



Colliers

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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Accelerating success.

PARCEL C
4.50 AC±
NEW 1 STORY BUILDING
STORAGE
36,540 SF TOTAL FLOOR AREA
35' MAX. BLDG. HEIGHT
FF=13.00 (APPROX.)

PARCEL B
1.00 AC±
FF=16.00 (APPROX.)

PARCEL A
1.21 AC±
FF=15.50 (APPROX.)

MASTER STORMWATER POND
(WET OR DRY)
BPT=1.00
BOT=-33.00
TBM=-3.00 (APPROX. SHWL)

2 STORY BUILDING
LOT 57 LOT 56 LOT 55
LOT 54 LOT 53 LOT 52 LOT 51

2 STORY BUILDING

1 STORY BUILDING

STATE ROAD 55
U.S. HIGHWAY 19

BRITANNY PARK-PHASE 1A
P.B. 103, PAGE 17
TRACT B CONSERVATION EASEMENT

BRITANNY PARK-PHASE 1B
P.B. 103, PAGE 18

BRITANNY PARK-PHASE 1C
P.B. 103, PAGE 19

BRITANNY PARK-PHASE 1D
P.B. 103, PAGE 20

BRITANNY PARK-PHASE 1E
P.B. 103, PAGE 21

BRITANNY PARK-PHASE 1F
P.B. 103, PAGE 22

BRITANNY PARK-PHASE 1G
P.B. 103, PAGE 23

BRITANNY PARK-PHASE 1H
P.B. 103, PAGE 24

BRITANNY PARK-PHASE 1I
P.B. 103, PAGE 25

BRITANNY PARK-PHASE 1J
P.B. 103, PAGE 26

BRITANNY PARK-PHASE 1K
P.B. 103, PAGE 27

BRITANNY PARK-PHASE 1L
P.B. 103, PAGE 28

BRITANNY PARK-PHASE 1M
P.B. 103, PAGE 29

BRITANNY PARK-PHASE 1N
P.B. 103, PAGE 30

BRITANNY PARK-PHASE 1O
P.B. 103, PAGE 31

BRITANNY PARK-PHASE 1P
P.B. 103, PAGE 32

BRITANNY PARK-PHASE 1Q
P.B. 103, PAGE 33

BRITANNY PARK-PHASE 1R
P.B. 103, PAGE 34

BRITANNY PARK-PHASE 1S
P.B. 103, PAGE 35

BRITANNY PARK-PHASE 1T
P.B. 103, PAGE 36

BRITANNY PARK-PHASE 1U
P.B. 103, PAGE 37

BRITANNY PARK-PHASE 1V
P.B. 103, PAGE 38

BRITANNY PARK-PHASE 1W
P.B. 103, PAGE 39

BRITANNY PARK-PHASE 1X
P.B. 103, PAGE 40

BRITANNY PARK-PHASE 1Y
P.B. 103, PAGE 41

BRITANNY PARK-PHASE 1Z
P.B. 103, PAGE 42

BRITANNY PARK-PHASE 1AA
P.B. 103, PAGE 43

BRITANNY PARK-PHASE 1AB
P.B. 103, PAGE 44

BRITANNY PARK-PHASE 1AC
P.B. 103, PAGE 45

BRITANNY PARK-PHASE 1AD
P.B. 103, PAGE 46

BRITANNY PARK-PHASE 1AE
P.B. 103, PAGE 47

BRITANNY PARK-PHASE 1AF
P.B. 103, PAGE 48

BRITANNY PARK-PHASE 1AG
P.B. 103, PAGE 49

BRITANNY PARK-PHASE 1AH
P.B. 103, PAGE 50

BRITANNY PARK-PHASE 1AI
P.B. 103, PAGE 51

BRITANNY PARK-PHASE 1AJ
P.B. 103, PAGE 52

BRITANNY PARK-PHASE 1AK
P.B. 103, PAGE 53

BRITANNY PARK-PHASE 1AL
P.B. 103, PAGE 54

BRITANNY PARK-PHASE 1AM
P.B. 103, PAGE 55

BRITANNY PARK-PHASE 1AN
P.B. 103, PAGE 56

BRITANNY PARK-PHASE 1AO
P.B. 103, PAGE 57

BRITANNY PARK-PHASE 1AP
P.B. 103, PAGE 58

BRITANNY PARK-PHASE 1AQ
P.B. 103, PAGE 59

BRITANNY PARK-PHASE 1AR
P.B. 103, PAGE 60

BRITANNY PARK-PHASE 1AS
P.B. 103, PAGE 61

BRITANNY PARK-PHASE 1AT
P.B. 103, PAGE 62

BRITANNY PARK-PHASE 1AU
P.B. 103, PAGE 63

BRITANNY PARK-PHASE 1AV
P.B. 103, PAGE 64

BRITANNY PARK-PHASE 1AW
P.B. 103, PAGE 65

BRITANNY PARK-PHASE 1AX
P.B. 103, PAGE 66

BRITANNY PARK-PHASE 1AY
P.B. 103, PAGE 67

BRITANNY PARK-PHASE 1AZ
P.B. 103, PAGE 68

BRITANNY PARK-PHASE 1BA
P.B. 103, PAGE 69

BRITANNY PARK-PHASE 1BB
P.B. 103, PAGE 70

BRITANNY PARK-PHASE 1BC
P.B. 103, PAGE 71

BRITANNY PARK-PHASE 1BD
P.B. 103, PAGE 72

BRITANNY PARK-PHASE 1BE
P.B. 103, PAGE 73

BRITANNY PARK-PHASE 1BF
P.B. 103, PAGE 74

BRITANNY PARK-PHASE 1BG
P.B. 103, PAGE 75

BRITANNY PARK-PHASE 1BH
P.B. 103, PAGE 76

BRITANNY PARK-PHASE 1BI
P.B. 103, PAGE 77

BRITANNY PARK-PHASE 1BJ
P.B. 103, PAGE 78

BRITANNY PARK-PHASE 1BK
P.B. 103, PAGE 79

BRITANNY PARK-PHASE 1BL
P.B. 103, PAGE 80

BRITANNY PARK-PHASE 1BM
P.B. 103, PAGE 81

BRITANNY PARK-PHASE 1BN
P.B. 103, PAGE 82

BRITANNY PARK-PHASE 1BO
P.B. 103, PAGE 83

BRITANNY PARK-PHASE 1BP
P.B. 103, PAGE 84

BRITANNY PARK-PHASE 1BQ
P.B. 103, PAGE 85

BRITANNY PARK-PHASE 1BR
P.B. 103, PAGE 86

BRITANNY PARK-PHASE 1BS
P.B. 103, PAGE 87

BRITANNY PARK-PHASE 1BT
P.B. 103, PAGE 88

BRITANNY PARK-PHASE 1BU
P.B. 103, PAGE 89

BRITANNY PARK-PHASE 1BV
P.B. 103, PAGE 90

BRITANNY PARK-PHASE 1BW
P.B. 103, PAGE 91

BRITANNY PARK-PHASE 1BX
P.B. 103, PAGE 92

BRITANNY PARK-PHASE 1BY
P.B. 103, PAGE 93

BRITANNY PARK-PHASE 1BZ
P.B. 103, PAGE 94

BRITANNY PARK-PHASE 1CA
P.B. 103, PAGE 95

BRITANNY PARK-PHASE 1CB
P.B. 103, PAGE 96

BRITANNY PARK-PHASE 1CC
P.B. 103, PAGE 97

BRITANNY PARK-PHASE 1CD
P.B. 103, PAGE 98

BRITANNY PARK-PHASE 1CE
P.B. 103, PAGE 99

BRITANNY PARK-PHASE 1CF
P.B. 103, PAGE 100

BRITANNY PARK-PHASE 1CG
P.B. 103, PAGE 101

BRITANNY PARK-PHASE 1CH
P.B. 103, PAGE 102

BRITANNY PARK-PHASE 1CI
P.B. 103, PAGE 103

BRITANNY PARK-PHASE 1CJ
P.B. 103, PAGE 104

BRITANNY PARK-PHASE 1CK
P.B. 103, PAGE 105

BRITANNY PARK-PHASE 1CL
P.B. 103, PAGE 106

BRITANNY PARK-PHASE 1CM
P.B. 103, PAGE 107

BRITANNY PARK-PHASE 1CN
P.B. 103, PAGE 108

BRITANNY PARK-PHASE 1CO
P.B. 103, PAGE 109

BRITANNY PARK-PHASE 1CP
P.B. 103, PAGE 110

BRITANNY PARK-PHASE 1CQ
P.B. 103, PAGE 111

BRITANNY PARK-PHASE 1CR
P.B. 103, PAGE 112

BRITANNY PARK-PHASE 1CS
P.B. 103, PAGE 113

BRITANNY PARK-PHASE 1CT
P.B. 103, PAGE 114

BRITANNY PARK-PHASE 1CU
P.B. 103, PAGE 115

BRITANNY PARK-PHASE 1CV
P.B. 103, PAGE 116

BRITANNY PARK-PHASE 1CW
P.B. 103, PAGE



Location & Access

Nearby Medical

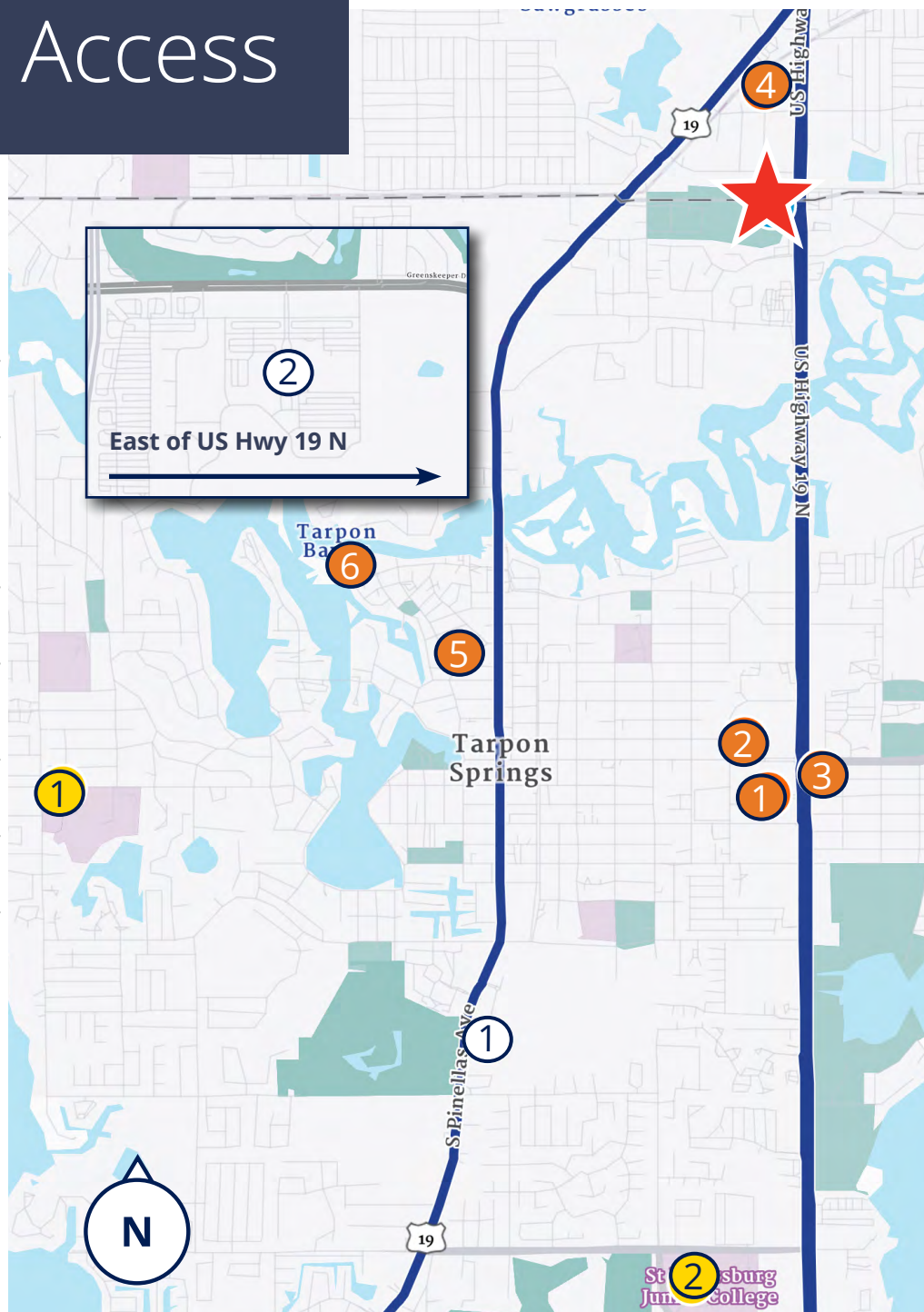
AdventHealth North Pinellas	3 miles
Trinity Medical Center	15 minutes

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

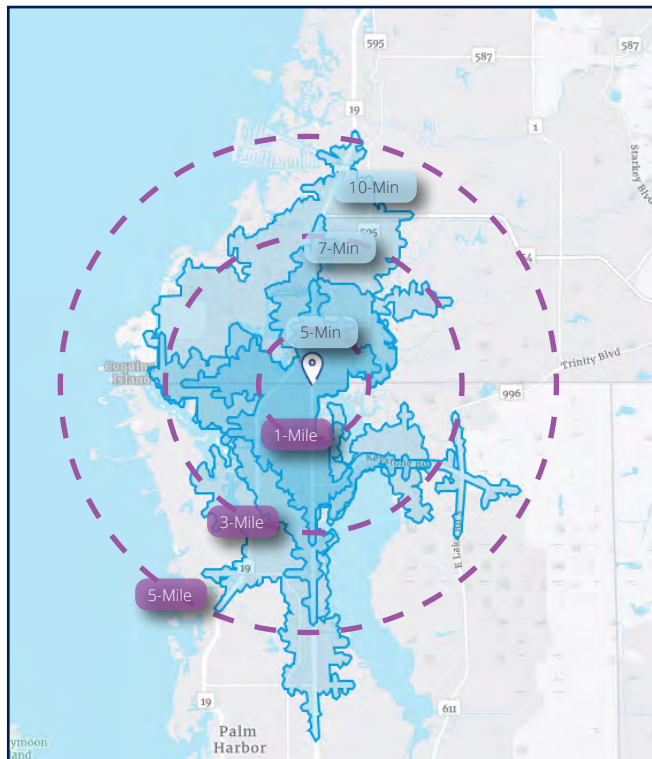
- ① Tarpon Springs High School
- ② St. Petersburg College - Tarpon Campus

- ① Publix
- ② Walmart
- ③ CVS
- ④ The Home Depot
- ⑤ Downtown Tarpon Springs
- ⑥ Sponge Docks

Legend and Amenities

Demographics

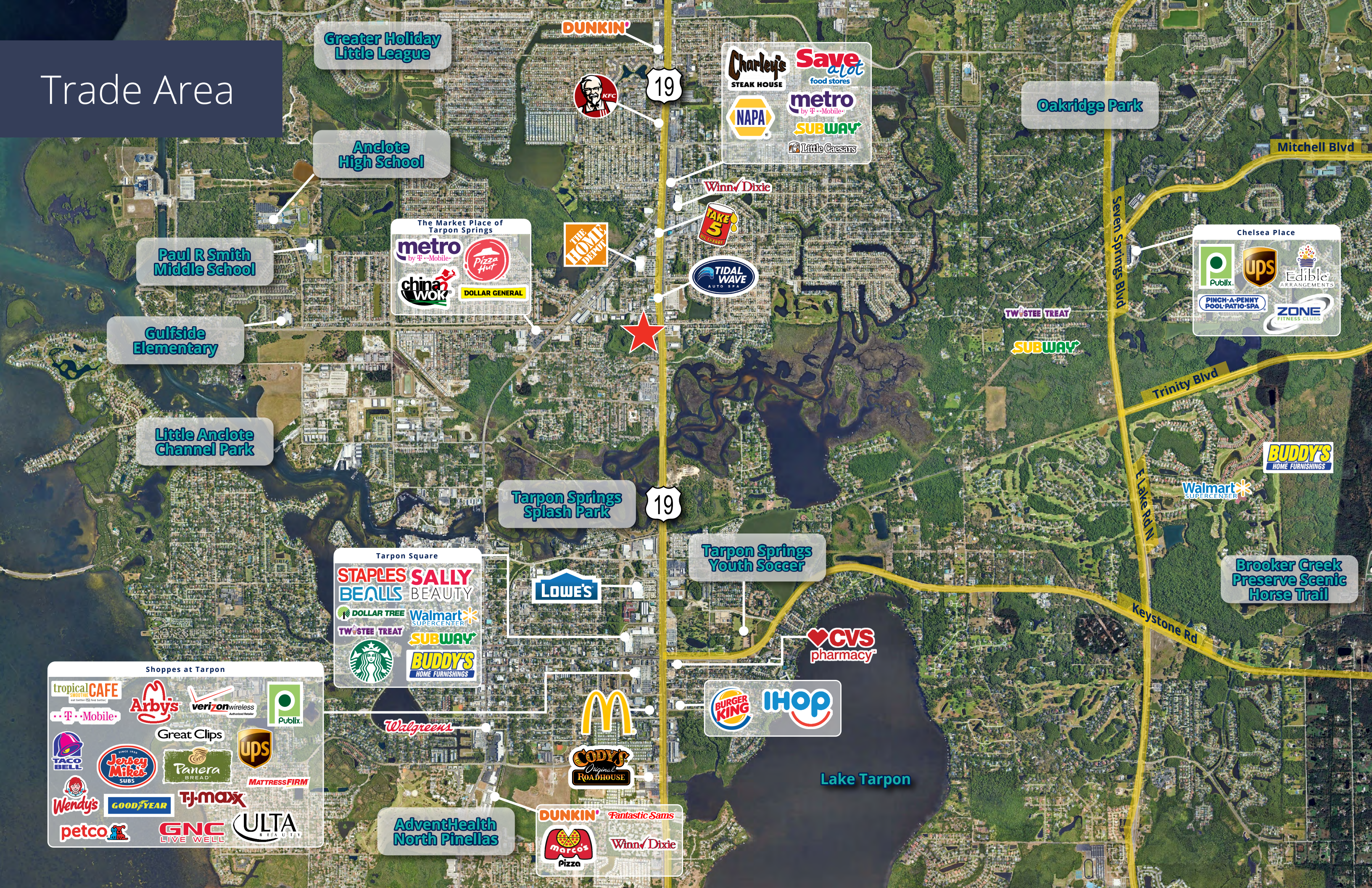
Demographics	5-Min	7-Min	10-Min	Tarpon Springs
DRIVE TIME POPULATION				
2030 Projection	17,336	36,528	80,169	26,578
2025 Population	16,000	34,412	75,662	25,802
% Growth	1.62%	1.20%	1.17%	0.6%
HOUSEHOLD INCOME				
Average	\$76,124	\$74,395	\$82,592	\$114,187
Median	\$53,164	\$49,303	\$57,208	\$74,961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



Greater Holiday Little League

Andote High School

Paul R Smith Middle School

Gulfside Elementary

Little Andote Channel Park

Tarpon Springs Splash Park

Tarpon Springs Youth Soccer

Oakridge Park

Mitchell Blvd

Seven Springs Blvd

Trinity Blvd

E Lake Rd N

Keystone Rd

Lake Tarpon

Brooker Creek Preserve Scenic Horse Trail

DUNKIN'

19

19

Charley's STEAK HOUSE
NAPA

Save a lot food stores
metro by T-Mobile
SUBWAY
Little Caesars

Winn-Dixie

TAKE 5

TIDAL WAVE AUTO SPA

THE HOME DEPOT

The Market Place of Tarpon Springs
metro by T-Mobile
china wok
Pizza Hut
DOLLAR GENERAL

Chelsea Place
Publix
ups
Edible ARRANGEMENTS
PINCH-A-PENNY POOL-PATIO-SPA
ZONE FITNESS CLUBS

TWISTEE TREAT

SUBWAY

BUDDY'S HOME FURNISHINGS

Walmart SUPERCENTER

Tarpon Square
STAPLES
BEALLS BEAUTY
DOLLAR TREE
Walmart SUPERCENTER
TWISTEE TREAT
Starbucks
SUBWAY
BUDDY'S HOME FURNISHINGS

LOWE'S

CVS pharmacy

McDonald's

BURGER KING
IHOP

Walgreens

CODY'S Original ROADHOUSE

DUNKIN'
marco's Pizza
Fantastic Sams
Winn-Dixie

AdventHealth North Pinellas

Shoppes at Tarpon

tropical CAFE
T-Mobile
Arby's
verizon wireless
Publix
Great Clips
TACO BELL
Jersey Mike's SUBS
Panera BREAD
ups
Wendy's
GOODYEAR
TJ-maxx
petco
GNC LIVE WELL
ULTA BEAUTY
MATTRESSFIRM