

CHARACTER-RICH COMMERCIAL SPACE

123 2nd Ave S, Safety Harbor, FL 34695



COMMERCIAL.

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**CHARACTER-RICH
COMMERCIAL
SPACE**



PROPERTY INFORMATION

Call for Rate

PROPERTY ADDRESS

123 2nd Ave S, Safety Harbor, FL 34695

YEAR BUILT

1930

RENTABLE AREA

1,476 Sq. Ft.

CHARACTER-RICH COMMERCIAL SPACE

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Company Disclaimer

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PROPERTY OVERVIEW

Discover a premier investment opportunity in the heart of Safety Harbor, FL! This 1,476 SF Character-Rich Commercial Space offers an enticing blend of charm and functionality, perfect for retail ventures seeking a strategic location. Nestled on 2nd Ave S, the property benefits from high visibility and foot traffic, surrounded by thriving local businesses and a vibrant community.

With its unique architectural details and versatile layout, this space is ideal for attracting a diverse clientele. Safety Harbor's rapid growth and strong economic indicators make this property an attractive prospect for investors aiming to capitalize on the area's expanding market.



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PROPERTY DETAILS

±1,460 SF Of Character-Rich Commercial Space For Lease

RARE OPPORTUNITY to establish a presence in Safety Harbor's Main Street Marketplace District, one of Pinellas County's most active and walkable small-city commercial corridors. Offered for lease is approximately ±1,460 SF of character-rich commercial space within a charming single-story stucco building dating back to the 1930s. The space features a versatile multi-room layout well suited for professional office, boutique retail, personal services, wellness, or creative studio use.

The floor plan allows for a broad range of business configurations and includes a welcoming lobby or reception area, central open workspace, multiple private rooms or offices, a full bathroom, and a dedicated utility area. Recent capital improvements include a brand-new HVAC system installed in January 2026 and a roof replaced in 2013. On-site and street parking are available, and the property is located within the City of Safety Harbor's Community Redevelopment District, where MSM zoning supports a wide variety of commercial uses.

The location offers exceptional visibility and steady pedestrian activity just off Main Street. The property sits directly behind the Safety Harbor Chamber of Commerce and across from Starbucks, one of downtown's strongest traffic generators. Surrounding businesses create a vibrant and established commercial environment, with nearby operators including Bar Fly Saltwater Grill, The Brinehouse, Café Vino Tinto, Sips Wine Bar, Bassano Cheesecake, and Athens Family Restaurant. The Safety Harbor Resort & Spa, a major regional draw and key driver of foot traffic, is only steps away at the top of Main Street.

This is a rare chance to lease well-located commercial space in the heart of downtown Safety Harbor, in a proven walk-in-traffic location with limited available inventory of this character, size, and setting.

SAFETY HARBOR — WALKABLE, ESTABLISHED, DISTINCTIVE

Safety Harbor is one of the most desirable small-city commercial environments in Pinellas County, known for its charm, walkability, and strong local identity. Unlike larger downtowns that can feel congested or overly commercialized, Safety Harbor offers a more curated and approachable setting where independent businesses, professional users, wellness operators, boutiques, and hospitality concepts benefit from steady foot traffic and a loyal customer base.

Downtown Safety Harbor is anchored by Main Street, a vibrant corridor lined with restaurants, cafés, specialty retail, personal services, and community-oriented businesses that create consistent daily activity and repeat visitation. The presence of the Safety Harbor Resort & Spa further strengthens the area by drawing visitors from across the region while helping support surrounding retail, dining, and service businesses. This blend of local patronage and destination traffic gives commercial users exposure to both residents and out-of-area consumers.

The city's character and limited inventory make it especially appealing for businesses seeking something more distinctive than conventional strip-center space. Opportunities to lease character-rich commercial space in the downtown core are limited, and that scarcity enhances the appeal of well-positioned locations that can capture walk-in traffic, visibility, and the energy of an established marketplace.

PROPERTY DETAILS

For professional office, boutique retail, wellness, beauty, creative studio, and personal service users, Safety Harbor offers a setting that is both functional and brand-enhancing.

If you want, I can now stitch the Tampa MSA, Pinellas County, and Safety Harbor sections together into one clean, polished marketing narrative with the same tone throughout.

TAMPA–ST. PETERSBURG–CLEARWATER MSA — A MAJOR REGIONAL GROWTH MARKET

The Tampa–St. Petersburg–Clearwater MSA is one of the most dynamic and important growth markets in Florida and the broader Southeast. Home to a large and expanding population, the region benefits from a diverse economic base, a substantial workforce, and sustained in-migration that continues to drive demand across housing, retail, office, hospitality, and service-oriented commercial sectors.

What makes the Tampa Bay region especially attractive is not just its population growth, but the quality and durability of that growth. The market has evolved into a major hub for business expansion, professional services, healthcare, technology, tourism, and entrepreneurial activity. As more companies continue to establish and grow permanent operations in the region, the area’s employment base and consumer demand remain strong, supporting long-term stability for commercial users and property owners alike.

For businesses, the Tampa MSA offers access to a broad and active customer base across one of the largest metro areas in the country. Continued household formation, workforce growth, and regional investment all contribute to a favorable operating environment for businesses seeking well-located space in established, high-traffic communities throughout the Tampa Bay area.

PINELLAS COUNTY — ESTABLISHED, AFFLUENT, AND SUPPLY CONSTRAINED

Pinellas County is one of the most established and desirable commercial markets in Florida. As a densely developed coastal county with limited land remaining for new large-scale development, it offers a fundamentally different dynamic than more suburban or expansion-driven markets. This built-out character helps preserve the value of existing commercial corridors and supports continued demand for well-located properties.

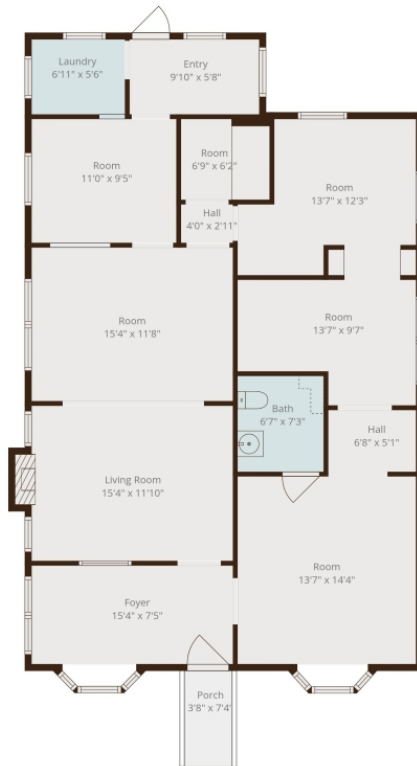
The county benefits from a strong residential base, an established economy, and a high-quality consumer demographic that supports a wide range of businesses, including retail, professional office, medical, wellness, dining, and personal services. Its mature development pattern, strong surrounding neighborhoods, and limited new commercial supply make Pinellas County particularly appealing for users seeking locations in proven trade areas rather than speculative growth corridors.

For tenants and businesses, this means access to a dense and stable customer base in a market where well-positioned commercial space remains consistently desirable. Infill locations, walkable districts, and distinctive character properties are especially valuable in Pinellas County because they are difficult to replicate and increasingly limited in supply.

PROPERTY DETAILS

Disclaimer to the consumer: This report is provided strictly for analysis and assumption purposes only. All financial models, development scenarios, and valuation estimates are based on hypothetical inputs and public information available at the time of preparation. The projections herein are not guaranteed, and no warranty or representation is made regarding the accuracy, completeness, or feasibility of any statements or conclusions presented. All data, including fill costs, rents, cap rates, and construction assumptions, must be independently verified through appropriate licensed professionals, engineers, surveyors, and governmental authorities prior to any investment, acquisition, or development decisions. The broker, its affiliates, and associated parties do not warrant or guarantee any outcome based on this analysis.

PROPERTY PHOTOS



CHARACTER-RICH COMMERCIAL SPACE

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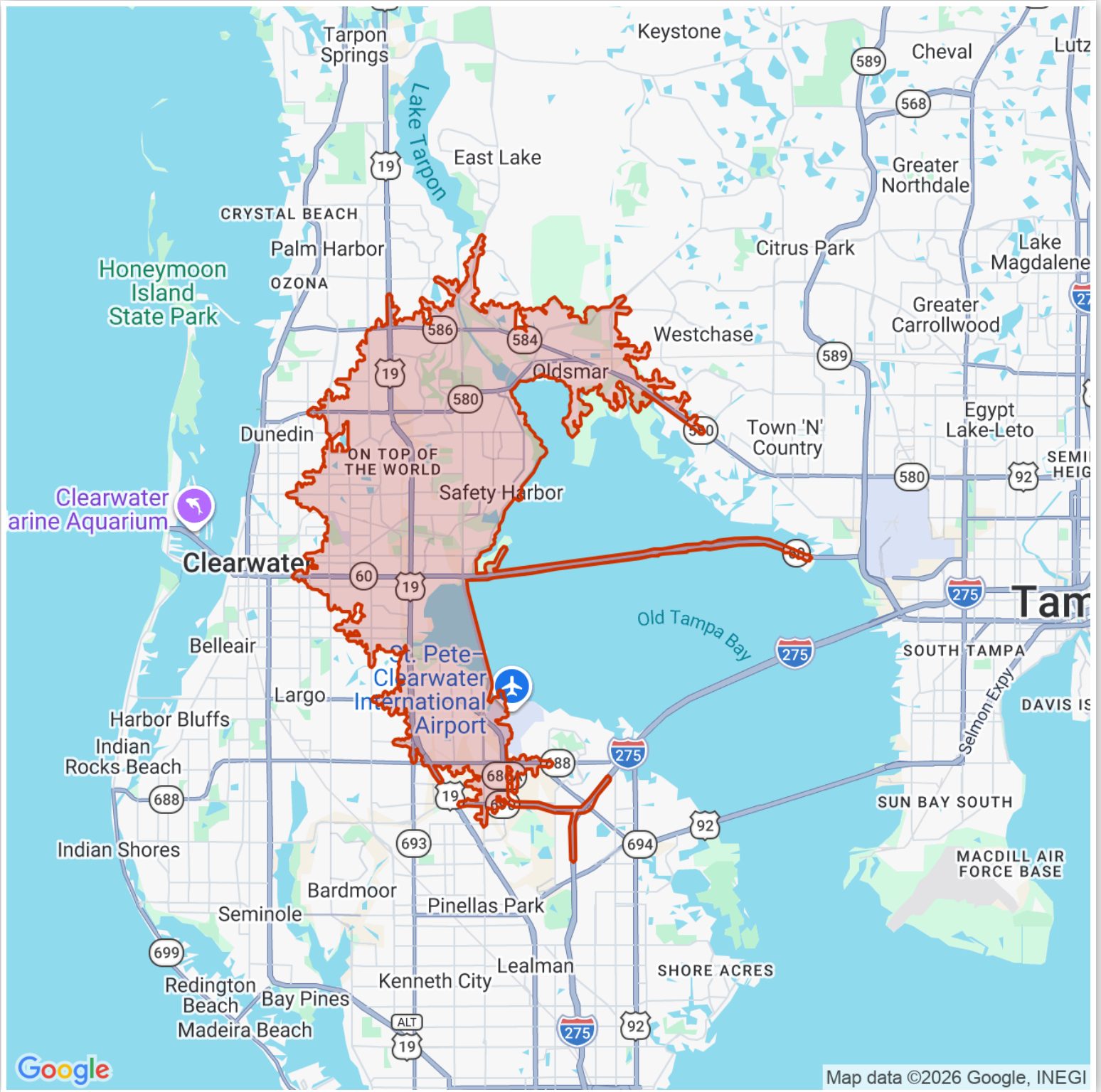
PROPERTY PHOTOS



CHARACTER-RICH COMMERCIAL SPACE
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LOCATION/STUDY AREA MAP (DRIVE TIME: 15 MINUTES)



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INFOGRAPHIC: KEY FACTS (DRIVE TIME: 15 MINUTES)

KEY FACTS

170,842
Population

47.8 Median Age

2.12
Average Household Size

76,189
Total Households

EDUCATION

4.57%
No High School Diploma

12.9%
High School Graduate

18.77%
Some College

23.47%
Bachelor's/ Grad

BUSINESS

10,410
Total Businesses

102,793
Total Employees

EMPLOYMENT

24,873
Retail Trade Employees

7,840
Manufacturing Employees

9,297
Finance/Ins/Real Estate Emp

8,267
Eating & Drinking Employees

3.5% Unemployment Rate

INCOME

\$70,439
Median Household Income

\$46,422
Per Capita Income

\$213,214
Median Net Worth

Households by Income

The largest group : \$100,000 - \$149,999 (18.91%) ■
The smallest group : \$150,000 - \$199,999 (7.67%) ■

Indicator	Value(%)	
< \$15,000	9.19	■
\$15,000 - \$24,999	7.72	■
\$25,000 - \$34,999	8.37	■
\$35,000 - \$49,999	11.86	■
\$50,000 - \$74,999	14.91	■
\$75,000 - \$99,999	10.86	■
\$100,000 - \$149,999	18.91	■
\$150,000 - \$199,999	7.67	■
\$200,000+	10.5	■



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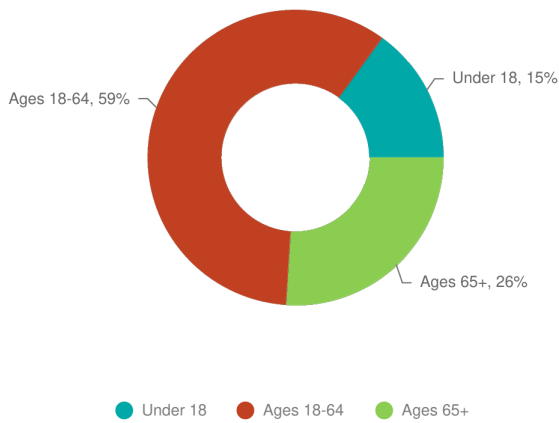


INFOGRAPHIC: POPULATION TRENDS (DRIVE TIME: 15 MINUTES)

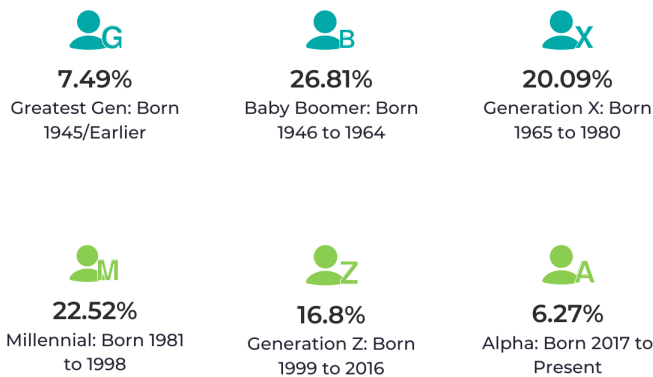
POPULATION TRENDS AND KEY INDICATORS 15Minute Drive Time

170,842 Population	77,692 Households	47.8 Median Age
2.12 Avg Size Household	\$70,439 Median Household Income	\$383,050 Median Home Value
97 Wealth Index	73 Housing Affordability	59.9 Diversity Index

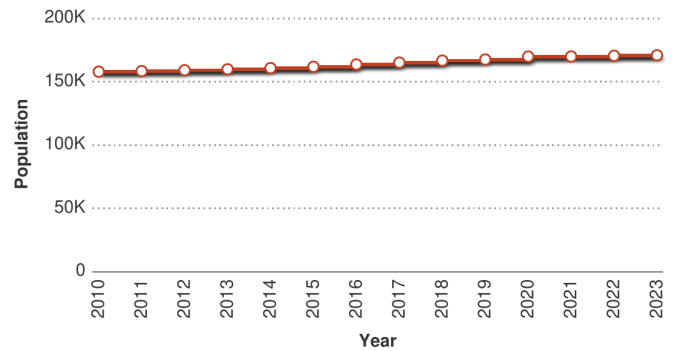
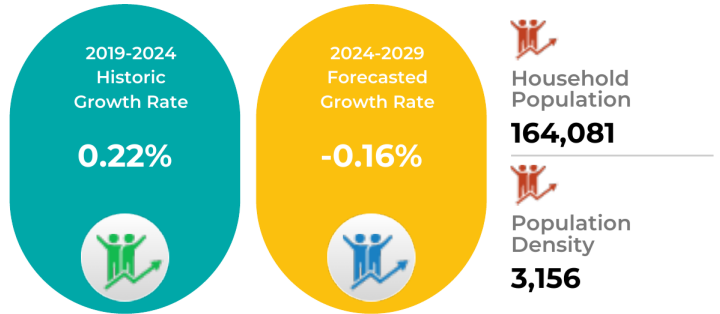
POPULATION BY AGE



POPULATION BY GENERATION



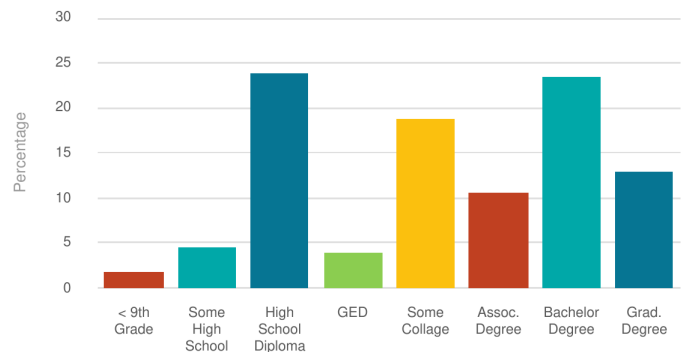
HISTORICAL & FORECAST POPULATION



DAYTIME POPULATION



POPULATION BY EDUCATION



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CHARACTER-RICH COMMERCIAL SPACE

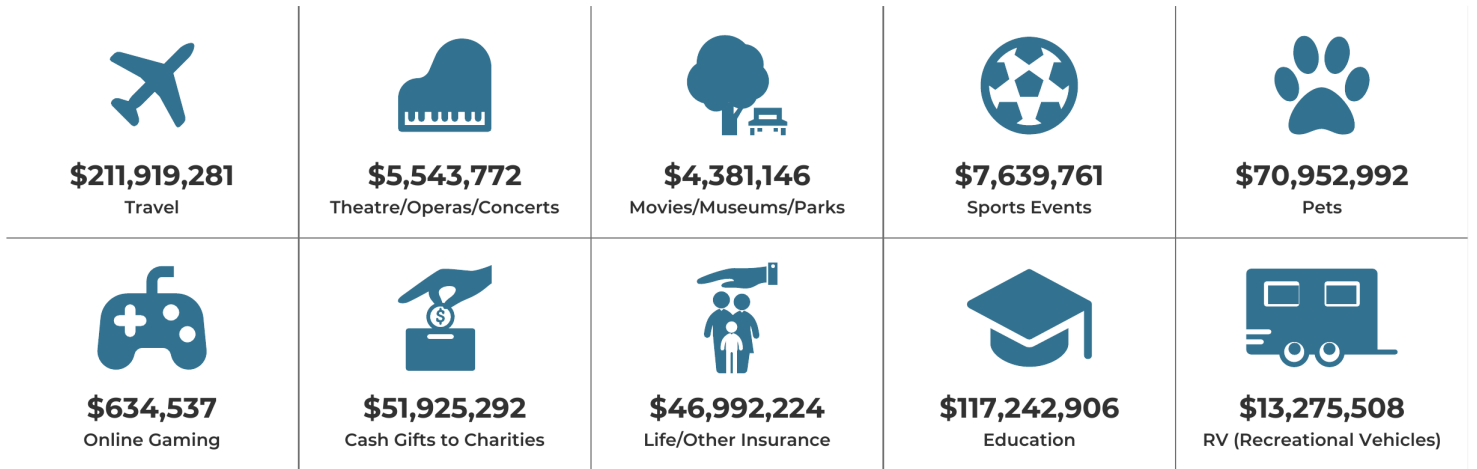
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Lifestyle and Tapestry Segmentation Infographic

LIFESTYLE SPENDING



ANNUAL LIFESTYLE SPENDING



TAPESTRY SEGMENTS



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INFOGRAPHIC: LIFESTYLE / TAPESTRY

Esri Tapestry Segmentation

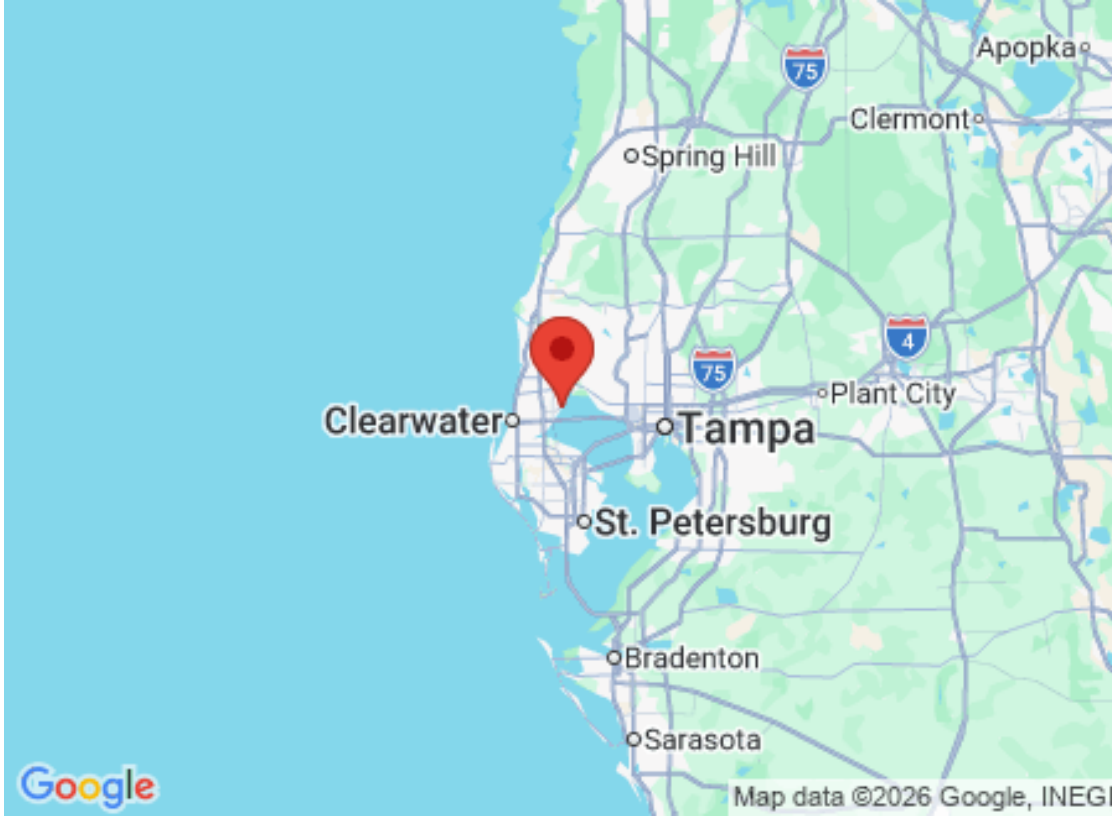
Tapestry Segmentation represents the latest generation of market segmentation systems that began over 30 years ago. The 68-segment Tapestry Segmentation system classifies U.S. neighborhoods based on their socioeconomic and demographic composition. Each segment is identified by its two-digit Segment Code. Match the two-digit segment labels on the report to the list below. Click each segment below for a detailed description.

- Segment 1A (Top Tier)
- Segment 1B (Professional Pride)
- Segment 1C (Boomburbs)
- Segment 1D (Savvy Suburbanites)
- Segment 1E (Exurbanites)
- Segment 2A (Urban Chic)
- Segment 2B (Pleasantville)
- Segment 2C (Pacific Heights)
- Segment 2D (Enterprising Professionals)
- Segment 3A (Laptops and Lattes)
- Segment 3B (Metro Renters)
- Segment 3C (Trendsetters)
- Segment 4A (Soccer Moms)
- Segment 4B (Home Improvement)
- Segment 4C (Middleburg)
- Segment 5A (Comfortable Empty Nesters)
- Segment 5B (In Style)
- Segment 5C (Parks and Rec)
- Segment 5D (Rustbelt Traditions)
- Segment 5E (Midlife Constants)
- Segment 6A (Green Acres)
- Segment 6B (Salt of the Earth)
- Segment 6C (The Great Outdoors)
- Segment 6D (Prairie Living)
- Segment 6E (Rural Resort Dwellers)
- Segment 6F (Heartland Communities)
- Segment 7A (Up and Coming Families)
- Segment 7B (Urban Villages)
- Segment 7C (American Dreamers)
- Segment 7D (Barrios Urbanos)
- Segment 7E (Valley Growers)
- Segment 7F (Southwestern Families)
- Segment 8A (City Lights)
- Segment 8B (Emerald City)
- Segment 8C (Bright Young Professionals)
- Segment 8D (Downtown Melting Pot)
- Segment 8E (Front Porches)
- Segment 8F (Old and Newcomers)
- Segment 8G (Hardscrabble Road)
- Segment 9A (Silver & Gold)
- Segment 9B (Golden Years)
- Segment 9C (The Elders)
- Segment 9D (Senior Escapes)
- Segment 9E (Retirement Communities)
- Segment 9F (Social Security Set)
- Segment 10A (Southern Satellites)
- Segment 10B (Rooted Rural)
- Segment 10C (Diners & Miners)
- Segment 10D (Down the Road)
- Segment 10E (Rural Bypasses)
- Segment 11A (City Strivers)
- Segment 11B (Young and Restless)
- Segment 11C (Metro Fusion)
- Segment 11D (Set to Impress)
- Segment 11E (City Commons)
- Segment 12A (Family Foundations)
- Segment 12B (Traditional Living)
- Segment 12C (Small Town Simplicity)
- Segment 12D (Modest Income Homes)
- Segment 13A (International Marketplace)
- Segment 13B (Las Casas)
- Segment 13C (NeWest Residents)
- Segment 13D (Fresh Ambitions)
- Segment 13E (High Rise Renters)
- Segment 14A (Military Proximity)
- Segment 14B (College Towns)
- Segment 14C (Dorms to Diplomas)

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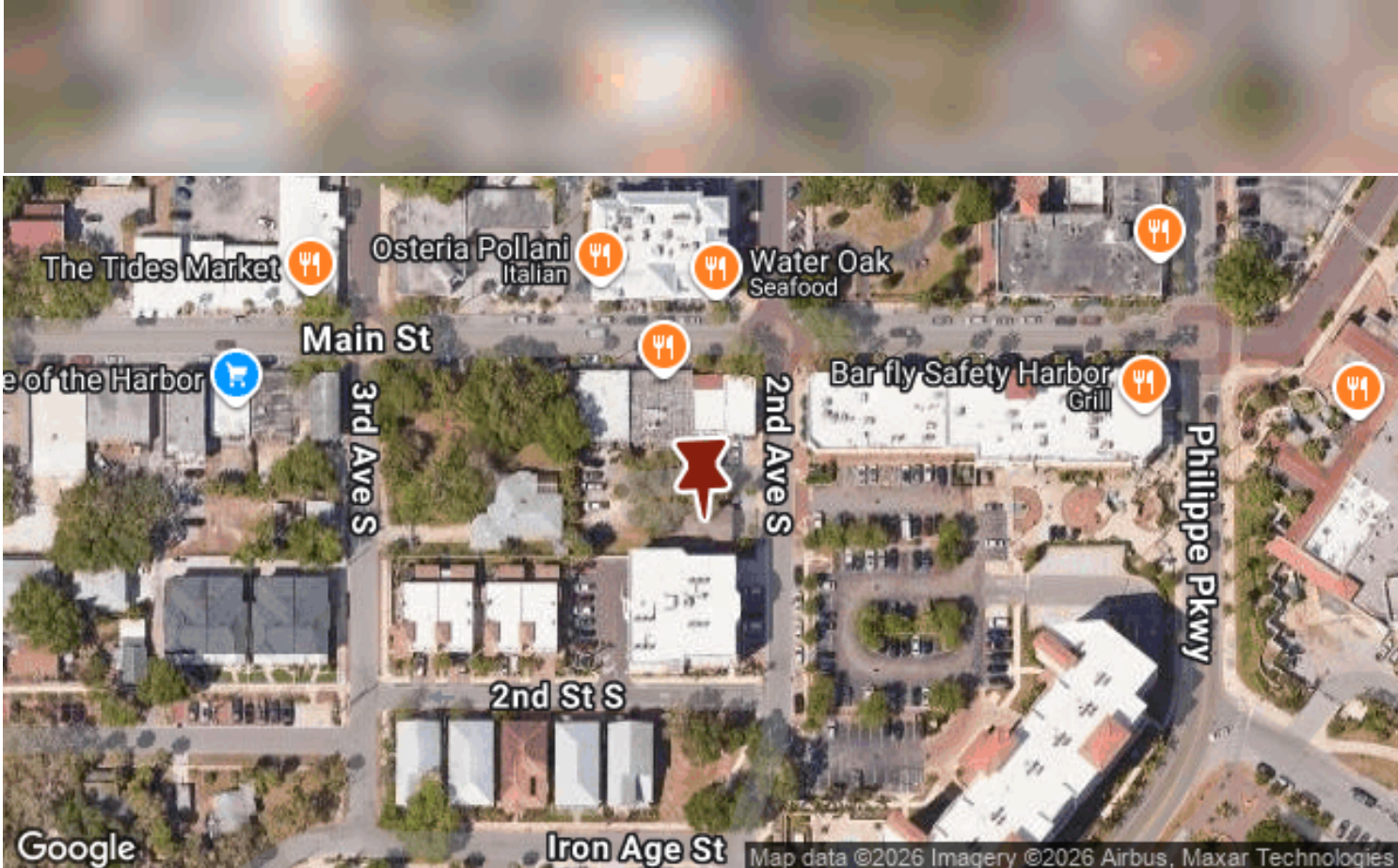
AREA LOCATION MAP



CHARACTER-RICH COMMERCIAL SPACE

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AERIAL ANNOTATION MAP



Character-Rich Commercial Space

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