

# RETAIL & OFFICE FOR LEASE



39918 - 39936 US Hwy 19  
Tarpon Springs, FL 34689

**Savion Center**



**COMMERCIAL ASSET PARTNERS**

Sales & Leasing • Investment • Property Management • Site Selection



## PROPERTY INFO

ADDRESS	39918 - 39936 US Hwy 19 Tarpon Springs, FL 34689
USE	Office / Retail / Medical
LEASE RATE	<b>Office &amp; Retail</b> - \$15 psf NNN <b>Executive Suites</b> - \$500/month
AVAILABILITY	1,578 sf up to 15,606 sf Executive Suites 120 sf
PARKING	4/1,000
TRAFFIC COUNT	78,000 VPD on US Hwy 19
YEAR RENOVATED	2023



## CURRENT AVAILABILITIES

*\*Landlord is willing to consider TI allowance for qualified tenants*

Suite	Available SF	Min SF	Max SF	Rate	Suite Notes
# 39930	5,578 sf	1,578 sf	15,606 sf	\$15.00 psf	5,578 sf retail space located in the corner of the building that can be divided into two (2) units: 1,578 sf & 4,000 sf
#39922	4,000 sf	1,800 sf	15,606 sf	\$15.00 psf	4,000 sf that can be divided into two (2) units: 1,800 sf & 2,200 sf. Available for immediate occupancy. Newer plank floors throughout. Plumbing to accommodate various uses including medical, professional office or retail.
#39934	3,329 sf	3,329 sf	15,606 sf	\$15.00 psf	Built out as professional office space - currently set up as executive suites
# 39936	2,699 sf	2,699 sf	15,606 sf	\$15.00 psf	2,699 sf in-line retail space w/ exterior covered area in the rear of the unit and can be combined with the adjacent 3,329 sf for a combined sq. footage of 6,028 sf
<b>Executive Suites</b>	3,329 sf	120 sf	120 sf	\$500 month	High-end, executive suites that include all utilities, Wi-Fi, and mailbox.





## PROPERTY FEATURES

- ❖ 1,578 - 15,606 sf available for immediate occupancy
- ❖ Fully remodeled and very well-maintained plaza with new facades, parking lot and updated pylon sign
- ❖ Located directly on US Hwy 19 just south of Tarpon Ave. with traffic counts in excess of 78,000 cars per day
- ❖ Flexible space options with opportunity to customize your buildout
- ❖ Landlord will consider Tenant Improvement Allowance for qualified Tenants
- ❖ Ideal for various types of uses including retail, office, flex, or medical
- ❖ Highly desirable area of Tarpon Springs close to the Sponge Docks and major hospitals
- ❖ Convenient access with ample parking and easy ingress / egress on both sides of the plaza
- ❖ With it's prime location, flexible layouts and visibility, these units will lease quickly - don't miss your chance to secure a custom-built space today!





## FLEXIBLE FLOOR PLANS

- ❖ Retail & Office units ranging from 1,578 sf up to 15,606 sf available
- ❖ So many options for various space configurations - customize your floor plan
- ❖ Landlord to consider buildout for qualified tenants
- ❖ 2,699 sf unit has rear access and outside covered area - unit can be combined with adjacent 3,329 sf for a total of 6,028 contiguous sq. feet
- ❖ 4,000 sf unit can be subdivided in two (2) units: 1,800 sf & 2,200 sf - suitable for various types of medical, professional office or retail uses



- ❖ 5,578 sf located in the corner “elbow” of the building can be divided into two (2) units: 1,578 sf & 4,000 sf
- ❖ **FLOOR PLAN OPTIONS AVAILABLE UPON REQUEST** ~ ask agent about potential layouts





# DEMOGRAPHICS - 5 MILES

## Savion Center - Tarpon Springs



137,175

Population



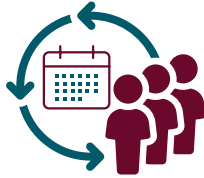
2%

Population Growth



\$88,668

Average HH Income



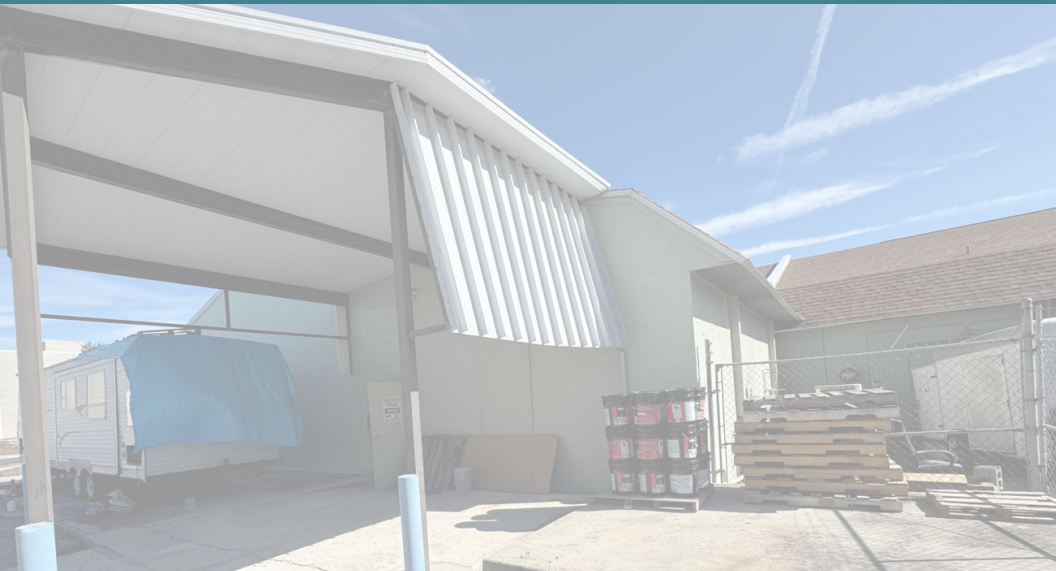
49.8

Average Age





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**Lisa Ingram**

Commercial Associate

(727) 376-4900 Office

(727) 946-7973 Cell

[Lingram@cap-realty.com](mailto:Lingram@cap-realty.com)

[www.cap-realty.com](http://www.cap-realty.com)

