



Tampa Commercial Real Estate

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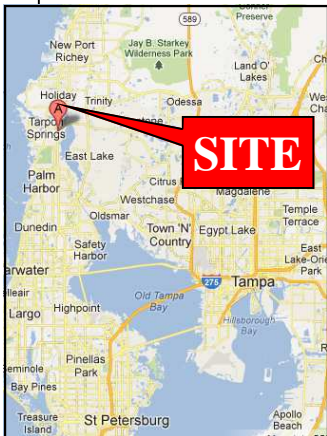


## Retail Space For Lease Tarpon Springs FL

40741 US HIGHWAY 19 N TARPON SPRINGS, FL 34689



- BUILDING 1: 15,345 sf Retail Strip Center on 1.04 ac**
- Join strong co-tenants—AT&T, Jimmy Johns, All State, Westshore Pizza—Going home side of the street
  - 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)
  - 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	

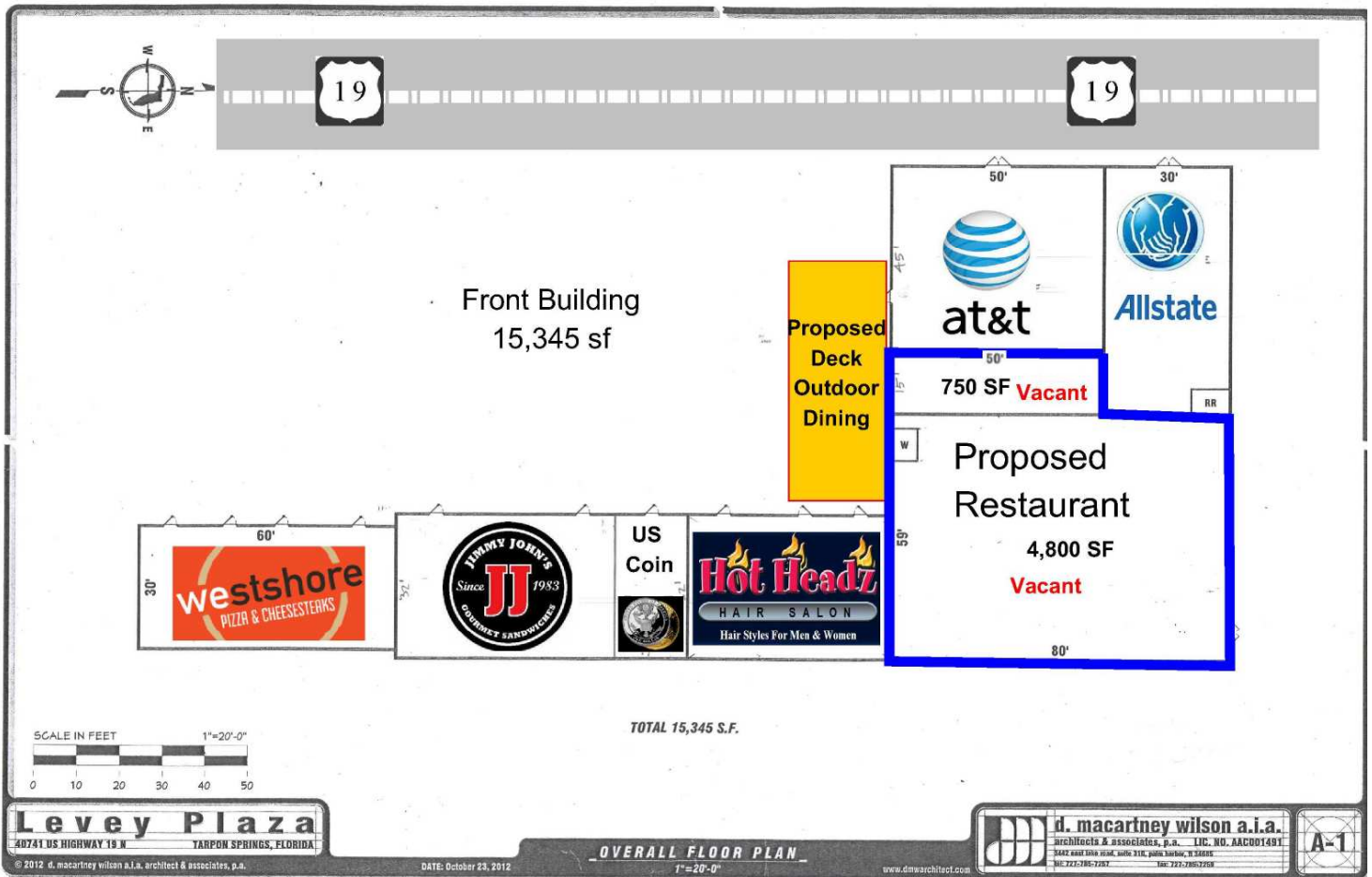


- BUILDING 2: 12,000 sf High Top Retail on 1.16 ac**  
**Address: 1007 E Oakwood St., Tarpon Springs, FL**
- Directly behind Building 1— New Space—Visibility US 19
  - Retail Zoning: 5,000 sf available
  - Lease Rate: negotiable—depends on build-out
  - 30 ft High ceilings. Free standing building
  - 7,000 sf already leased to a Children's Play Center chain 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



Front Building Space Plan

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

ADDRESS: 40741 US HIGHWAY 19 N ,



AT&T—new store open



Proposed Restaurant Space



Jimmy Johns—new store open



Rear Building—30 ft ceilings. 5,000 sf available. Visibility from US 19. Adjacent Children's Activity Space

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