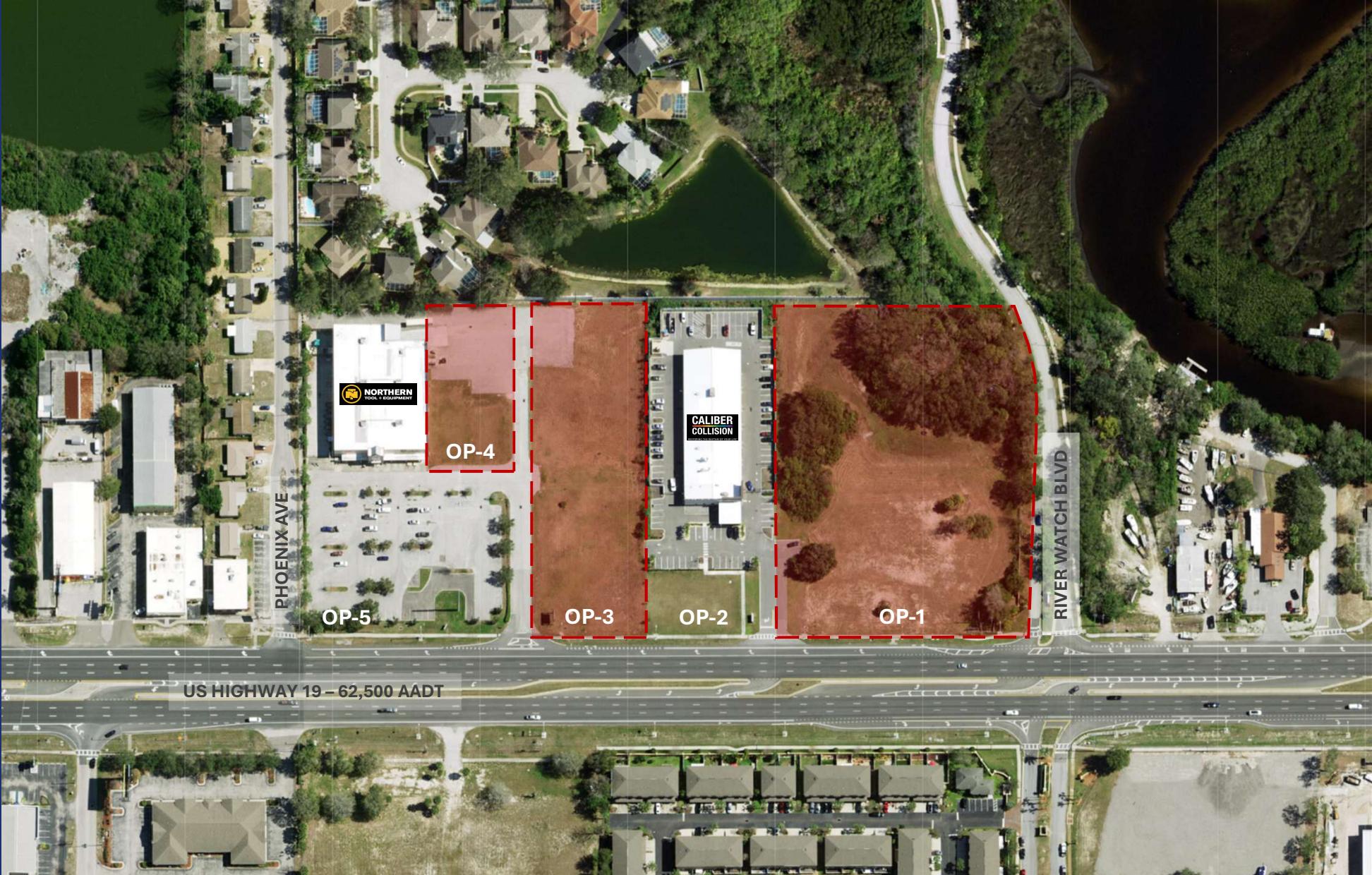


FOR SALE / LEASE



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

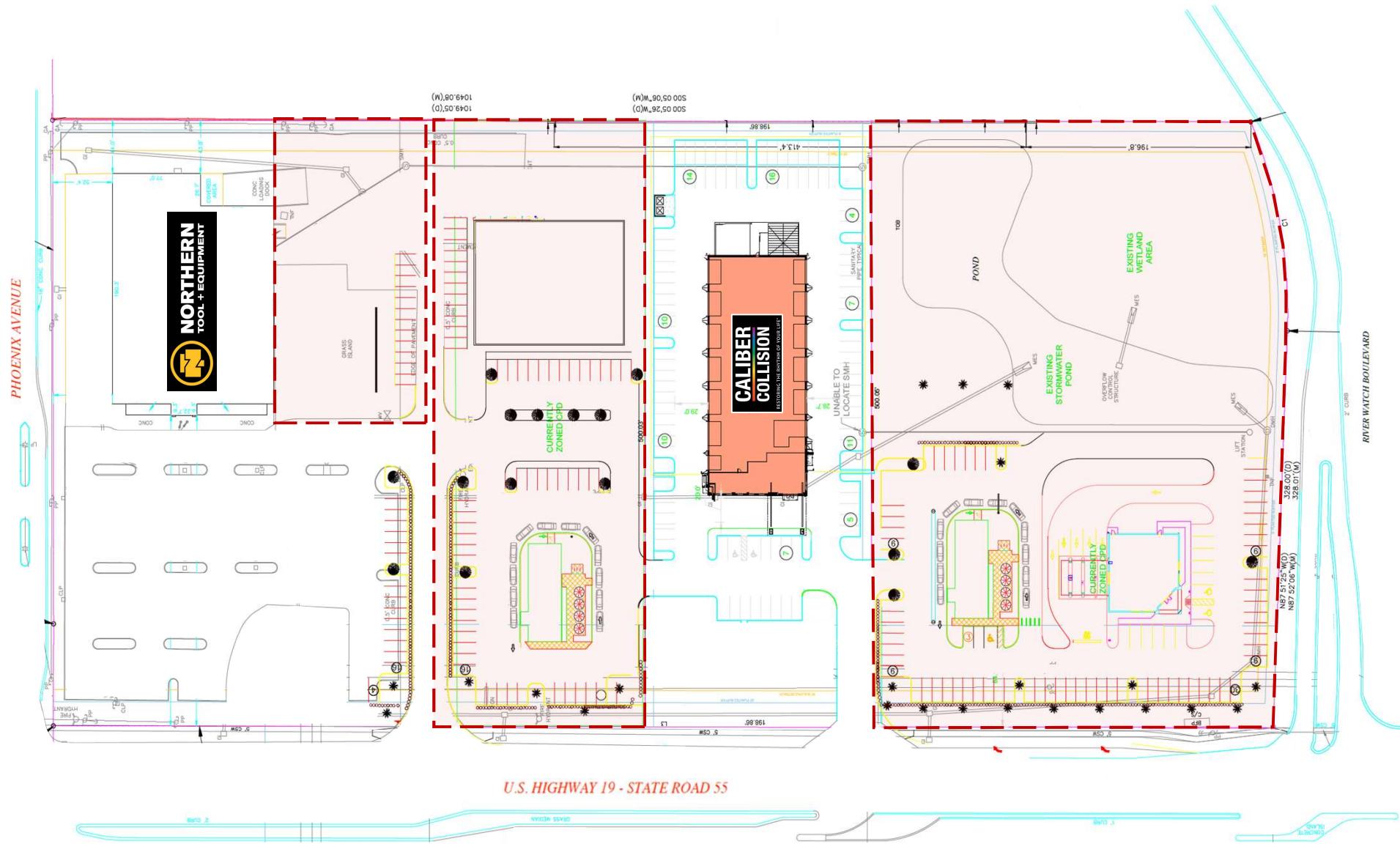
±8.56 AC RETAIL DEVELOPMENT

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

PROPERTY SUMMARY

AVAILABLE SPACE		PROPERTY HIGHLIGHTS		
OP-1	±2.30 AC	<ul style="list-style-type: none"> <input type="checkbox"/> ±8.56 AC RETAIL DEVELOPMENT <input type="checkbox"/> LOCATED AT THE SEC OF US HIGHWAY 19 & PHOENIX AVE <input type="checkbox"/> SOUTHBOUND DECELERATION LANE ACCESS INTO SITE <input type="checkbox"/> JOIN NORTHERN TOOL & EQUIPMENT & CALIBER COLLISION <input type="checkbox"/> PARCELS AVAILABLE FOR RETAIL USES <input type="checkbox"/> LOCATED IN IMMEDIATE AREA OF MANY NATIONAL AND REGIONAL RETAILERS IN HEAVILY TRAVELED CORRIDOR 		
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	DEMOGRAPHICS		
LEASE RATE	CONTACT BROKER			
PROPERTY SPECIFICATIONS				
ADDRESS	44003 US HIGHWAY 19 TARPON SPRINGS, FL 34689	POPULATION	1 MILE	3 MILE
ACREAGE	±8.56 AC	HOUSEHOLDS	8,795	70,609
PROPERTY TYPE	VACANT LAND	AVG HH INCOME	3,770	145,486
PROPERTY USE	RETAIL		63,224	
ZONING	PD	TRAFFIC COUNTS		
CITY	TARPON SPRINGS	62,500 AADT – US HIGHWAY 19		
COUNTY	PINELLAS COUNTY	TENANTS IN IMMEDIATE AREA		
PARCEL ID	06-27-16-00000-120-0200	 NORTHERN TOOL + EQUIPMENT <small>RESTORING THE RHYTHM OF YOUR LIFE.</small>	 CALIBER COLLISION	 TIDAL WAVE AUTO SPA
		 Winn-Dixie	 THE HOME DEPOT	

PROPOSED SITE PLAN



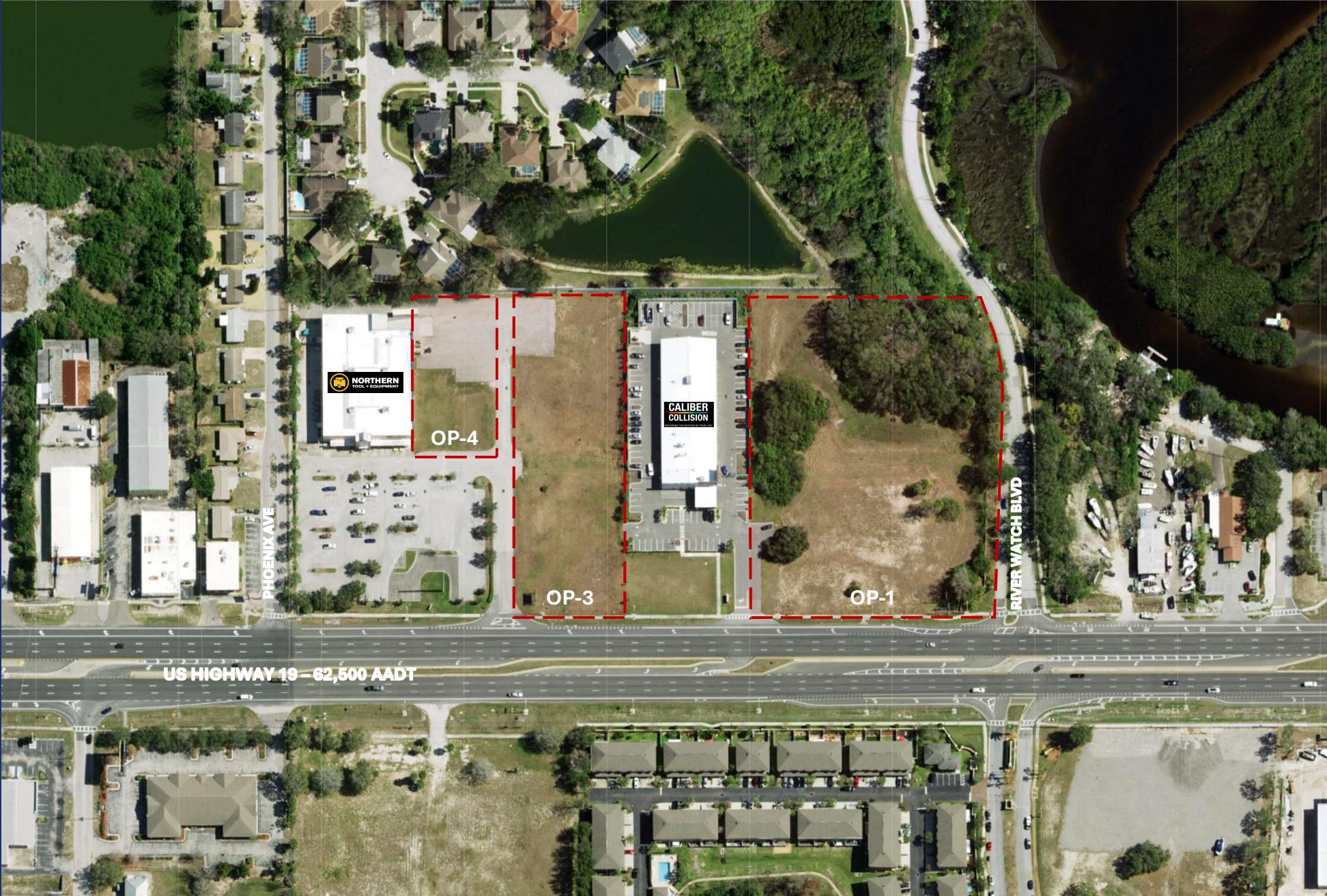
±8.56 AC RETAIL DEVELOPMENT

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

LINDSEY MEYERS | 404.556.4960 | LINDSEY@SRACRE.COM | SRACRE.COM

SOUTHEAST RETAIL ADVISORS

AERIAL MAP



±8.56 AC RETAIL DEVELOPMENT

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

±8.56 AC RETAIL DEVELOPMENT

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(PINELLAS COUNTY)

LINDSEY MEYERS

PRINCIPAL | BROKER

404.556.4960

LINDSEY@SRACRE.COM



OP-4

OP-3

OP-2

OP-5

CALIBER
COLLISION

RIVER WATCH BLVD

US HIGHWAY 19 – 62,500 AADT

**SOUTHEAST
RETAIL ADVISORS**

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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.
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