



Tampa Commercial Real Estate

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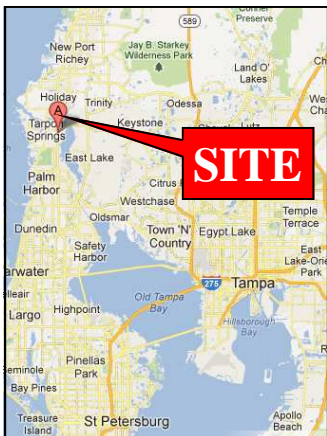
Retail Space For Lease Tarpon Springs FL

40741 US HIGHWAY 19 N TARPON SPRINGS, FL 34689



BUILDING 1: 15,345 sf Retail Strip Center on 1.04 ac

- Various Size Spaces available for Lease
- Lease Rate \$14/sf NNN + CAM approx. \$4.00
- Frontage on US 19. 8 Lanes. Access from US 19
- Exceptional visibility
- High Traffic Count—Over 75,000 Cars per day
- Easy Access—corner property. Ample parking
- Strong Retail Trade Area
- New owners have evicted all tenants & are renovating and the facility. Former tenants include Restaurant, Dry Cleaner, Karate Studio



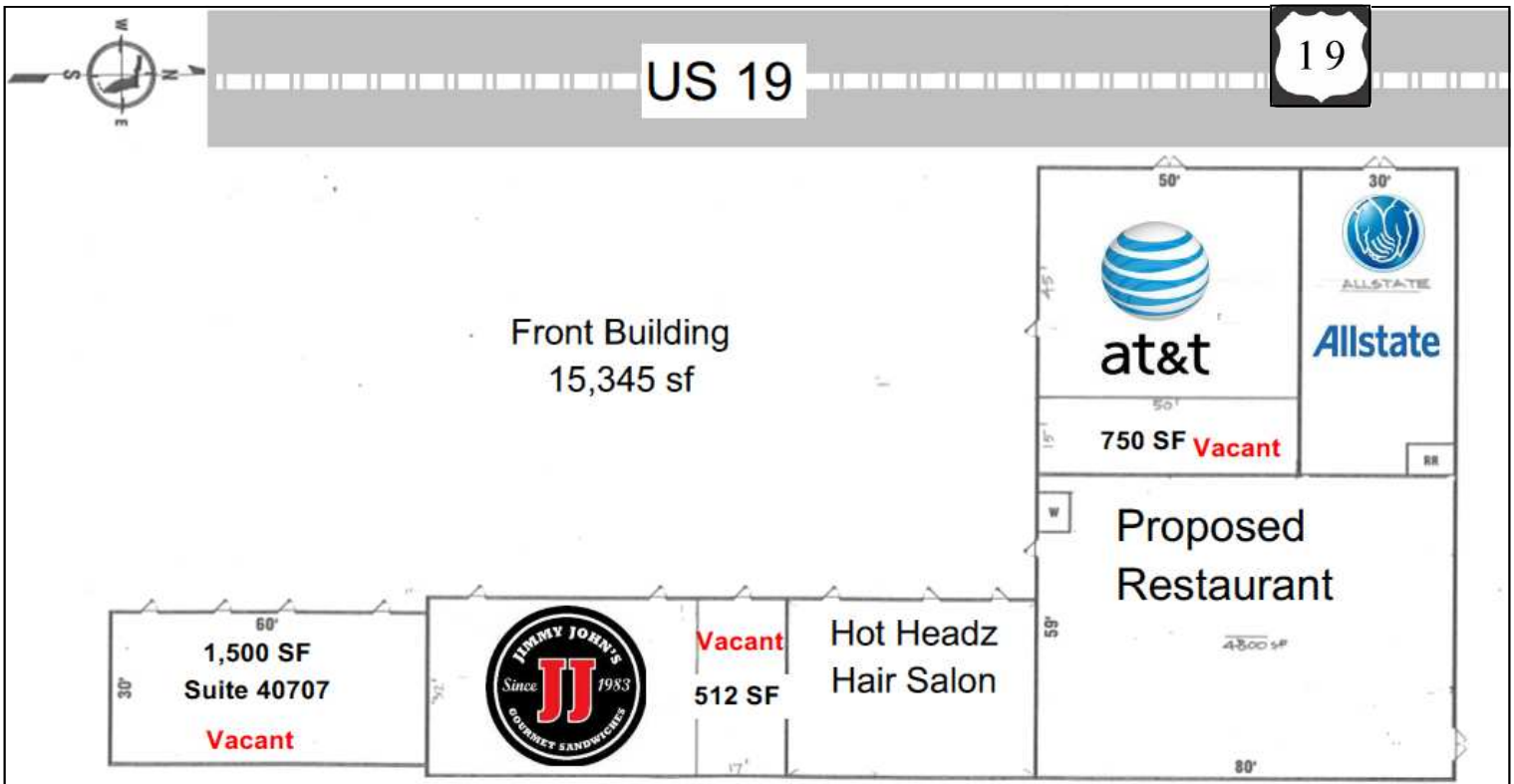
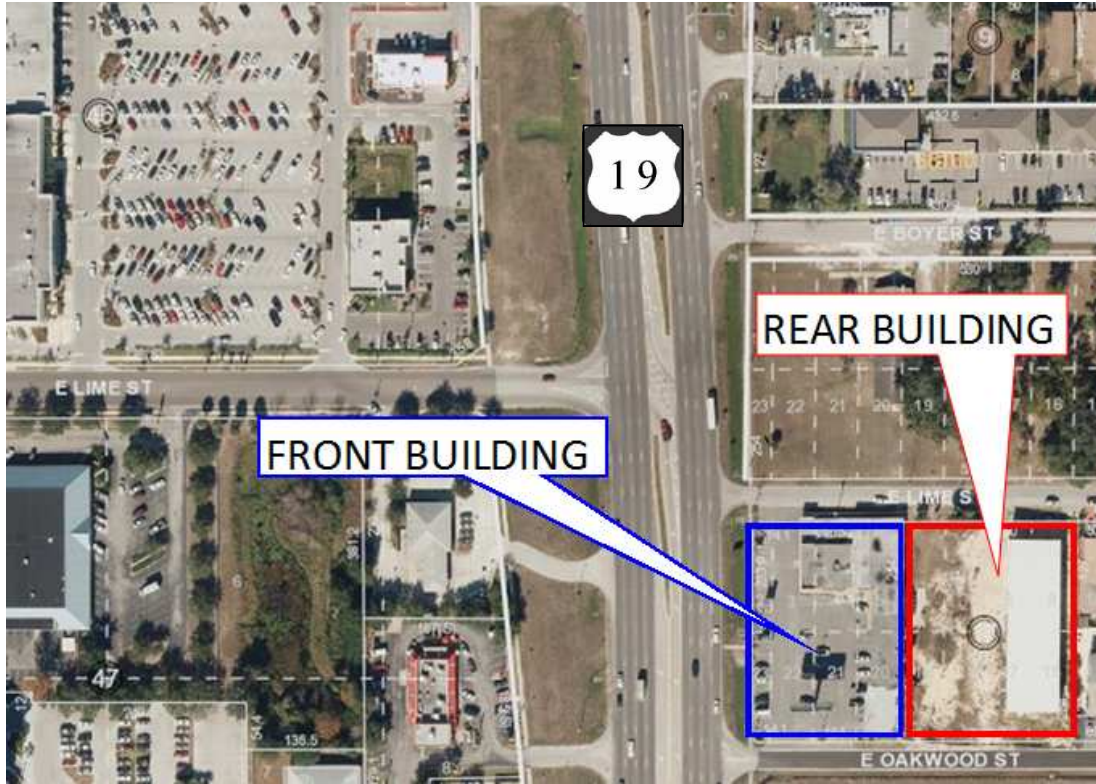
	2010	1 MILE	3 MILES	5 MILES
POPULATION	6,704	50,436	129,568	
HOUSEHOLDS	3,208	21,481	55,067	
MED AGE	51.2	48.4	49.7	
MED HH INCOME	\$31,856	\$46,754	\$48,904	
AV HH INCOME	\$43,538	\$68,545	\$68,133	



BUILDING 2: 12,000 sf High Top Retail on 1.16 ac
Address: 1007 E Oakwood St., Tarpon Springs, FL

- Directly behind Building 1
- New Space—New owner will modify & complete.
- Retail Zoning: Can be divided or build-to-suit
- Lease Rate: negotiable—depends on build-out
- 30 ft High ceilings. Free standing building
- Easy Access from US 19 to E Lime St & E Oakwood St
- Terrific space for Recreation
- Dedicated Parking
- Good visibility on US 19

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Information herein has been obtained from sources deemed reliable. We cannot guarantee accuracy.