

OFFFRING MEMORANDUM | 454 MAIN STREET | SAFFTY HARBOR FL

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

The calculations and data presented are deemed to be accurate, but not quaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or save a saubstitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional and party decisions.

Each Office is Independently Owned and Operated www.kwcommercial.com

5020 W Linebaugh Ave #100 Tampa, FL 33624

Table of Contents



01 - Property Information

Disclaimer	4
Executive Summary	5
Property Photos	6
Unit #5: Main St. Retreat (1 bd / 1 ba)	12
Unit #6: Hideaway (1bd / 1ba)	13
Unit #7: Tropical Bungalow (1bd/1ba)	14
Unit #8: (1bd / 1ba)	15
Harbor Inn on Main	16
Floor Plan	17
Sale Comparables	20
02 - Location Information	
Regional Map	23
Location Maps	24
Aerial Map	25
Flood Map	26
Restaurant Eatery Potential	27
Demographics	31
03 - Agent Profile	
Professional Bio	33

Disclaimer

All materials and information received or derived from KW Commercial its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither KW Commercial its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. KW Commercial will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. KW Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. KW Commercial does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including those used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by KW Commercial in compliance with all applicable fair housing and equal opportunity laws.



DISCLAIMER

EXECUTIVE SUMMARY

PROPERTY PHOTOS

UNIT #5: MAIN ST. RETREAT (1 BD / 1 BA)

UNIT #6: HIDEAWAY (1 BD / 1 BA)

UNIT #7: TROPICAL BUNGALOW (1 BD / 1 BA)

UNIT #8: (1 BD / 1 BA)

HARBOR INN ON MAIN

FLOOR PLAN

SALE COMPARABLES

Disclaimer



All materials and information received or derived from KW Commercial its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither KW Commercial its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. KW Commercial will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. KW Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. KW Commercial does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by KW Commercial in compliance with all applicable fair housing and equal opportunity laws.

Exclusively Listed by

Alex Lucke, CCIM - Commercial

9i(€£₹0410-2896

alexlucke@kwcommercial.com

9 #SL3351552

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before

Executive Summary





Tap Here to view the Video Tour

Property Overview

KW Commercial Tampa Properties is proud to exclusively offer for sale Harbor Inn on Main, a rare generational asset located in the heart of one of America's most celebrated small towns. With 155 feet of frontage on vibrant Main Street — recently ranked #10 Best Main Street in the U.S. and #5 Best Small Town in the South by USA Today — this mixed-use property offers unmatched charm, versatility, and income potential.

Built in 1918 and historically maintained, the property features 9,605 SF under roof and 2,599 SF of balcony space. Zoned Main Street Marketplace (MSM), this historic gem supports a wide variety of permitted uses including retail, multi-family, office, hospitality, and entertainment.

Currently operating as a hybrid LTR/STR top-rated Airbnb Superhost with (8) turnkey apartment units—(6) one-bedrooms and (2) studios—each with full kitchens and baths. This income-generating property is perfect for investors or owner-occupiers. An opportunity also exists to expand with a 9th additional unit or owner/manager's suite.

The ground-floor retail space is elevated above street level and flooded with natural light, offering excellent visibility and a welcoming Main Street presence. Total retail square footage is equal to 2,983 SF and is currently rented month to month offering flexibility for an owner operator to occupy or generate longer term income. Recent capital improvements include a new roof (2020) on the primary building and new HVAC with ductwork (2023) in the retail space.

This is more than a property—it's a piece of Safety Harbor history with modern upside. Contact us today for details or to schedule a private tour.

Property Highlights

- 14 private parking spaces
- Garage/storage space
- Located in Flood Zone X
- Just blocks from the iconic Safety Harbor Spa
- Two majestic "Great Oaks" on site
- Steps away from the lively Third Friday Street Festival—a monthly downtown celebration of music, art, food, and community.

Price:	\$3,999,000
Building SF:	9,605
Price / SF:	\$416/ft
Lot Size:	0.45 Acres
Access:	Main Street
Zoning:	Main Street Marketplace
Frontage:	155 Feet
Traffic Count:	7,900 AADT
Parking:	14 Spaces
Corner Lot:	Yes
Utilities:	Duke Energy & Safety Harbor Utilities
Occupancy:	Multiple
APN:	03-29-16-33372-013-0020
NOI:	Call Broker
Floors:	2
Year Built:	1918

Property Photos















Property Photos















Unit #1: Acorn Terrace (1 bd / 1 ba)



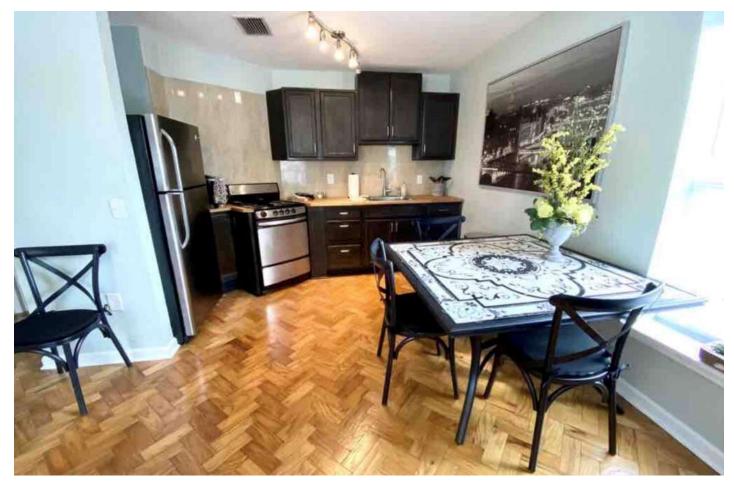






Unit #2: Paris Loft (1 bd / 1 ba)



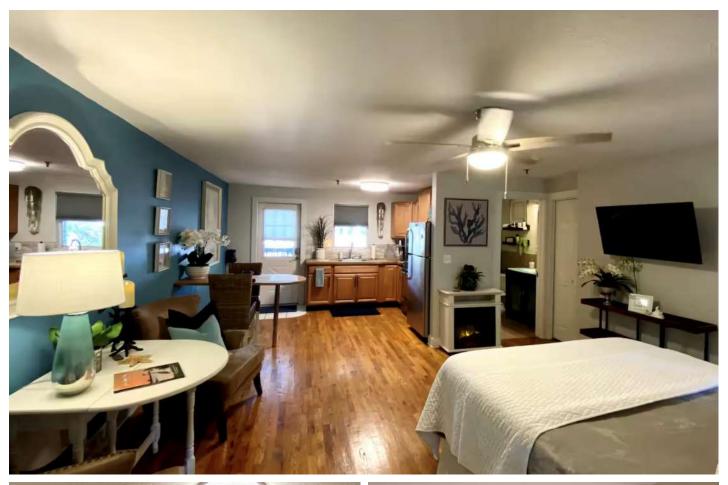






Unit #3: Downtown Studio









Unit #4: Uptown Studio









Unit #5: Main St. Retreat (1 bd / 1 ba)









Unit #6: Hideaway (1 bd / 1 ba)









Unit #7: Tropical Bungalow (1 bd / 1 ba)









Unit #8: (1 bd / 1 ba)



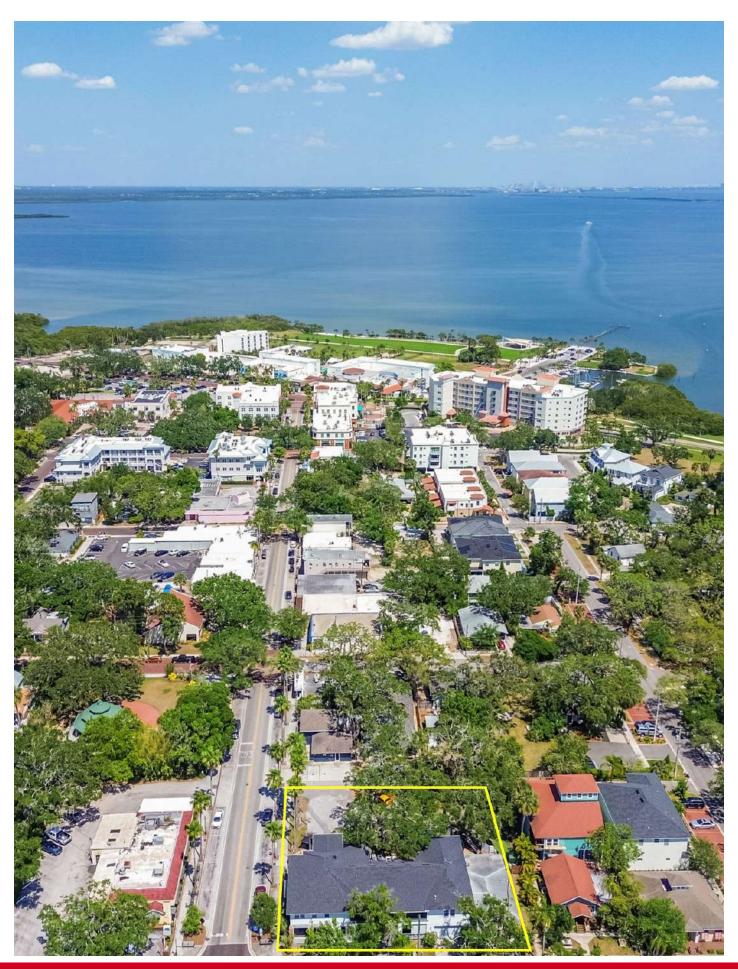






Harbor Inn on Main





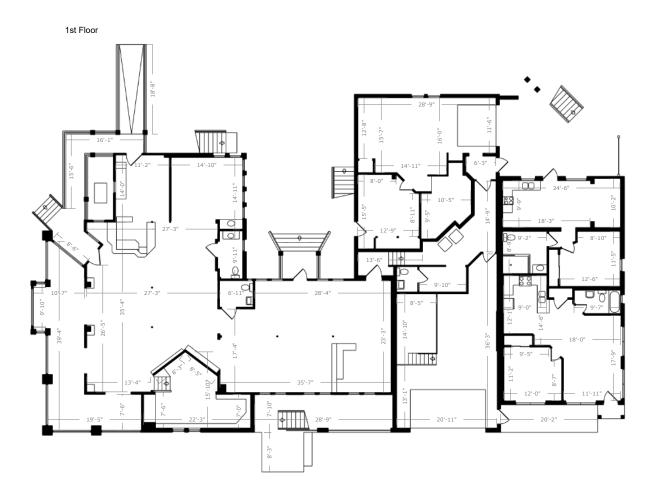


454 Main St

Safety Harbor, FL 34695

0'1' 5' 10' 15' 20' 25 FEET

SCALE: 1' = 1/16"



FloorPlanNinja.com



DISCLAIMER: THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. FLOOR PLAN NINJA DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY OR ACCURACY OF DIMENSIONS. WE RESERVE THE RIGHT TO USE ALL FLOOR PLANS AND RENDERINGS FOR MARKETING PURPOSES

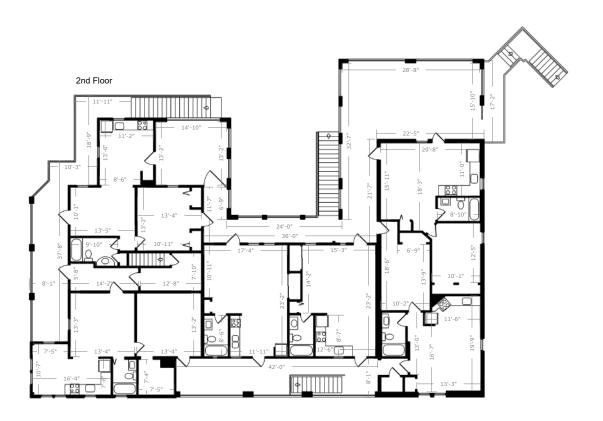


454 Main St

Safety Harbor, FL 34695

0'1' 5' 10' 15' 20' 25' FEET

SCALE: 1' = 1/16"

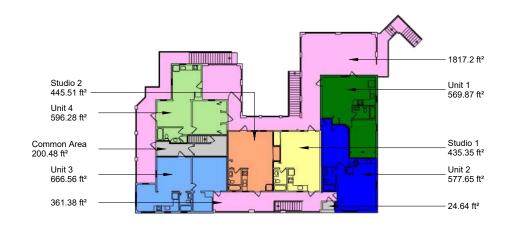


FloorPlanNinja.com



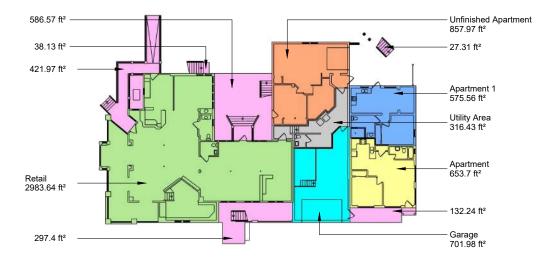
DISCLAIMER: THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. FLOOR PLAN NINJA DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY OR ACCURACY OF DIMENSIONS. WE RESERVE THE RIGHT TO USE ALL FLOOR PLANS AND RENDERINGS FOR MARKETING PURPOSES

Safety Harbor, FL 34695



2nd Floor

1st Floor





DISCLAIMER: THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. FLOOR PLAN NINJA DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY OR ACCURACY OF DIMENSIONS. WE RESERVE THE RIGHT TO USE ALL FLOOR PLANS AND RENDERINGS FOR MARKETING PURPOSES

Sale Comparables





Harbor Inn on Main 454 Main Street, Safety Harbor, FL 34695			
Sale Price	\$3,999,000	Year Built	1918
Spaces	1		
Rentable SF	9,605		
Price/SF	\$416.35		
Acres	0.450		

NOTES

The Subject Property is located ON Main Street with over 155 feet of direct frontage and A+ visibility.



132 7th Avenue South 132 7th Avenue South, Safety Harbor, FL 34695			
Sale Price	\$1,015,000		
Rentable SF	2,324		
Price/SF	\$436.75		
Sale Date	4/17/2025		

NOTES

In comparison to the Subject Property, this site is located just OFF of Main Street.



146 8th Avenue North 146 8th Avenue North, Safety Harbor, FL 34695			
Sale Price	\$760,000		
Rentable SF	1,641		
Price/SF	\$463.13		
Sale Date	9/23/2024		

NOTES

In comparison to the Subject Property, this site is located just OFF of Main Street.



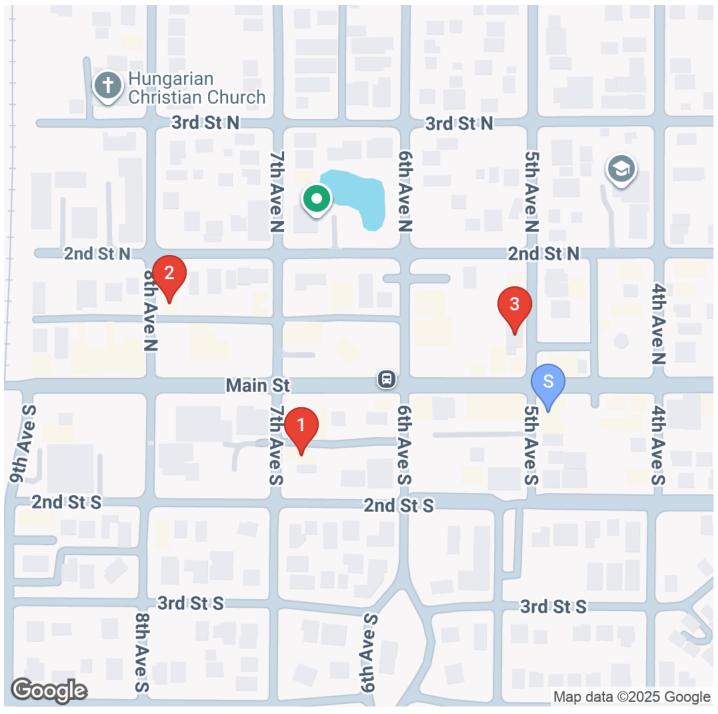
125 5th Avenue North 125 5th Avenue North, Safety Harbor, FL 34695			
Sale Price	\$1,600,000		
Rentable SF	2,975		
Price/SF	\$537.82		
Sale Date	4/30/2024		

NOTES

 $This \ property\ is\ located\ caddy-corner\ to\ the\ Subject\ Property\ and\ has\ direct\ frontage\ ON\ of\ Main\ Street.$

Sale Comparables





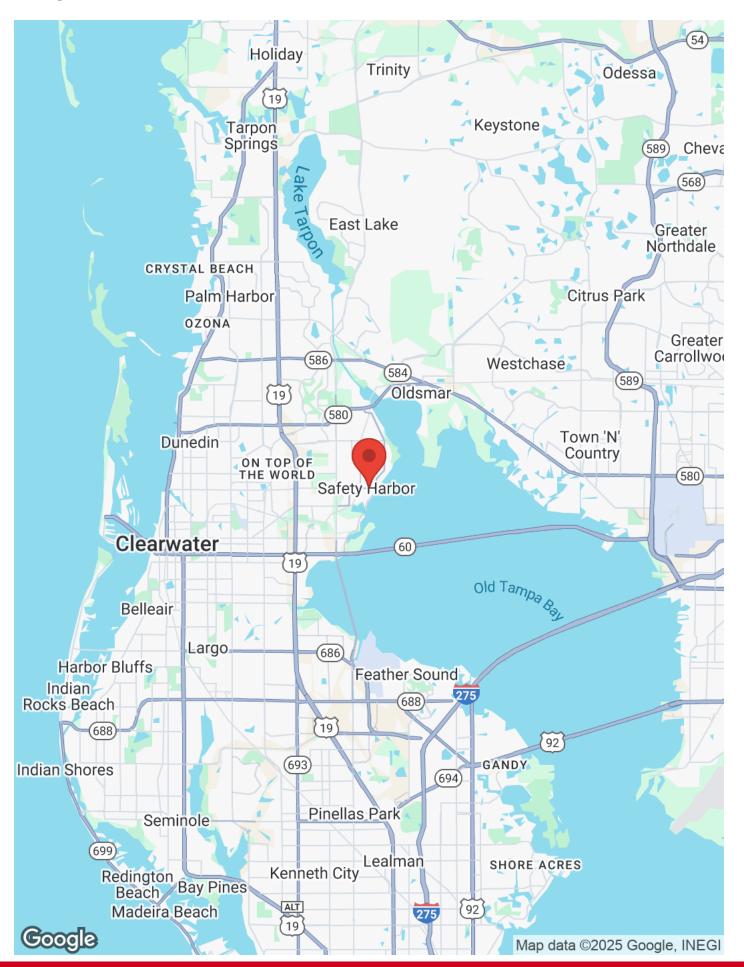
- Harbor Inn on Main 454 Main Street Safety Harbor, FL, 34695 \$3,999,000
- 3 125 5th Avenue North Safety Harbor, FL, 34695 \$1,600,000
- 132 7th Avenue South Safety Harbor, FL, 34695 \$1,015,000
- 2 146 8th Avenue North Safety Harbor, FL, 34695 \$760,000



DEMOGRAPHICS

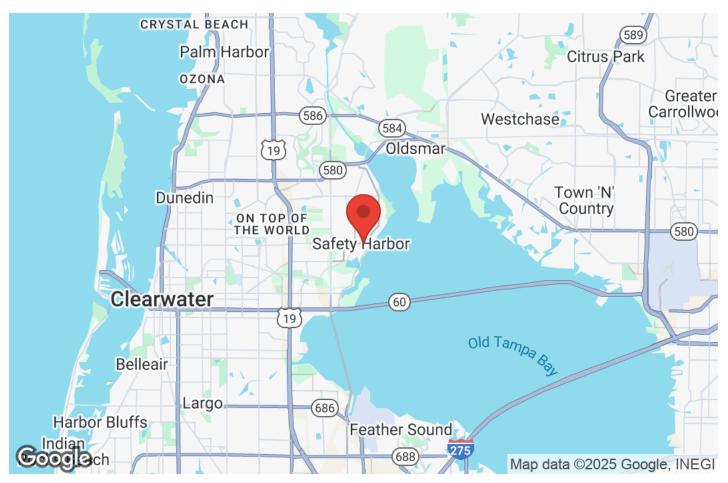
Regional Map

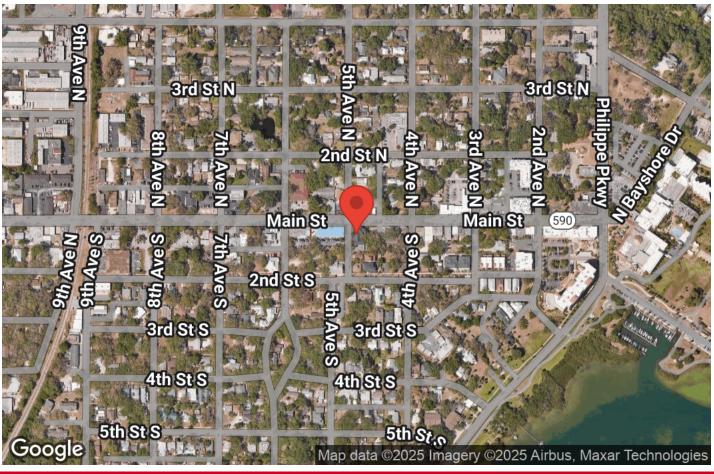




Location Maps

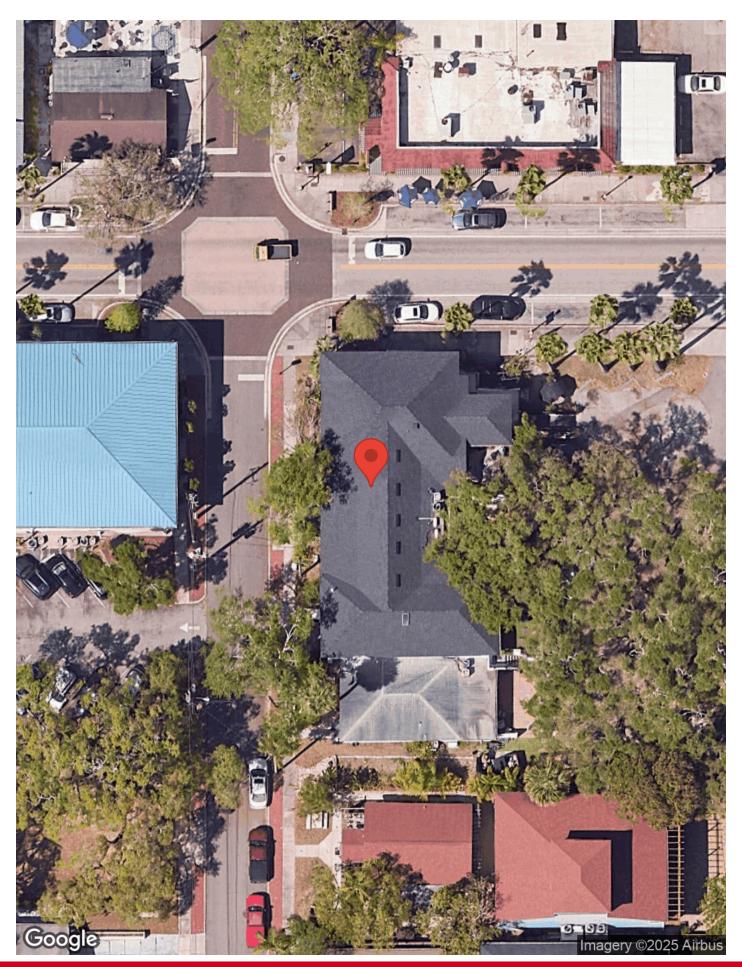






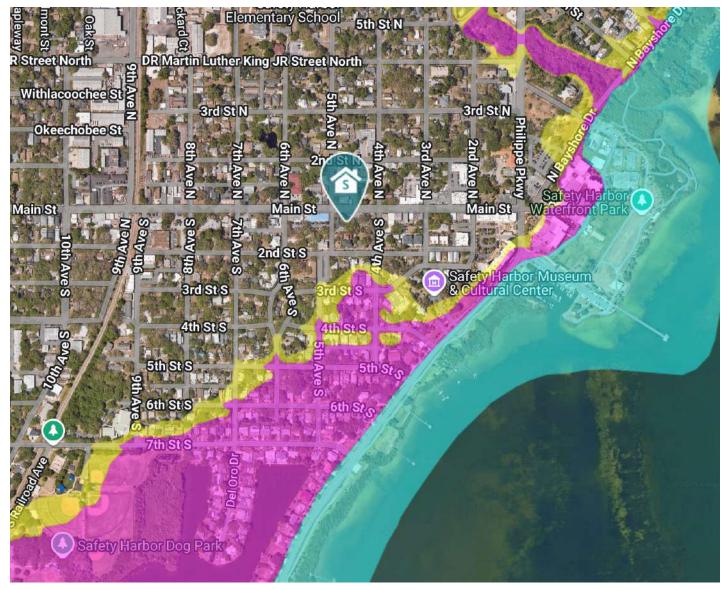
Aerial Map





Flood Map





Flood Zone Information

- Flood Zone Code X *Flood zone for the property location based on the FEMA FIRM.
- Special Flood Hazard Area (SFHA) OUT *Indicates whether the property location is In or Out
 of a Special Flood Hazard Area (100-Year floodplain).
- Coastal Barrier Resource Area (CBRA) OUT *Coastal Barrier Resource Act (CBRA) protects areas that serve as barriers against wind and tidal forces caused by coastal storms, and serves as habitat for aquatic species. Returns In or Out, for identifying whether the property is located within a CBRA zone.
- Distance to 100 yr Flood Plain 339 ft *Distance in feet between the property and the boundary of the 100-year flood zone located in the same catchment or sub-watershed. If a 100-Year floodplain is not within the radius search, a value of -1 will be returned.



Eating Places

454 Main St, Safety Harbor, Florida, 34695 (1 mile) 454 Main St, Safety Harbor, Florida, 34695 Ring of 1 mile

Prepared by Esri Latitude: 27.99055 Longitude: -82.69206

454 Main St, Safety Harbor, Florida, 34695

Ring of 1 mile





Bakers (Retail)



Bars and Pubs



Coffee Shops



Juice Bars



Doughnut Shops



Ice Cream Parlors



Pizza Restaurants



Other Restaurants

6,741 Population

2,979 Households

2.22 Avg Size Household

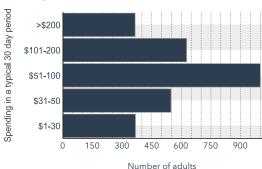
49.6 Median

Age

\$107,553

Median Household Income \$467,219 Median Home Value

Family Restaurants Market Potential



Annual Household Spending

\$4,564 \$934 Food & Drink Meals at Restaurants on Trips

Local Business Summary 486 3,461 Total Total **Businesses Employees**

😭 esri 📃

Source: This infographic contains data provided by Esri (2024, 2029), Esri-MRI-Simmons (2024), Esri-U.S. BLS (2024), Esri-Data Axle (2024), Data Axle POI data updated 3 times per year. * Indicates the number of locations has reached the maximum. Not that the BLS has redefined Meals at Restaurants/Other by removing the mealtime distinction: breakfast, lunch, dinner, and sna Where food purchases were made has been maintained. © 2025 Esri

Source: This infographic contains data provided by Esri (2024, 2029), Esri-MRI-Simmons (2024), Esri-U.S. BLS (2024), Esri-Data Axle (2024). ©2025 Esri Page 1 of 35 April 30, 2025



What's in My Community?

454 Main St, Safety Harbor, Florida, 34695 (1 mile) 454 Main St, Safety Harbor, Florida, 34695 Ring of 1 mile Prepared by Esri Latitude: 27.99055 Longitude: -82.69206

POI Name	Locality	Dist (mi)	Direction
Paradise Restaurant	Safety Harbor	0.03	Ν
Happy Salmon	Safety Harbor	0.03	W
Harbor Dish	Safety Harbor	0.04	E
Cafe Vino Tinto	Safety Harbor	0.04	NW
Coastal Cantina and Grill	Safety harbor	0.05	SW
Brady's Backyard BBQ	Safety Harbor	0.07	Е
Marker 39	Safety Harbor	0.07	NW
Pizzeria Gregario	Safety Harbor	0.08	NE
Safety Harbor Mobil Deli	Safety Harbor	0.08	W
Mobil Gas Station	Safety Harbor	0.08	W
Captain's Italian Restaurant and Pizzeria	Safety Harbor	0.09	Е
Parts Of Paris Bistro	Safety Harbor	0.09	NE
The Kitchen & Bar At Green Springs Closest locations 1-13, Table 1 of 3	Safety Harbor	0.10	NE

Source: This infographic contains data provided by Foursquare (January 2025).

©2025 Esri Page 1 of 3 April 30, 2025



What's in My Community?

454 Main St, Safety Harbor, Florida, 34695 (1 mile) 454 Main St, Safety Harbor, Florida, 34695 Ring of 1 mile Prepared by Esri Latitude: 27.99055 Longitude: -82.69206

POI Name	Locality	Dist (mi)	Direction
Sandwich On Main	Safety Harbor	0.10	Е
Southern Fresh	Safety Harbor	0.13	Е
Daydreamers	Safety Harbor	0.15	W
Athens Restaurant	Safety Harbor	0.16	Е
Lucky Cup Coffee	Safety Harbor	0.16	Е
Haven House	Safety Harbor	0.16	Е
Water Oak Grill	Safety Harbor	0.17	Е
Ice Barr	Safety Harbor	0.18	W
Safety Harbor Pizzeria	Safety Harbor	0.19	Е
Brinehouse	Safety Harbor	0.19	Е
Screaming Jalapeńo	Safety Harbor	0.21	Е
The Pub at Safety Harbor	Safety Harbor	0.21	W
Bravo Ny Pizzeria	Safety Harbor	0.21	Е

Closest locations 14-26, Table 2 of 3

Source: This infographic contains data provided by Foursquare (January 2025).

©2025 Esri Page 2 of 3 April 30, 2025



What's in My Community?

454 Main St, Safety Harbor, Florida, 34695 (1 mile) 454 Main St, Safety Harbor, Florida, 34695 Ring of 1 mile Prepared by Esri Latitude: 27.99055 Longitude: -82.69206

The Stuffed Mushroom Catering & Deli	Safety Harbor	0.22	W
Bar fly	Safety Harbor	0.23	Е
Kaia Bowls	Safety Harbor	0.23	Е
First Choice Food And Deli	Safety Harbor	0.27	NE
Whistle Stop Grill & Bar	Safety Harbor	0.29	W
Parthenon Bar	Safety Harbor	0.30	Е
Fountain Grille Restaurant	Safety Harbor	0.30	Е
Nona Slice House	Safety Harbor	0.34	W
First Quality Sausage House	Safety Harbor	0.48	NW
Miss Hazel's Kitchen	Safety Harbor	0.78	NW
Ban Thai Restaurant - Clearwater	Clearwater	0.96	SW

Closest locations 27-37, Table 3 of 3

Source: This infographic contains data provided by Foursquare (January 2025).

©2025 Esri Page 3 of 3 April 30, 2025

Demographics





Category	Sub-category	1 Mile	3 Miles	5 Miles
Population	Male	2,998	23,878	77,894
	Female	3,194	25,790	81,892
	Total Population	6,192	49,667	159,785
Age	Ages 0-14	810	6,232	19,961
	Ages 15-24	522	4,483	14,228
	Ages 25-54	2,254	17,429	58,793
	Ages 55-64	1,095	7,443	23,588
	Ages 65+	1,514	14,080	43,216
Race	White	4,744	36,212	114,822
	Black	442	3,497	11,073
	Am In/AK Nat	12	75	208
	Hawaiian	1	15	64
	Hispanic	685	6,829	23,137
	Asian	172	1,907	6,631
	Multi-Racial	127	1,053	3,499
	Other	9	79	352
Income	Median	\$108,417	\$73,891	\$74,883
	<\$15,000	161	1,959	5,877
	\$15,000-\$24,999	130	1,697	5,278
	\$25,000-\$34,999	172	1,578	5,183
	\$35,000-\$49,999	205	2,618	8,280
	\$50,000-\$74,999	322	3,957	12,549
	\$75,000-\$99,999	315	2,452	9,051
	\$100,000-\$149,999	450	3,674	13,010
	\$150,000-\$199,999	338	2,214	6,545
	>\$200,000	650	3,124	8,448
Housing	Total Units	3,107	26,438	84,232
	Occupied	2,743	23,274	74,220
	Owner Occupied	2,012	15,257	48,170
	Renter Occupied	731	8,017	26,050
	Vacant	364	3,164	10,011



Professional Bio





ALEX LUCKE, CCIM

Commercial Director

alexlucke@kwcommercial.com

Direct: (727) 410-2896 | Cell: (727) 410-2896

#SL3351552

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, Plazza 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.

Schedule Your Private Tour Today! 454 MAIN STREET, SAFETY HARBOR, FL 34695 Exclusively Listed by Alex Lucke, CCIM - Commercial Director **(** (727) 410-2896 alexlucke@kwcommercial.com m #SL3351552 **KW Commercial Tampa Properties** 5020 W Linebaugh Ave #100 Tampa. FL 33624 Each Office is Independently Owned and Operated **KW** COMMERCIAL www.kwcommercial.com