KW COMMERCIAL

FOR SALE

Asking Price: $399,000
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

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

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

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Disclaimer

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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 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.

01

Property Information

DISCLAIMER

EXECUTIVE SUMMARY

FLOOR PLAN

PROPERTY PHOTOS

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Executive Summary

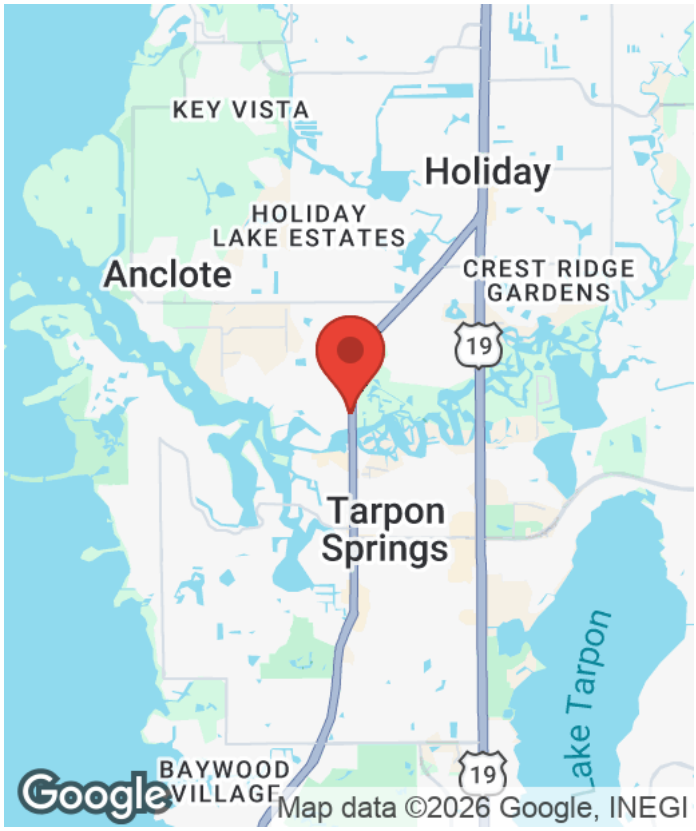
Property Overview

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.

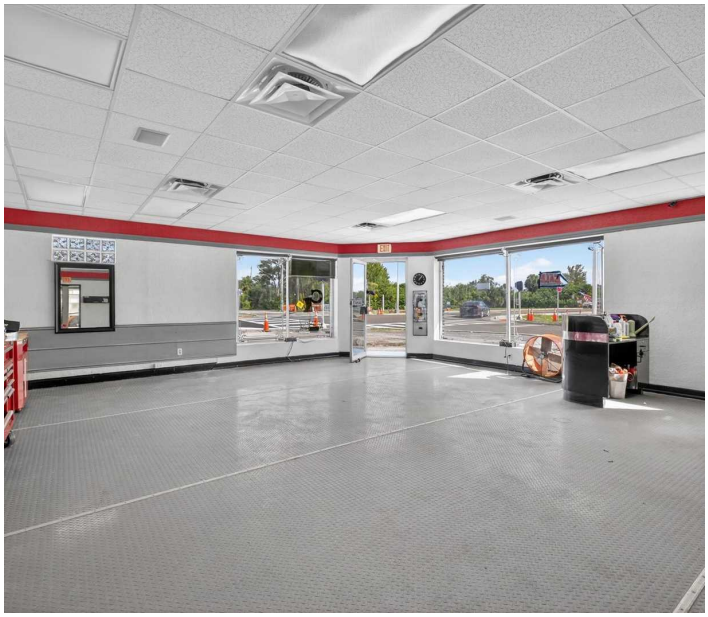


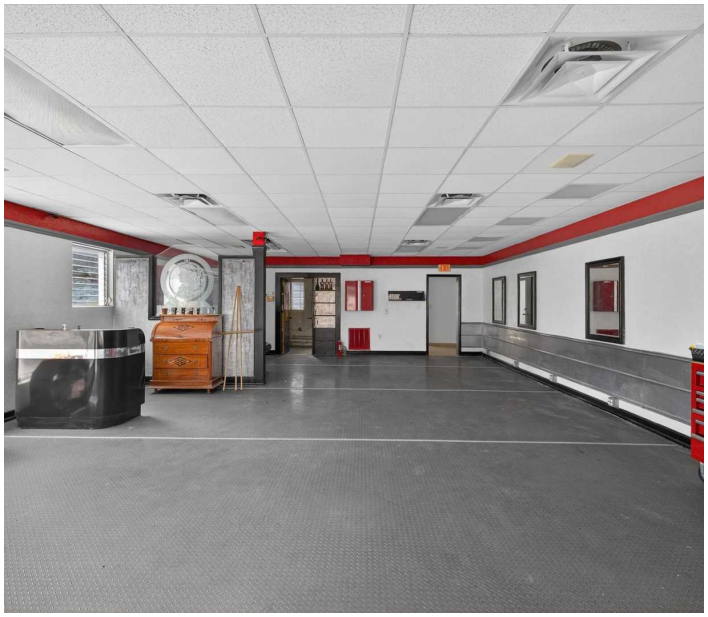
Price:	$399,000
Building SF:	1,001
Price / SF:	$398/ft
Occupancy:	Vacant
Floors:	1
Available SF:	1,001
Lot Size:	0.15 Acres
Year Built:	1961
Parking:	8 Spaces
Traffic Counts:	18,200 AADT
Zoning:	RO - Residential Office
Flood Zone:	Zone AE

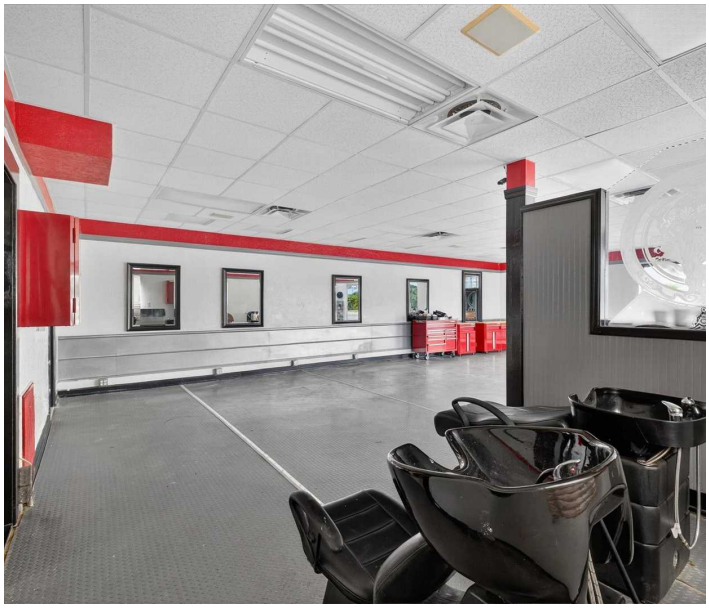
Floor Plan

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

Property Photos







02

Location Information

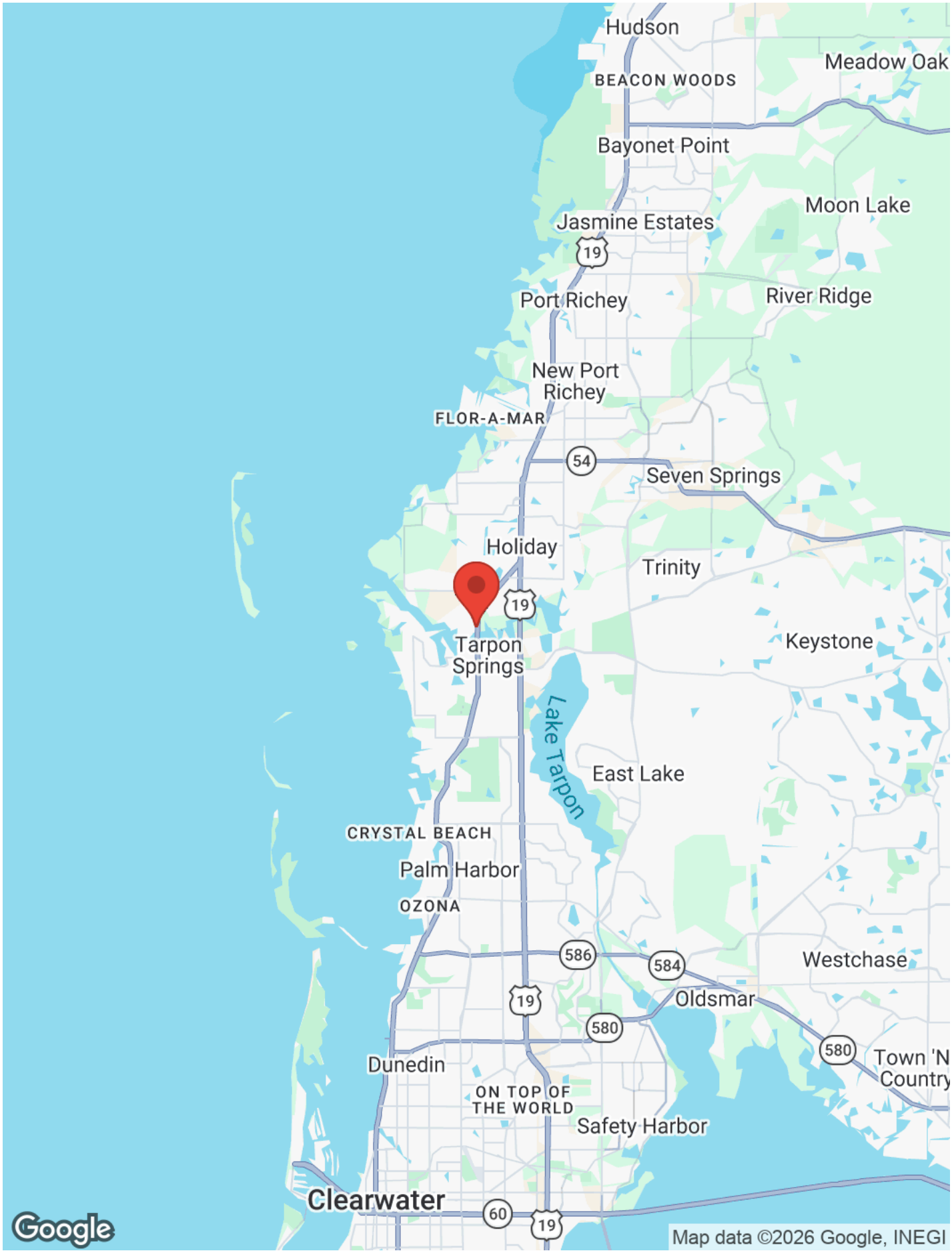
REGIONAL MAP

LOCATION MAPS

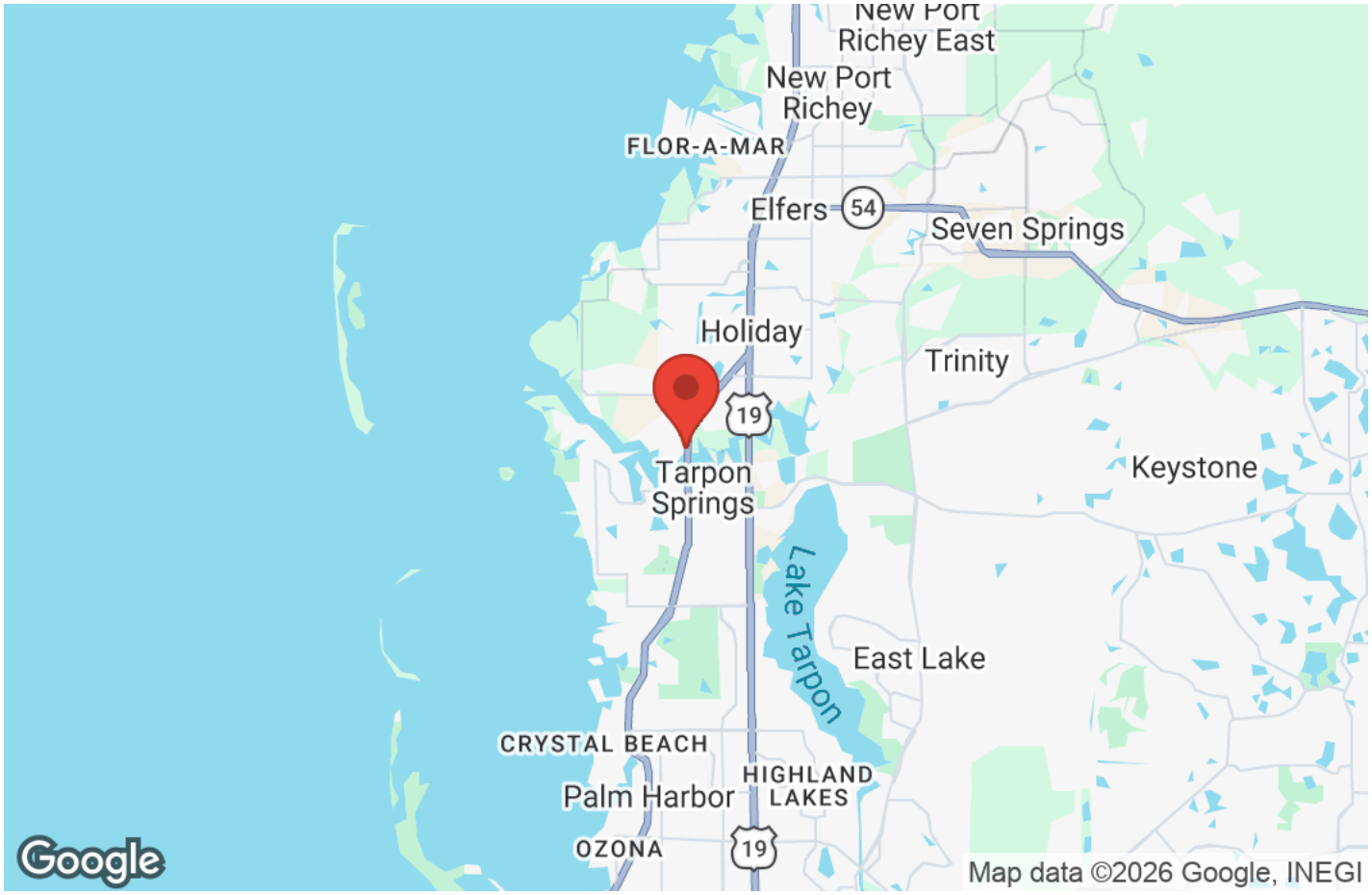
AERIAL MAP

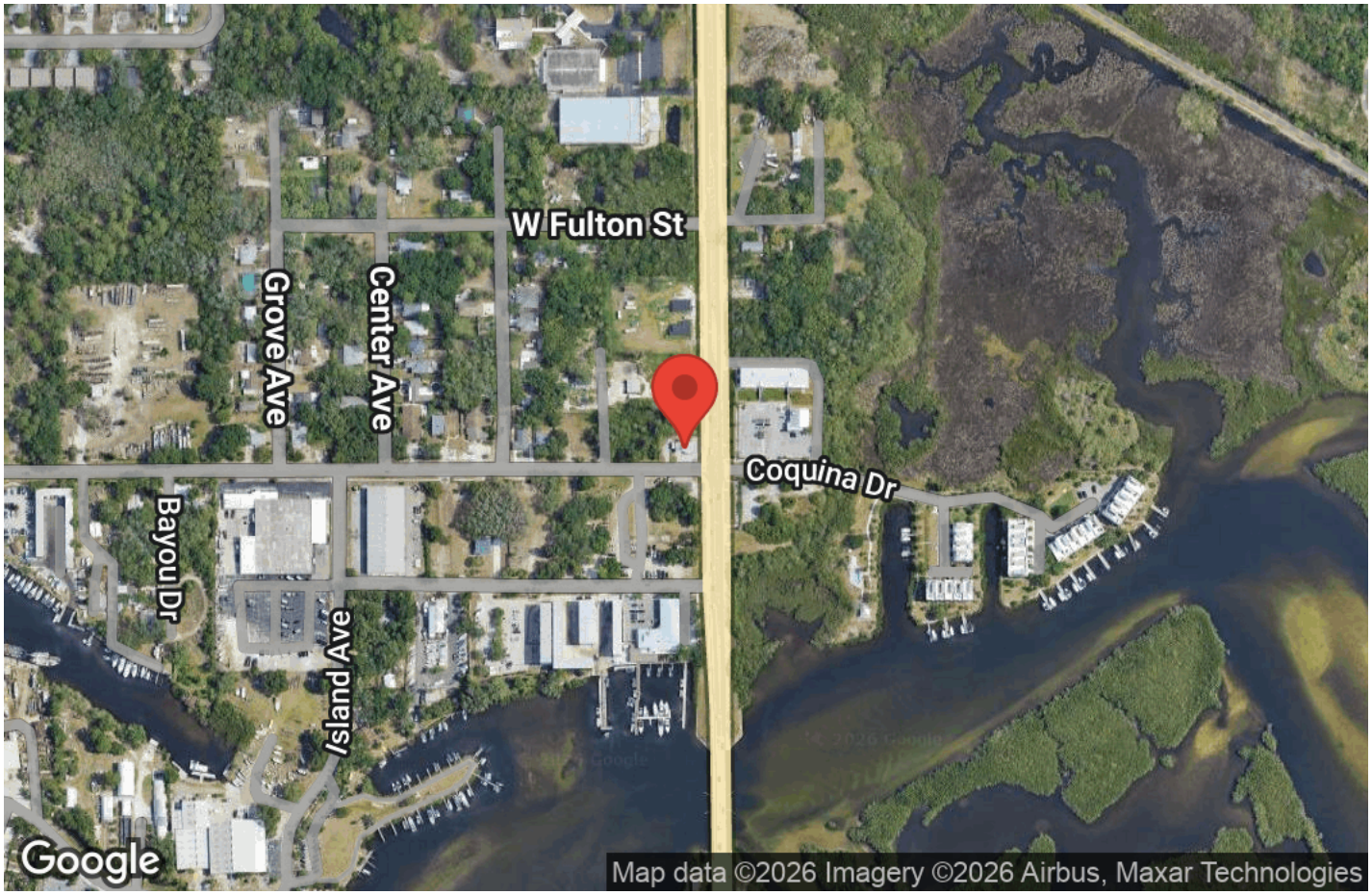
DEMOGRAPHICS

Regional Map

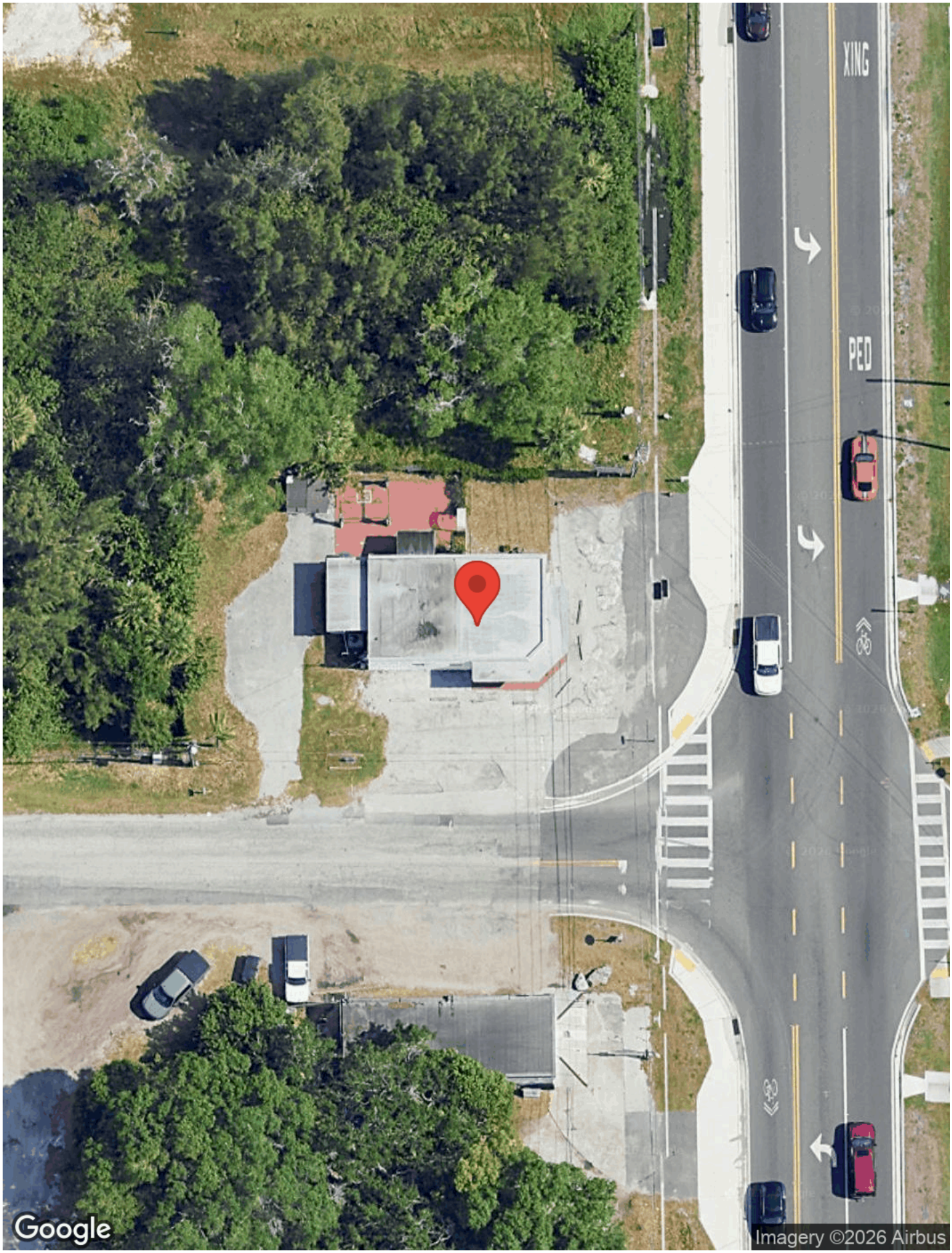


Location Maps

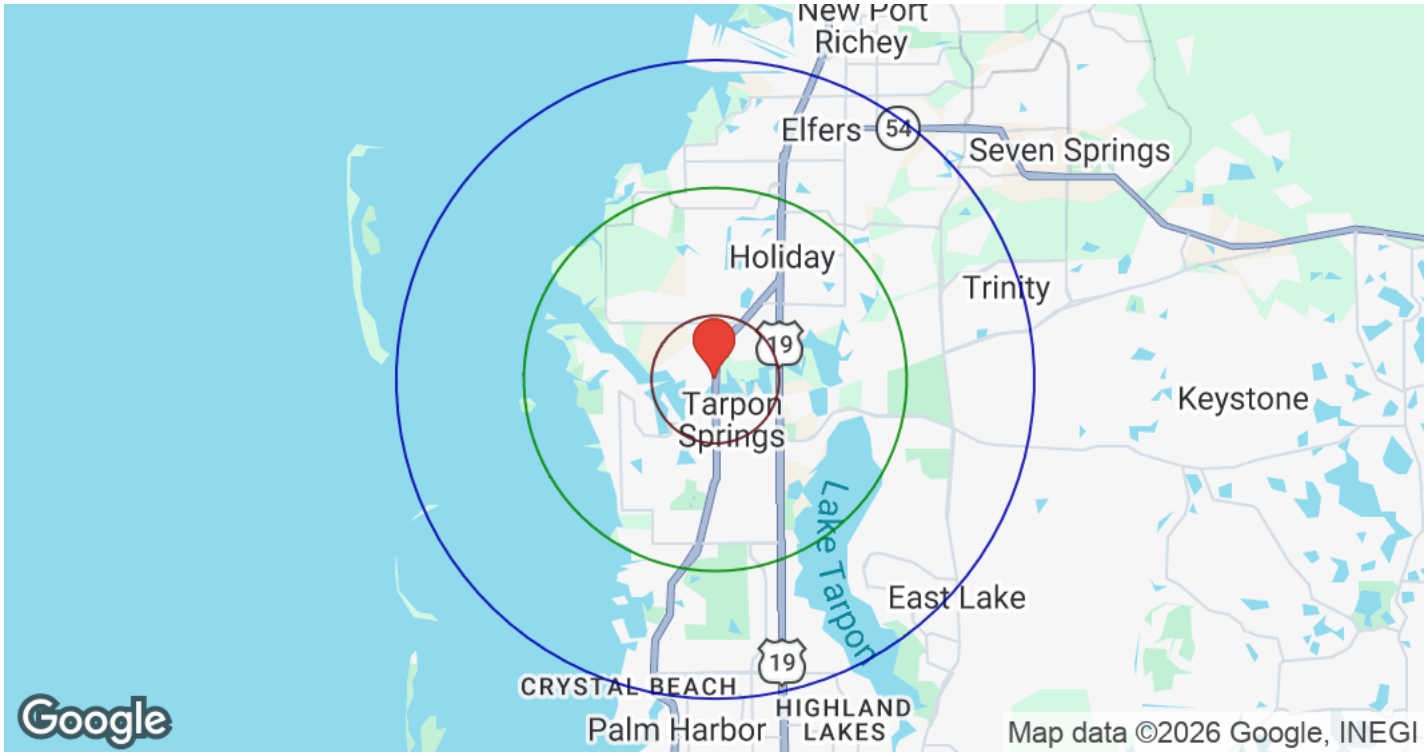




Aerial Map



Demographics



Distance: 1 Mile 3 Miles 5 Miles

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
Race / Ethnicity	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
	Multiracial	153	1,381	2,828
	Other	14	109	189
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
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
Income	Median	$72,883	$59,897	$67,171
	Under $15k	303	3,060	4,844
	$15k - $25k	241	1,983	3,770
	$25k - $35k	216	3,070	5,219
	$35k - $50k	379	3,495	6,926
	$50k - $75k	270	4,520	8,990
	$75k - $100k	332	3,658	6,972
	$100k - $150k	484	3,676	8,125
	$150k - $200k	163	1,247	3,619
	Over $200k	390	2,321	5,805

03

Agent Profile

PROFESSIONAL BIO

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!

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