



Tampa Commercial Real Estate

www.TampaCommercialRealEstate.com

Steven@TampaCommercialRealEstate.com

Steven Silverman Broker

813.785.3665 Phone



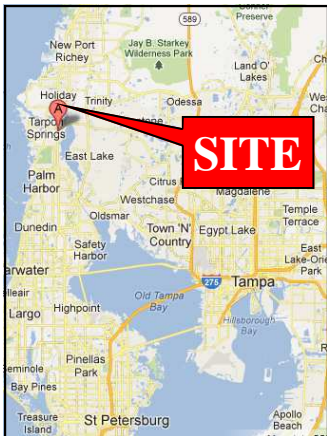
## Retail Space For Lease Tarpon Springs FL

40741 US HIGHWAY 19 N TARPON SPRINGS, FL 34689



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

- Join strong co-tenants—AT&T, Jimmy Johns, All State
- Completely renovated center brought to new condition
- Lease Rate \$14/sf NNN + CAM approx. \$4.00
- Frontage on US 19. 8 Lanes. Access from US 19
- Exceptional visibility in Strong Retail Trade Area
- High Traffic Count—Over 75,000 Cars per day
- Easy Access—corner property. Ample parking
- 5,000+ SF space available for a Restaurant.— A deck is approved for outdoor dining (see floorplan)
- Going home side of the street
- Huge Billboard on property available



	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—Visibility US 19
- Retail Zoning: Can be divided or build-to-suit
- Lease Rate: negotiable—depends on build-out
- 30 ft High ceilings. Free standing building
- 6,000 sf already leased to a Children's Play Center group from UK that is opening its first location in USA. Proven concept that will draw a lot of people from a 10 mile radius
- Easy Access from US 19 to E Lime St & E Oakwood St.
- Terrific space for Recreation Dedicated Parking





ADDRESS: 40741 US HIGHWAY 19 N ,



AT&T—new store open



Rear Building—under construction

[Steven@TampaCommercialRealEstate.com](mailto:Steven@TampaCommercialRealEstate.com) (813) 785-3665

**TAMPA COMMERCIAL  
Real Estate**

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