



**Asking Price: \$450,000**  
**1,001 SF | Available**

OFFERING MEMORANDUM | 1201 NORTH PINELLAS AVENUE | TARPON SPRINGS, FL

Exclusively Listed by

**Alex Lucke, CCIM - Commercial Director** | (727) 410-2896 | alexlucke@kwcommercial.com | #SL3351552

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**KW COMMERCIAL TAMPA PROPERTIES**  
5020 W Linebaugh Ave #100  
Tampa, FL 33624

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# Property Information

DISCLAIMER

EXECUTIVE SUMMARY

FLOOR PLAN

PROPERTY PHOTOS

# Disclaimer



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# Executive Summary



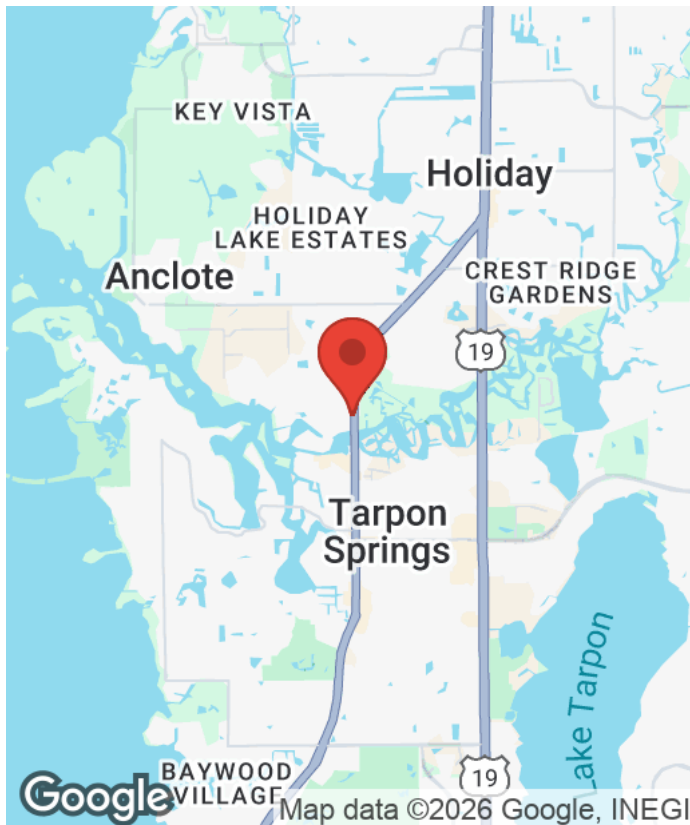
## Property Overview

KW Commercial Tampa Properties is proud to present 1201 N. Pinellas Avenue, a versatile freestanding office building located just minutes from Downtown Tarpon Springs and the world-famous Sponge Docks. This well-positioned asset offers a unique opportunity for an owner-user or small business seeking a visible and easily accessible location along Alt 19 (N. Pinellas Avenue) — one of Tarpon Springs' most active commercial corridors.

Constructed in 1961, the property features a 1,001 SF single-story concrete block and stucco building situated on a ±0.15-acre corner lot with excellent visibility and exposure. Currently configured as a salon, the flexible layout can be readily adapted for professional office, studio, or boutique use. The site benefits from RO (Residential Office) zoning, allowing a variety of business and professional uses while maintaining neighborhood compatibility.

With 18,200 vehicles per day (AADT) along Alt 19 and a convenient location near Tarpon Avenue, this property offers strong frontage and ease of access to local amenities, shops, and restaurants. The site includes eight on-site parking spaces with room to accommodate additional vehicles along the side and rear, making it ideal for small businesses requiring customer parking or service access.

This property presents a rare opportunity to acquire an affordable, well-located commercial asset in one of North Pinellas County's most charming and walkable coastal communities. Whether utilized as a salon, professional office, or creative workspace, 1201 N. Pinellas Avenue combines functionality, location, and visibility — all within minutes of Tarpon Springs' historic downtown district.



<b>Price:</b>	\$450,000
<b>Building SF:</b>	1,001
<b>Price / SF:</b>	\$449.55/ft
<b>Occupancy:</b>	Vacant
<b>Floors:</b>	1
<b>Available SF:</b>	1,001
<b>Lot Size:</b>	0.15 Acres
<b>Year Built:</b>	1961
<b>Parking:</b>	8 Spaces
<b>Traffic Counts:</b>	18,200 AADT
<b>Zoning:</b>	RO - Residential Office
<b>Flood Zone:</b>	Zone AE

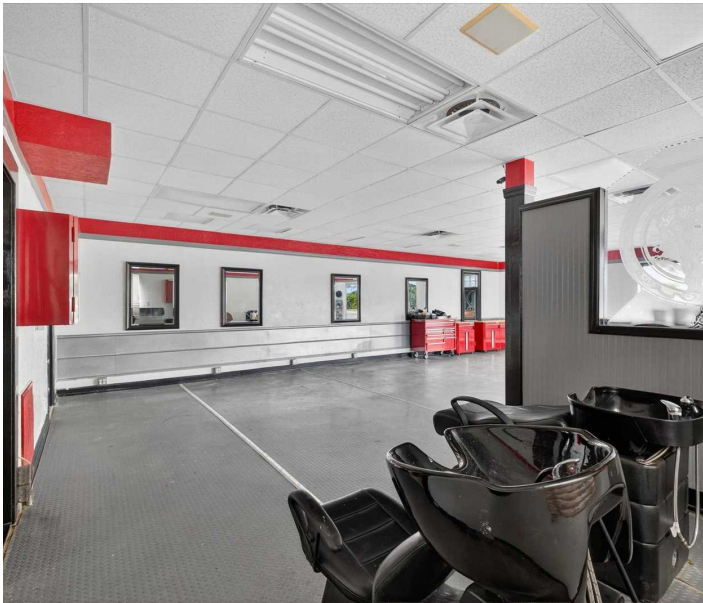
# Floor Plan



Floor Plan Created With Lidar Scanner, Measurements Deemed Highly Reliable But Not Guaranteed.



# Property Photos





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# Location Information

REGIONAL MAP

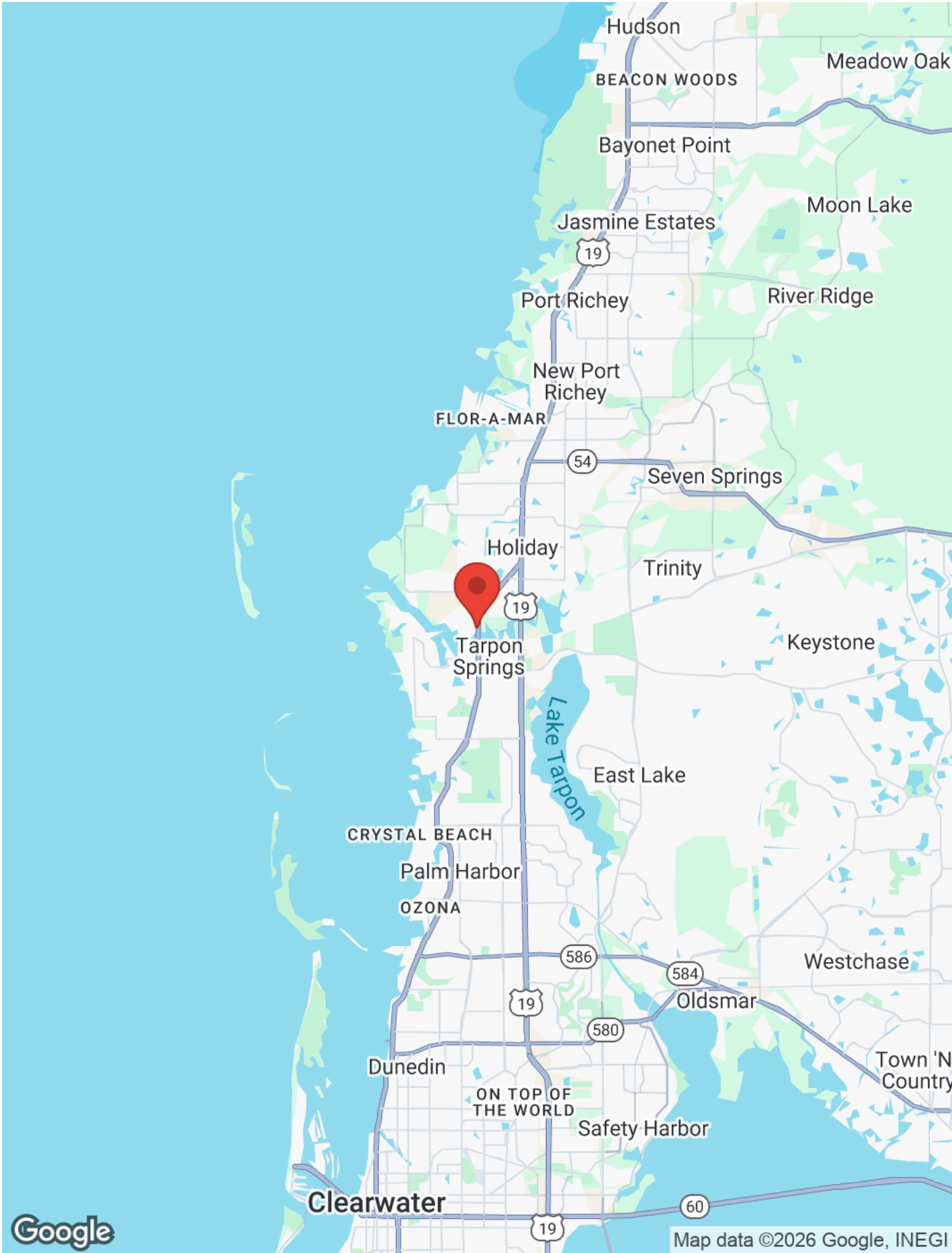
LOCATION MAPS

AERIAL MAP

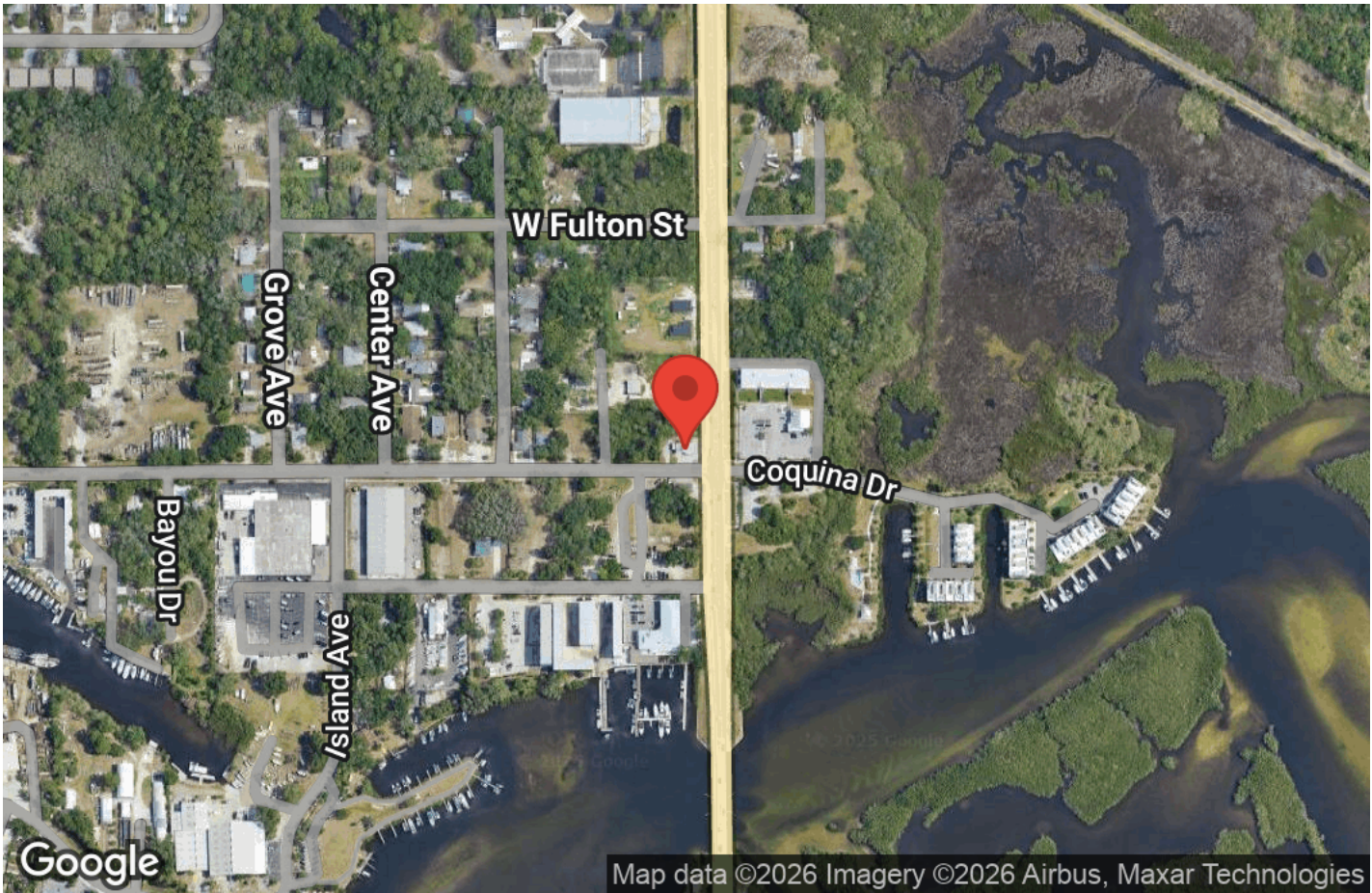
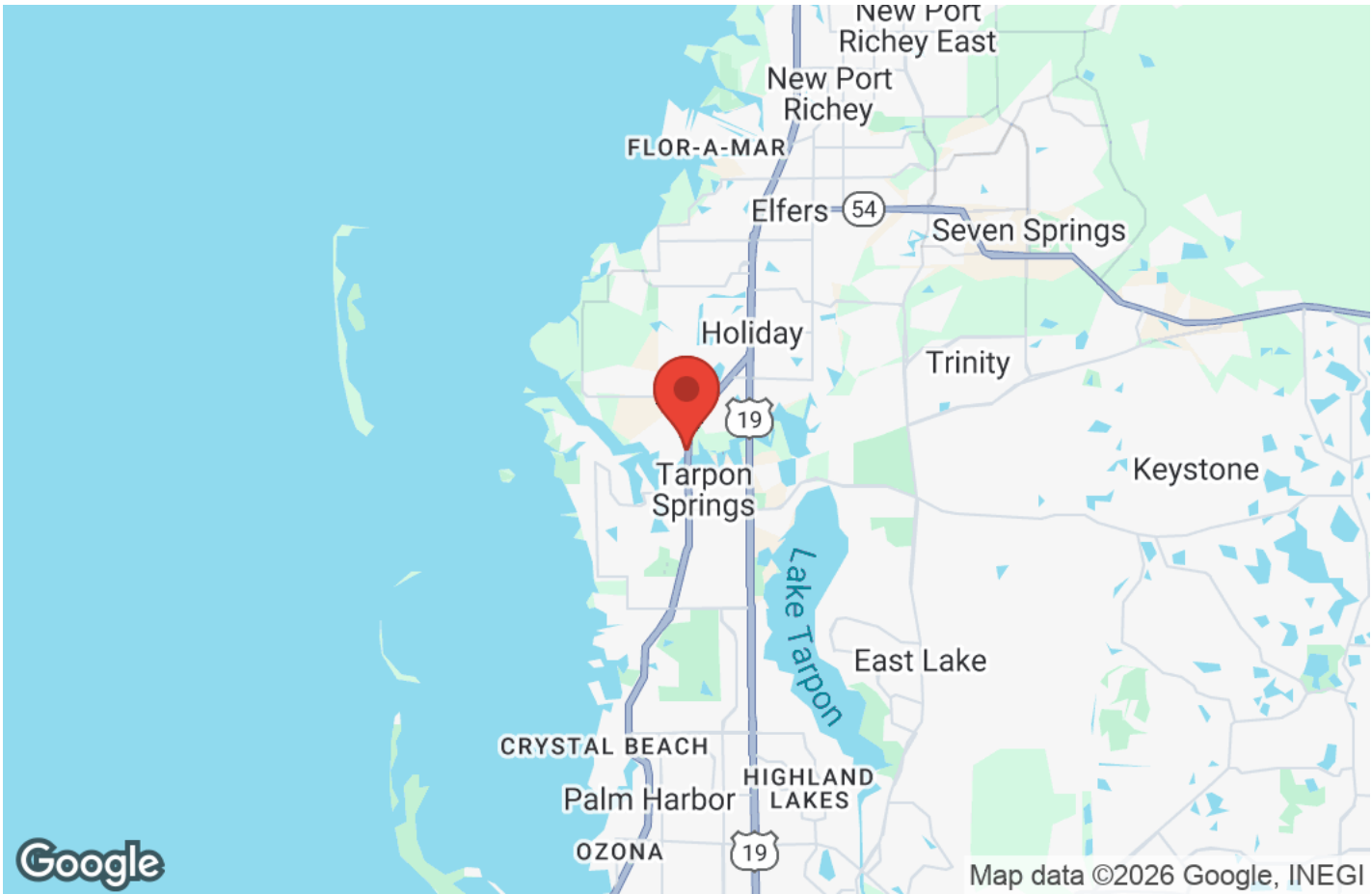
DEMOGRAPHICS



# Regional Map

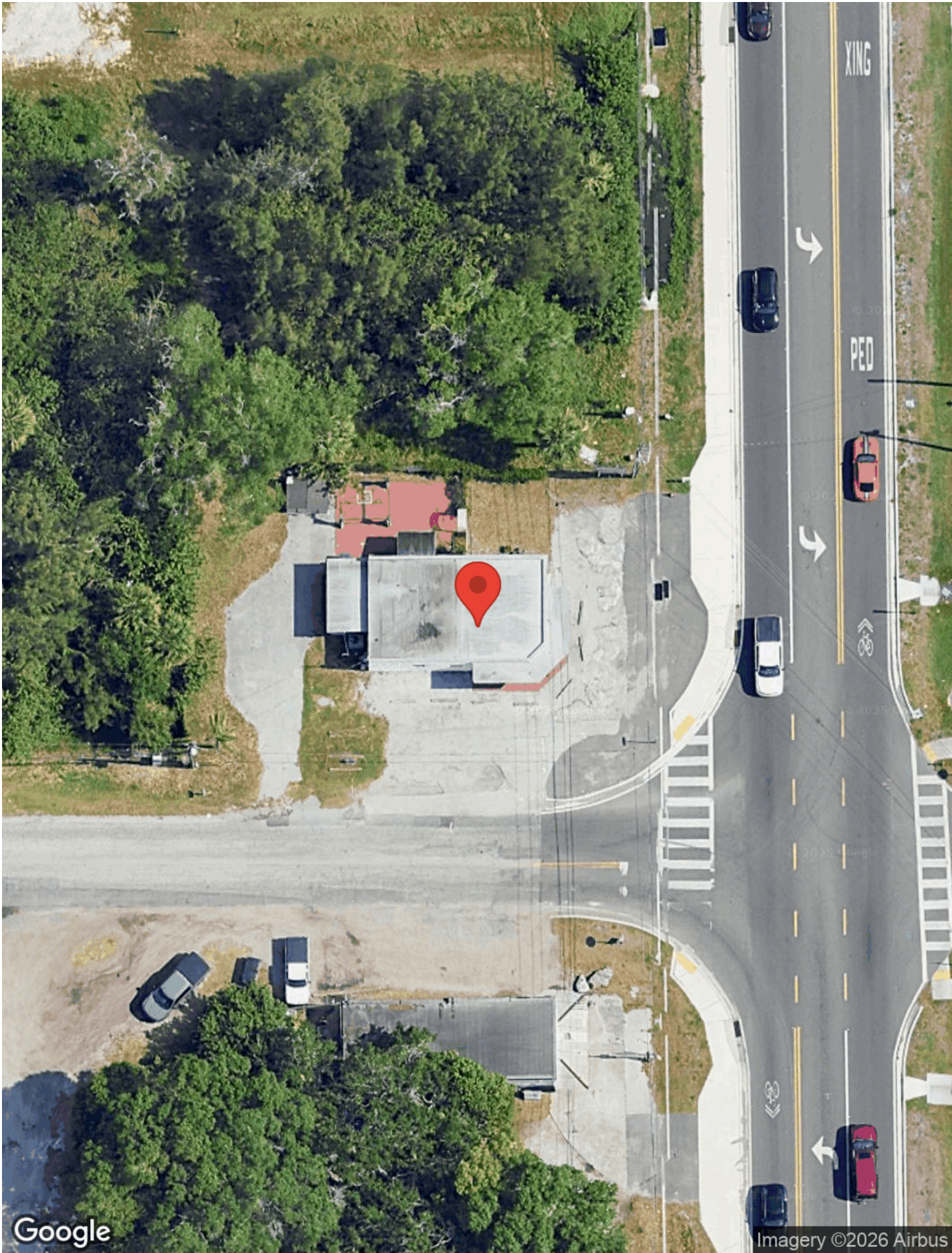


# Location Maps



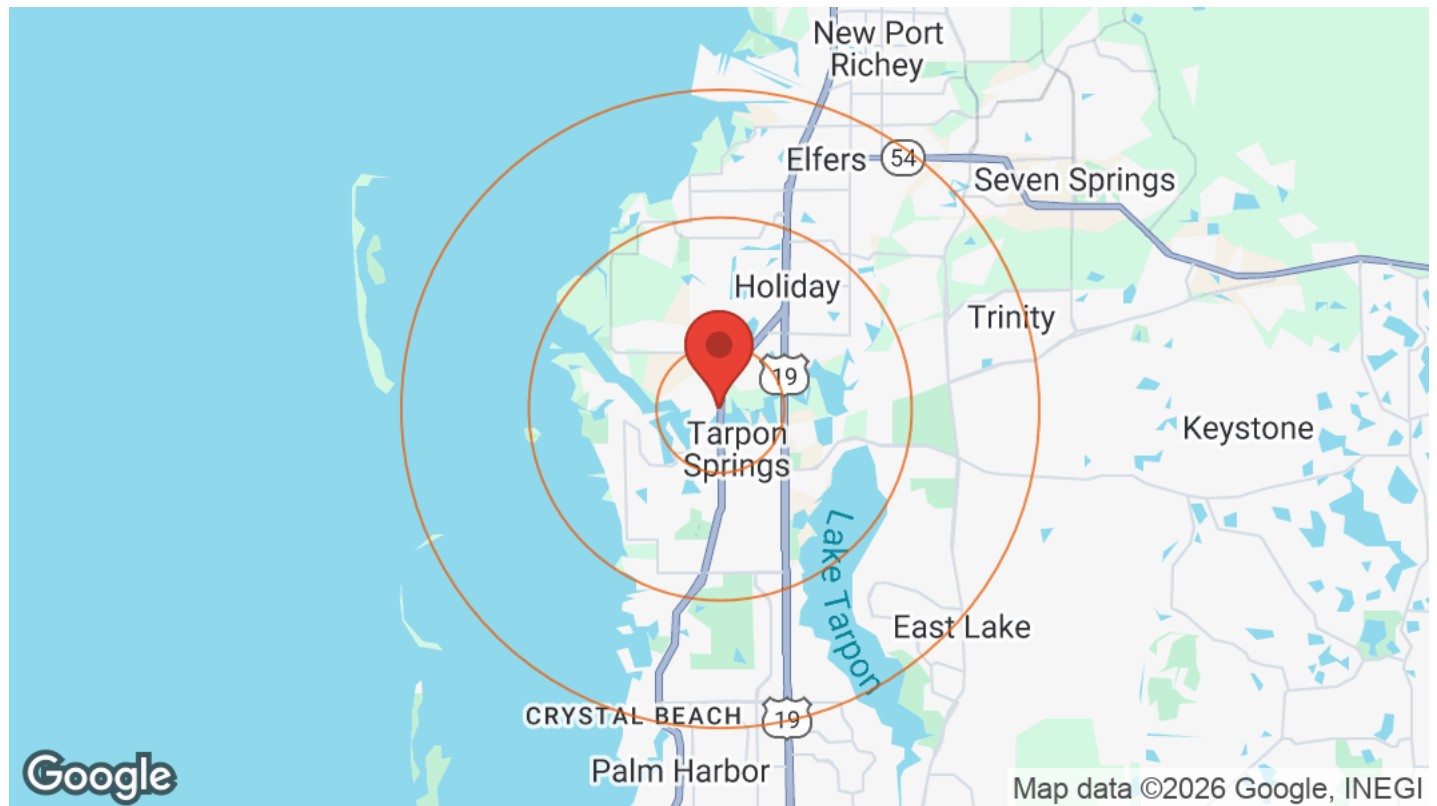


# Aerial Map





# Demographics



Category	Sub-category	1 Mile	3 Miles	5 Miles
Population	Male	3,302	29,646	61,543
	Female	3,260	30,909	64,148
	Total Population	6,562	60,556	125,691
Age	Ages 0-14	857	8,322	18,036
	Ages 15-24	649	5,796	12,551
	Ages 25-54	2,341	21,207	44,438
	Ages 55-64	1,062	9,302	19,087
	Ages 65+	1,652	15,931	31,580
Race	White	4,916	44,097	92,659
	Black	572	4,657	7,730
	Am In/AK Nat	5	79	138
	Hawaiian	2	12	25
	Hispanic	737	8,660	17,836
	Asian	163	1,562	4,299
	Multi-Racial	153	1,381	2,828
	Other	14	109	189
Income	Median	\$72,883	\$59,897	\$67,171
	< \$15,000	303	3,060	4,844
	\$15,000-\$24,999	241	1,983	3,770
	\$25,000-\$34,999	216	3,070	5,219
	\$35,000-\$49,999	379	3,495	6,926
	\$50,000-\$74,999	270	4,520	8,990
	\$75,000-\$99,999	332	3,658	6,972
	\$100,000-\$149,999	484	3,676	8,125
	\$150,000-\$199,999	163	1,247	3,619
	> \$200,000	390	2,321	5,805
Housing	Total Units	3,153	30,792	61,491
	Occupied	2,779	27,032	54,271
	Owner Occupied	1,869	18,143	37,647
	Renter Occupied	910	8,889	16,624
	Vacant	375	3,761	7,220



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# Agent Profile

PROFESSIONAL BIO

# Professional Bio



**ALEX LUCKE, CCIM**

Commercial Director

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Alex Lucke is a dedicated commercial real estate broker based in Tampa, Florida. He's been actively helping clients buy, sell, and lease commercial properties since 2015. As a Commercial Director at KW Commercial and a Certified Commercial Investment Member (CCIM), Alex brings deep market knowledge and personalized service to every deal.

With a focus on Industrial, Office, Retail, Multifamily, Land Development, and Special Purpose properties, he works with business owners and investors to make smart, strategic real estate decisions. His approach is simple: clear communication, tailored advice, and results that make sense.

What sets Alex apart is his responsiveness and reliability. He picks up the phone, engages on his clients' schedules, and moves quickly when it matters most. He's also a skilled marketer who takes pride in representing some of the most sought-after listings in Florida. Known for identifying market trends early, Alex adapts fast—delivering proactive strategies and exceptional client service.

In 2020, Alex earned his CCIM designation—an elite credential held by fewer than 10% of commercial brokers nationwide. Over the years, he's worked with a wide range of clients, including FASTSIGNS, Yo Mama's Food Co., Rose Radiology, Piazza Natural Stone, AVC Technologies, SiteOne Landscape Supply, INSA, Kelli's Catering & Events, and many local small businesses.

He maintains membership in several professional organizations, including FGCAR, GTAR, NAR, and CCIM.

Outside of work, Alex enjoys golfing, traveling, and cheering on the Tampa Bay Lightning with his wife Jacqueline, a podiatric surgeon. Both proud graduates of the University of Florida, they share a love for good food, family, and new places.

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