

FOR SALE / LEASE



±2.3 AC, ±1.75 AC & ±10,000 JR ANCHOR BOX DEVELOPMENT

±8.56 AC RETAIL DEVELOPMENT

44003 US HIGHWAY 19, TARPON SPRINGS, FL 34689 (PINELLAS COUNTY)

PROPERTY SUMMARY

AVAILABLE SPACE

OP-1	±2.30 AC
OP-2	±2.28 AC (CALIBER COLLISION)
OP-3	±1.75 AC
OP-4	±10,000 SF (PROPOSED JR ANCHOR BOX)
OP-5	±25,000 SF (NORTHERN TOOL & EQUIPMENT)

PRICING

SALE PRICE	CONTACT BROKER
------------	----------------

LEASE RATE	CONTACT BROKER
------------	----------------

PROPERTY SPECIFICATIONS

ADDRESS	44003 US HIGHWAY 19 TARPON SPRINGS, FL 34689
ACREAGE	±8.56 AC
PROPERTY TYPE	VACANT LAND
PROPERTY USE	RETAIL
ZONING	PD
CITY	TARPON SPRINGS
COUNTY	PINELLAS COUNTY
PARCEL ID	06-27-16-00000-120-0200

PROPERTY HIGHLIGHTS

- ❑ ±8.56 AC RETAIL DEVELOPMENT
- ❑ LOCATED AT THE SEC OF US HIGHWAY 19 & PHOENIX AVE
- ❑ SOUTHBOUND DECELERATION LANE ACCESS INTO SITE
- ❑ JOIN NORTHERN TOOL & EQUIPMENT & CALIBER COLLISION
- ❑ PARCELS AVAILABLE FOR RETAIL USES
- ❑ LOCATED IN IMMEDIATE AREA OF MANY NATIONAL AND REGIONAL RETAILERS IN HEAVILY TRAVELLED CORRIDOR

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
POPULATION	8,795	70,609	145,486
HOUSEHOLDS	3,770	30,595	63,224
AVG HH INCOME	\$56,258	\$67,259	\$73,739

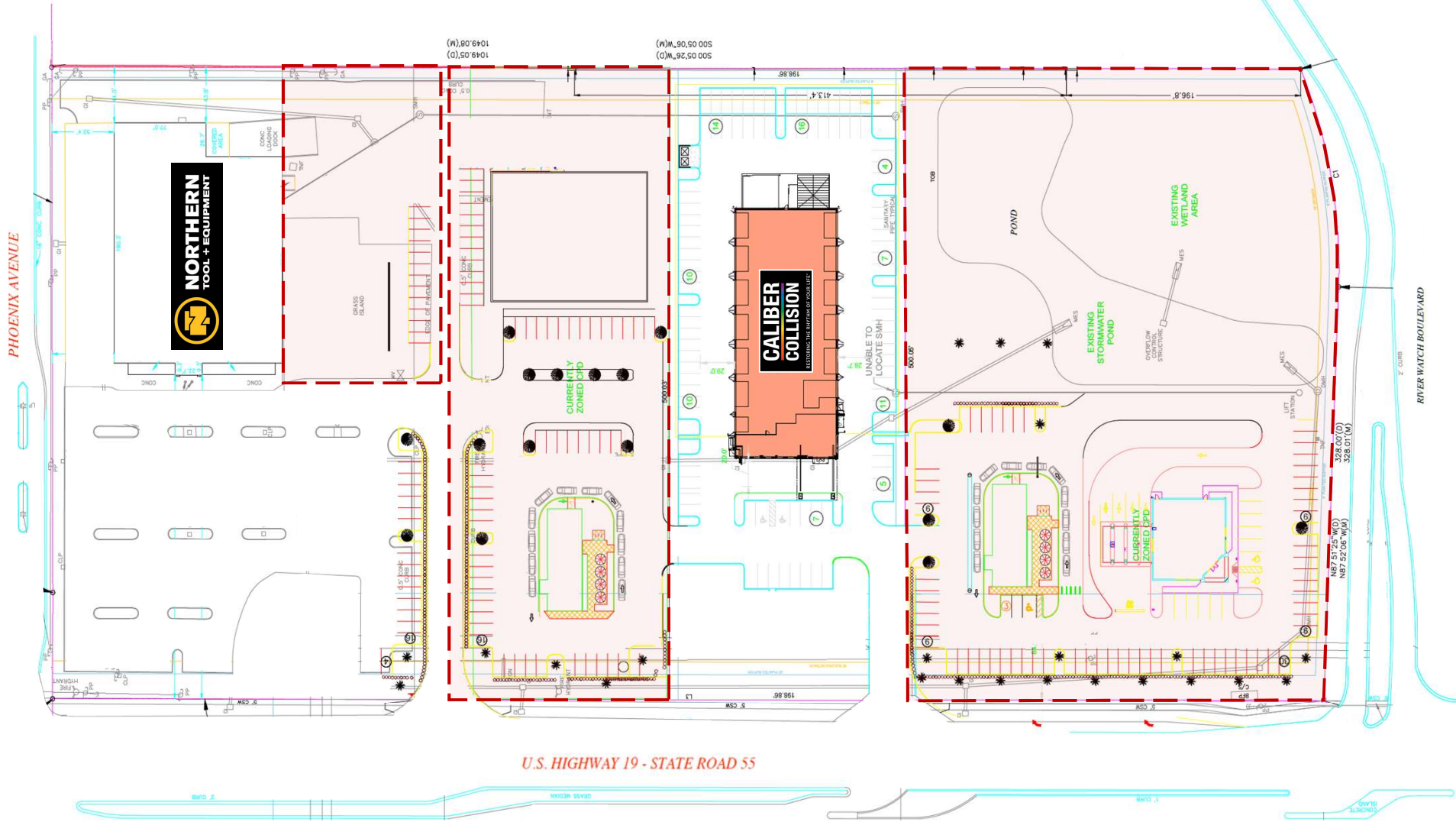
TRAFFIC COUNTS

62,500 AADT – US HIGHWAY 19

TENANTS IN IMMEDIATE AREA



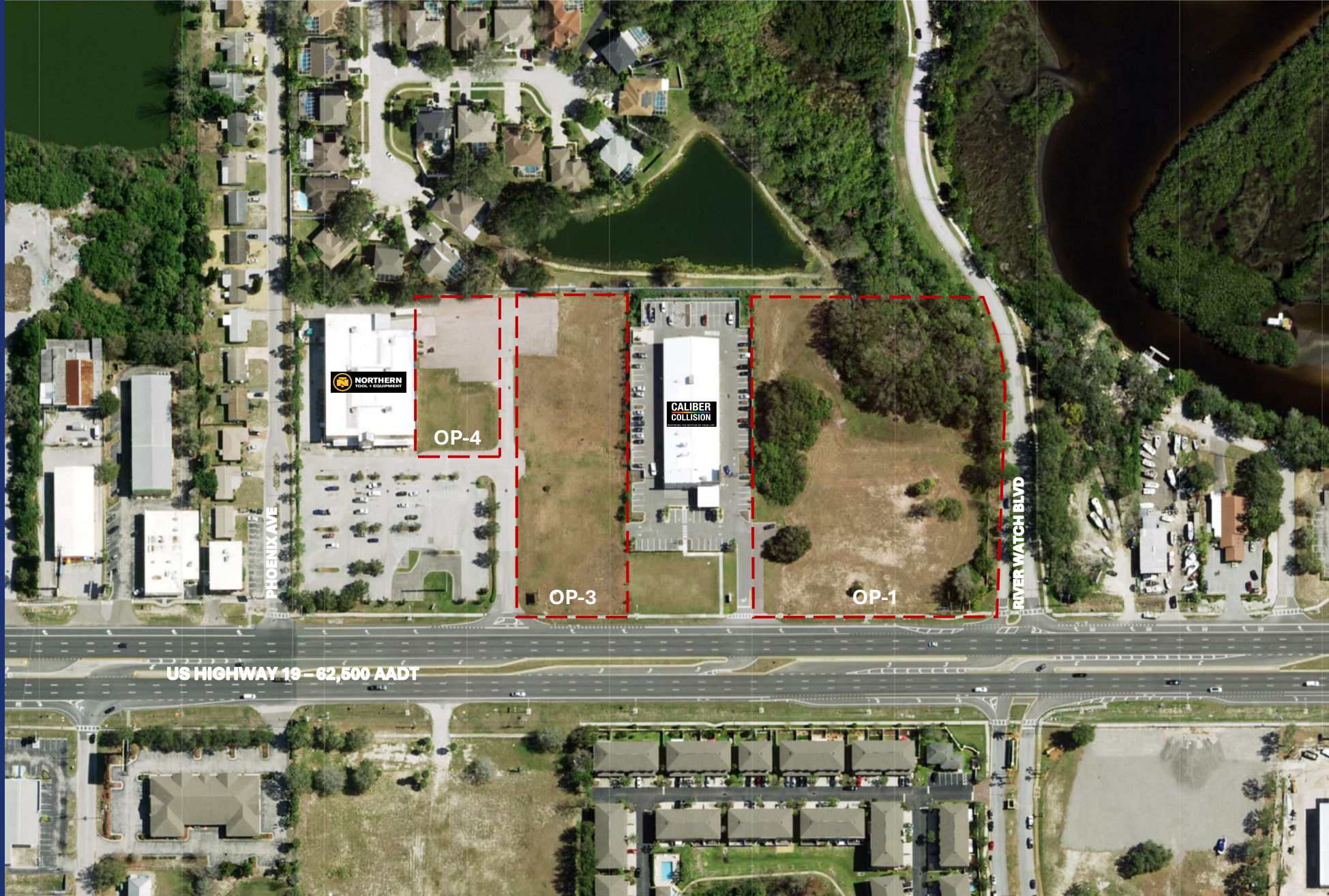
PROPOSED SITE PLAN



±8.56 AC RETAIL DEVELOPMENT

44003 US HIGHWAY 19, TARPON SPRINGS, FL 34689 (PINELLAS COUNTY)

AERIAL MAP



US HIGHWAY 19 – 62,500 AADT

PHOENIX AVE

RIVER WATCH BLVD

OP-4

OP-3

OP-1

NORTHERN
TOOL & EQUIPMENT

CALIBER
COLLISION

±8.56 AC RETAIL DEVELOPMENT

44003 US HIGHWAY 19, TARPON SPRINGS, FL 34689 (PINELLAS COUNTY)

±8.56 AC RETAIL DEVELOPMENT

44003 US HIGHWAY 19, TARPON SPRINGS, FL 34689
(PINELLAS COUNTY)

LINDSEY MEYERS
PRINCIPAL | BROKER
404.556.4960
LINDSEY@SRACRE.COM



OP-4

CALIBER
COLLUSION

OP-5

OP-3

OP-2

OP-1

RIVER WATCH BLVD

US HIGHWAY 19 – 62,500 AADT

**SOUTHEAST
RETAIL ADVISORS**

WWW.SRACRE.COM

[LINKEDIN.COM/COMPANY/SOUTHEAST-RETAIL-ADVISORS-INC](https://www.linkedin.com/company/southeast-retail-advisors-inc)

[INSTAGRAM.COM/SOUTHEAST_RETAIL_ADVISORS](https://www.instagram.com/southeast_retail_advisors)

851 Broken Sound Parkway NW, Suite 160, Boca Raton, FL 33487

*The information herein was obtained from third parties. Any and all interested parties should have their choice of experts inspect the property and verify all information.
Southeast Retail Advisors, Inc. makes no warranties or guarantees as to the information given to any prospective Buyer or Tenant.