

BUILD-TO-SUIT | GROUND LEASE | PAD DELIVERY

RIVER SITE TARPON SPRINGS

US Highway 19 North | Tarpon Springs, FL 34689



Conceptual rendering for illustrative marketing purposes only. Not an architectural, engineering, or construction document. Building design, size, layout, and site improvements are approximate and subject to change.

7,080
SQUARE FEET
(DIVISIBLE)

1.60
ACRES

29
PARKING SPACES

63,000
AADT ON US 19

YES
DRIVE-THRU

X
FLOOD ZONE

PARCEL 1 PIN: 06-27-16-00000-130-0600 | PARCEL 2 PIN: 06-27-16-00000-130-0700



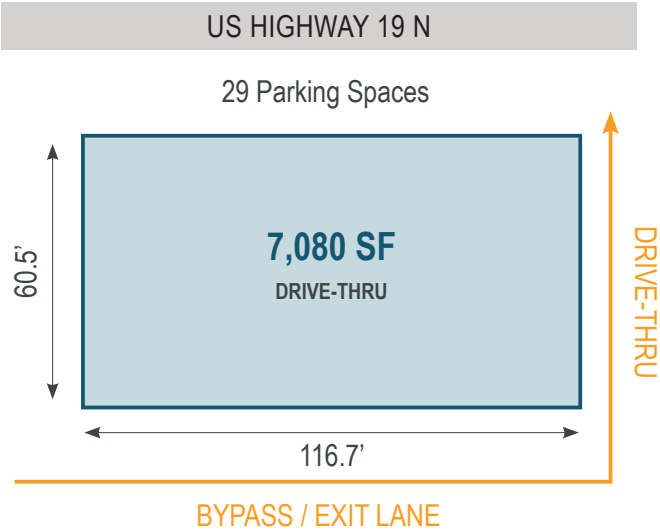
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813.682.6194 | Nick.Polo@FranklinSt.com

DEMISING OPTIONS

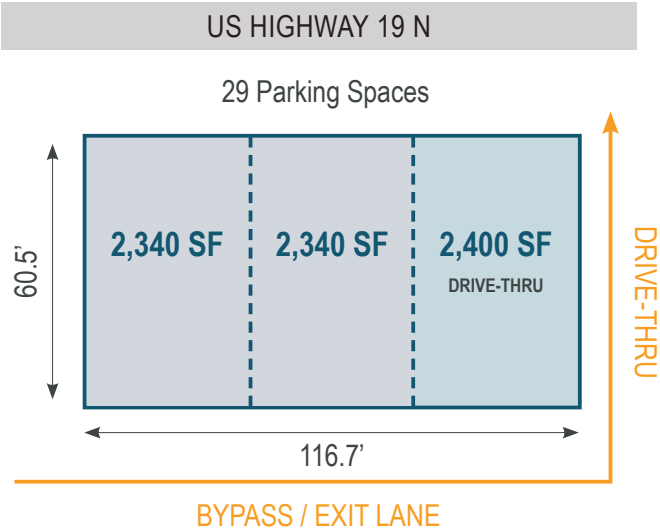
OPTION A

Single Tenant - 7,080 SF



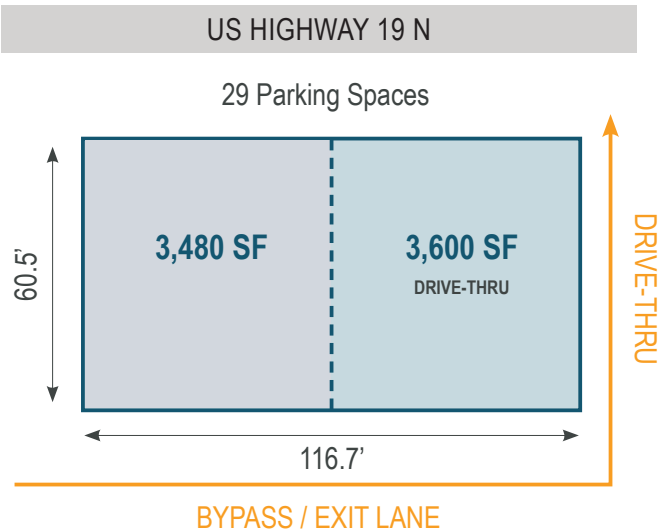
OPTION B

End Cap + Two Inline Bays



OPTION C

Two Tenants



AREA DEMOGRAPHICS



POPULATION

1 mile	6,977
3 miles	64,565
5 miles	144,656



MEDIAN HH INCOME

1 mile	\$75,419
3 miles	\$70,645
5 miles	\$77,014



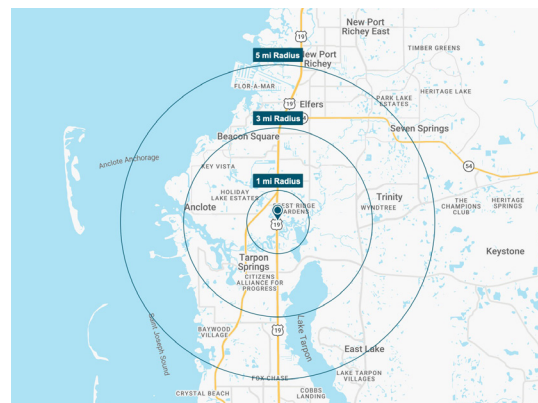
HOUSEHOLDS

1 mile	2,979
3 miles	28,403
5 miles	62,684

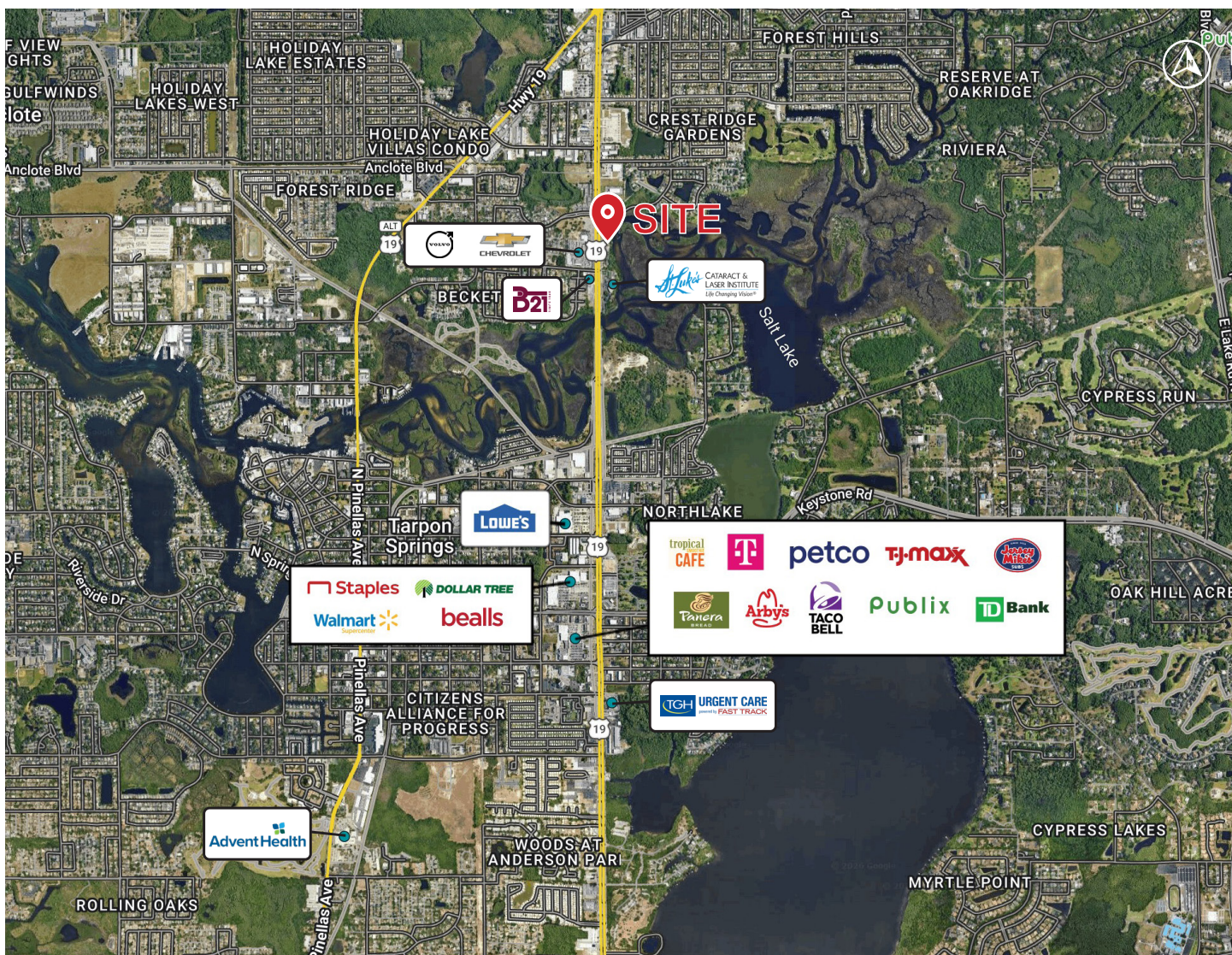


MEDIAN AGE

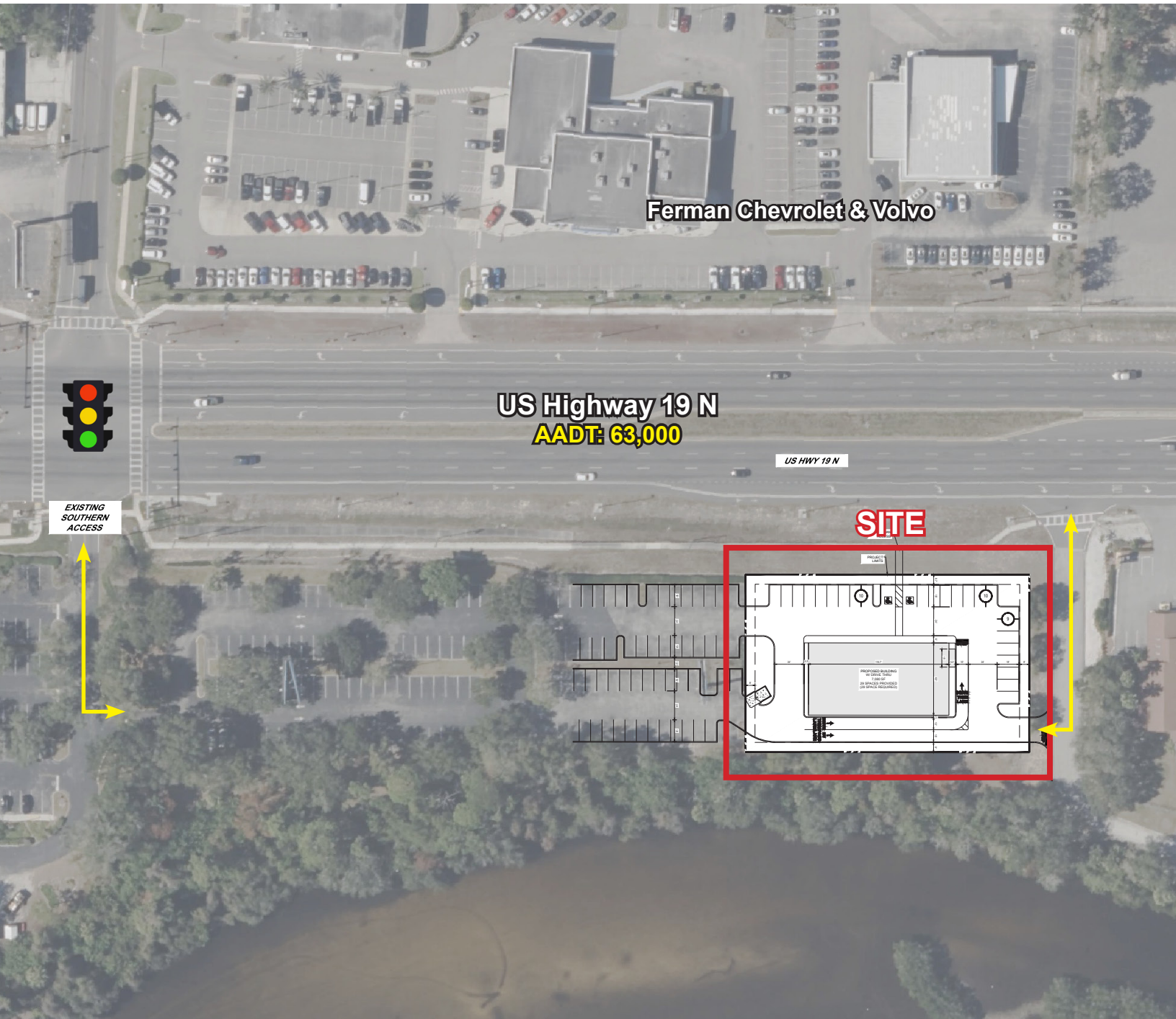
1 mile	42.6
3 miles	46.1
5 miles	46.3



WHAT'S NEAR BY



PROPOSED SITE PLAN



7,080
SQUARE FEET
(DIVISIBLE)

1.60
ACRES

29
PARKING SPACES

63,000
AADT ON US 19

YES
DRIVE-THRU

X
FLOOD ZONE