

For Lease: Office/Retail/Industrial Warehouse

## EAGLE SQUARE

40417 US-19 N., Tarpon Springs, FL 34689



### FEATURES

- ❖ Two Units - Available Now: 600 SF/each
- ❖ Visible center on busy US Hwy 19 N
- ❖ Center includes Office, Retail and Industrial Warehouse tenants
- ❖ Well maintained center with a responsive Owner
- ❖ Daily Traffic Count: 81,000 VPD - US Hwy 19 N
- ❖ Great Monument signage on US Hwy 19 N
- ❖ Center was built in 1984
- ❖ Retail or Office Use
- ❖ Asking Rate: \$20.00 SF or \$1,000.00/mo.  
Modified Gross

### LOCATION MAP



### 2023 DEMOGRAPHICS

Proximity	1-Mile	3-Mile	5-Mile
Total Population	7,633	52,706	136,094
Total Households	3,658	22,505	58,468
Average HH Income	\$59,431	\$89,019	\$84,664

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Sample - Interior



Sample - Interior



Sample - Interior



Sample - Restroom/storage

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