	None			

1950 Plaza Pl

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

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Warehouse

Warehouse

RBA (% Leased)	8,692 SF (0.0%)	Bu
Tenancy	Multiple	Av
Max Contiguous	8,692 SF	As
Drive Ins	None	Le
Parking Spaces	37 (4.26/1,000 SF)	

Built	1978
Available	8,692 SF
Asking Rent	Withheld
Levelers	None



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Retail

Retail

Leasing Companies:

Research In Progress: Research In Progress

41522 US Highway 19 N

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

GLA (% Leased)	19,485 SF (83.1%)	Built	1959	11/1-5
Tenancy	Multiple	Available	3,291 SF	
Max Contiguous	3,291 SF	Asking Rent	Withheld	
Parking Spaces	154 (2.55/1,000 SF)	Frontage	E Cypress	
Frontage	168' on US Highway 19 N			

Primary Leasing Company:

SRS Real Estate Partners: Tyler McRae (813) 951-2224, Grant Burt (813) 244-7945

44091 US Highway 19 N

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

GLA (% Leased)	10,000 SF (0.0%)	Status	Proposed	FOR SALE I LEASE OUTPARCELS & 44000 US HIGHWAY 11
Built	September 2026	Tenancy	Single	ABOUT THE LOCA from swamphur university of somewaite and service and involves, for & Supprised and Median, for & Supprised and Median Terrate
Available	10,000 SF	Max Contiguous	10,000 SF	HDECART - Table available - Space available - Sp
Asking Rent	Withheld	Frontage	600' on US 19	A Marky is based to mental instruct and impact states RAAL ABLE SPA A Annual B Annual D

Leasing Companies:

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

