

## For sale

- 6.71± acres total fronting US-19, one of Tampa Bay's major commercial corridors
- Zoned for Commercial use - excellent for retail, medical, and/or mixed-use concepts

## Call for Pricing

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# 6.71± Acres Prime Commercial Development Opportunity

**44098 US Highway 19 N  
Tarpon Springs, FL 34689**

This prime 6.71± acre assemblage sits prominently along US Highway 19 in Tarpon Springs, offering exceptional visibility and accessibility within one of the fastest-growing corridors in Pinellas County.

The property consists of two contiguous parcels zoned for commercial use and benefiting from over 700 feet of frontage along US-19. This site is ideally suited for a wide range of potential end uses, including retail, medical office, hospitality, self-storage or mixed-use development. The land is generally level and cleared, providing a clean canvas for developers or investors seeking high-traffic frontage in a supply-constrained submarket.

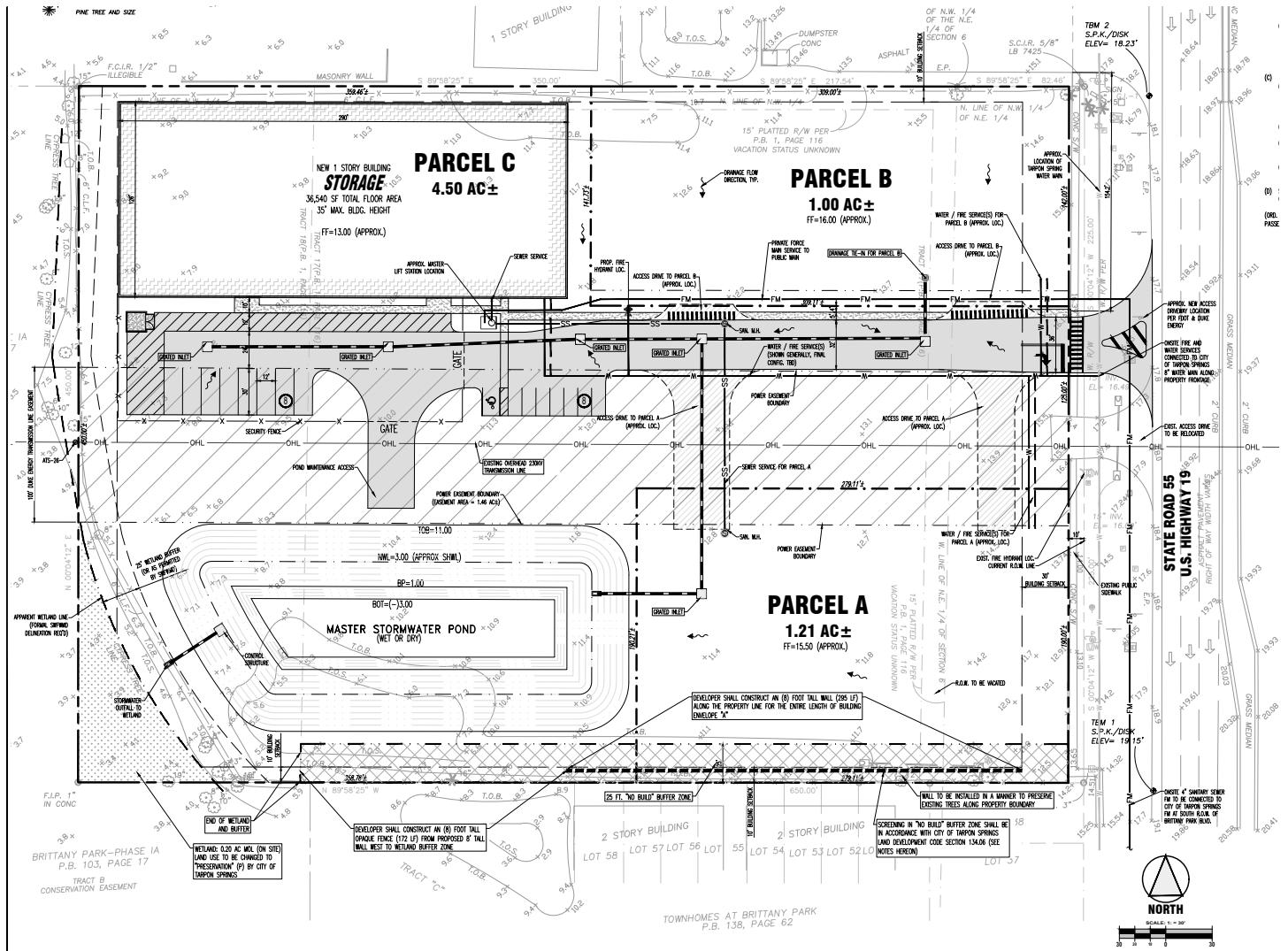
Whether pursuing a phased disposition of individual parcels or securing the full assemblage for a signature development, this opportunity offers scale, flexibility, and a path to either a quick exit or a long-term value play.

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# Site Plan



# Location & Access

## Nearby Medical

AdventHealth North Pinellas 3 miles

Trinity Medical Center 15 minutes

## Nearby Education & Housing

Tarpon Springs High School 1.5 Miles

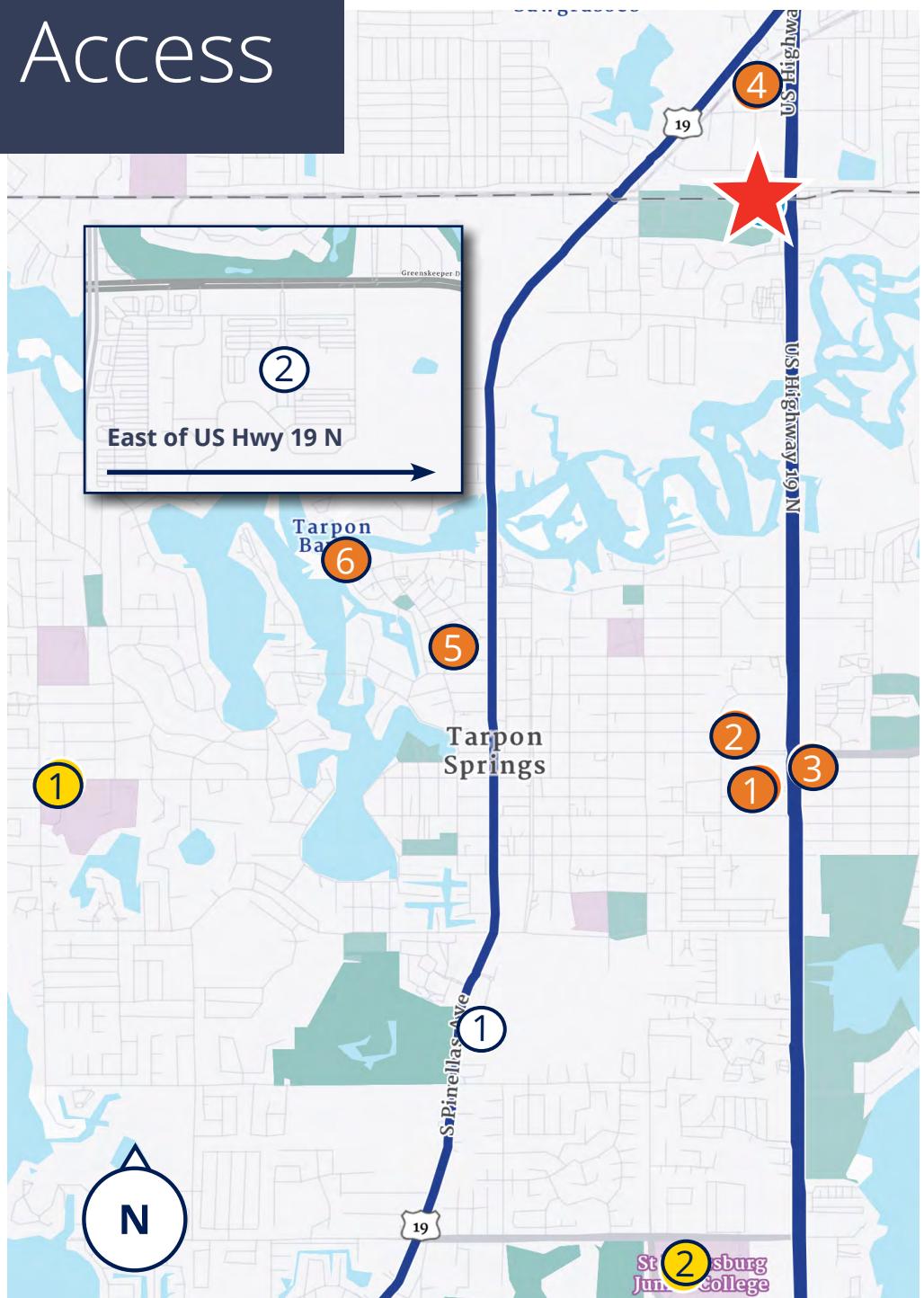
St. Petersburg College - Tarpon Campus 2.5 miles

Multiple single-family subdivisions within 2 miles

Dense rooftops and active housing development corridors nearby

## Retail & Entertainment

- Publix, Walmart, CVS, Chick-fil-A, and Home Depot within 2-3 miles
- Historic downtown Tarpon Springs and Sponge Docks - strong tourism draw



## Subject Property

① AdventHealth North Pinellas

② Trinity Medical Center

① Tarpon Springs High School

② St. Petersburg College - Tarpon Campus

## Legend and Amenities

① Publix

② Walmart

③ CVS

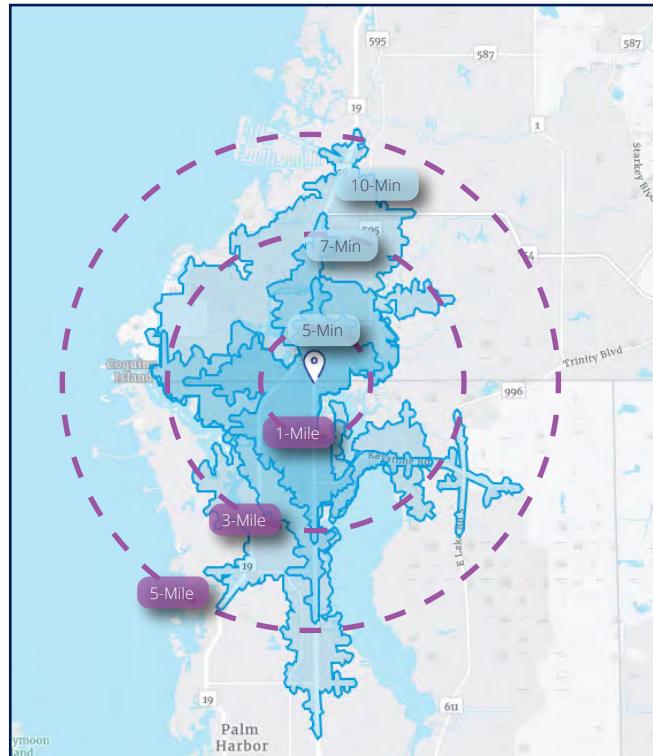
④ The Home Depot

⑤ Downtown Tarpon Springs

⑥ Sponge Docks

# Demographics

Demographics	5-Min	7-Min	10-Min	Tarpon Springs
<b>DRIVE TIME POPULATION</b>				
2030 Projection	17,336	36,528	80,169	26,578
2025 Population	16,000	34,412	75,662	25,802
% Growth	1.62%	1.20%	1.17%	0.6%
<b>HOUSEHOLD INCOME</b>				
Average	\$76,124	\$74,395	\$82,592	\$114,187
Median	\$53,164	\$49,303	\$57,208	\$74,961
<b>DAYTIME WORKERS</b>				
2025	6,913	14,579	27,615	12,919
<b>Housing Units</b>				
2025 Estimate	7,034	15,567	33,948	11,728
<b>1-Mile    3-Mile    5-Mile</b>				
<b>RING POPULATION</b>				
2030 Projection	10,061	66,701	146,094	26,578
2025 Estimate	8,902	62,971	139,106	25,802
% Growth	2.48%	1.16%	0.99%	0.59



N



# Trade Area

