

VIDEO TOUR



# Safety Harbor Office For Sale

## Asking: \$1,299,000

OFFERING MEMORANDUM | 108 4TH AVENUE SOUTH | SAFETY HARBOR, 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](http://www.kwcommercial.com)

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

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### Disclaimer

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# 01

# Property Information

DISCLAIMER

EXECUTIVE SUMMARY

FLOOR PLAN

PROPERTY PHOTOS

# Disclaimer



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# Executive Summary



## Property Overview

KW Commercial Tampa Properties is proud to present 108 4th Avenue South, a well-located professional office building just steps from Main Street in the heart of downtown Safety Harbor. Positioned in one of Tampa Bay's most desirable and walkable submarkets, this property offers a rare opportunity for an owner-user or investor to acquire a highly functional office asset in a nationally recognized small-town setting.

Constructed in 1957, the 3,812 SF building sits on approximately 0.16 acres and is located in Flood Zone X. The property is currently configured as a medical office, featuring a welcoming front waiting area and reception desk, ten private offices, a dedicated conference room, three restrooms, and a kitchen. The efficient layout provides flexibility for a variety of professional uses, including medical, legal, financial, counseling, or general office operations. For additional information, please review the floor plan.

The building benefits from two primary entrances on the east and west sides of the property, allowing for convenient access, potential tenant separation, or functional flow for staff and clients. Excellent office sizes and a practical floor plan contribute to the property's overall usability and long-term adaptability.

Just off Main Street, the location offers exceptional visibility and immediate proximity to Safety Harbor's restaurants, boutiques, breweries, waterfront parks, and community amenities. The property is also steps away from the lively Third Friday Street Festival, a monthly celebration of music, art, food, and local culture that draws consistent foot traffic and reinforces the area's vibrant atmosphere.

Safety Harbor has recently been recognized by USA Today as the #10 Best Main Street in the United States and the #5 Best Small Town in the South, underscoring the strength of the local market and the long-term appeal of downtown ownership. Whether utilized as a professional office, medical practice, or boutique business headquarters, 108 4th Avenue South offers a compelling combination of location, functionality, and community presence in one of Florida's most charming coastal towns.



<b>Price:</b>	\$1,299,000
<b>Building SF:</b>	3,812
<b>Price / SF:</b>	\$340/ft
<b>Occupancy:</b>	Vacant at Closing
<b>Floors:</b>	1
<b>Available SF:</b>	3,812
<b>Lot Size:</b>	0.16 Acres
<b>Year Built:</b>	1957
<b>Parking:</b>	7 Spaces
<b>Zoning:</b>	MSM with GO (General Office) Use
<b>Flood Zone:</b>	X
<b># of Offices</b>	10
<b>Restrooms:</b>	3
<b>Parcel ID:</b>	03-29-16-33372-013-0040

# Floor Plan





# Property Photos





# Property Photos





# Property Photos



A faint, light gray line drawing of modern architectural structures, including multi-story buildings with balconies and geometric forms, serves as the background for the page.

# 02

## Location Information

REGIONAL MAP

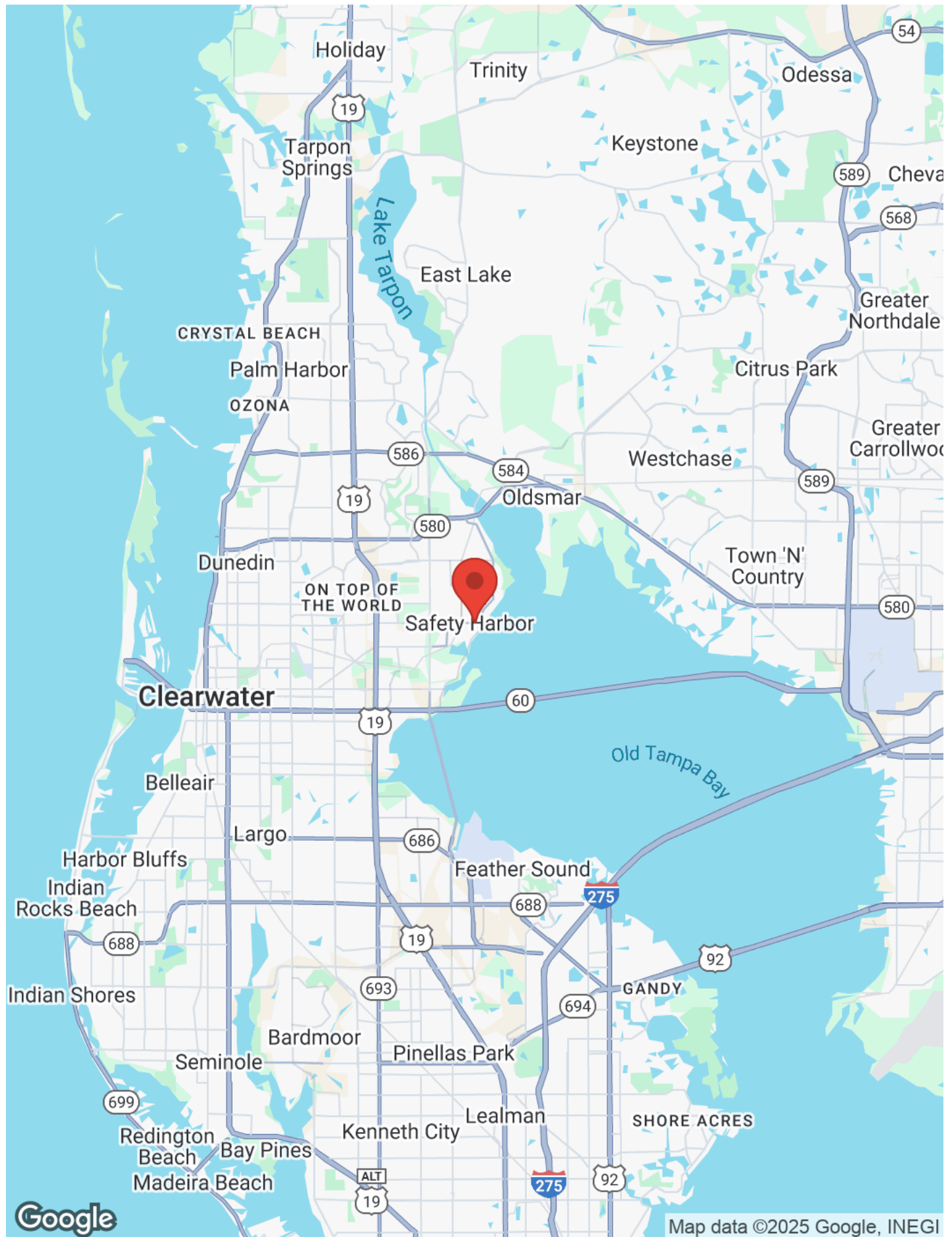
LOCATION MAPS

AERIAL MAP

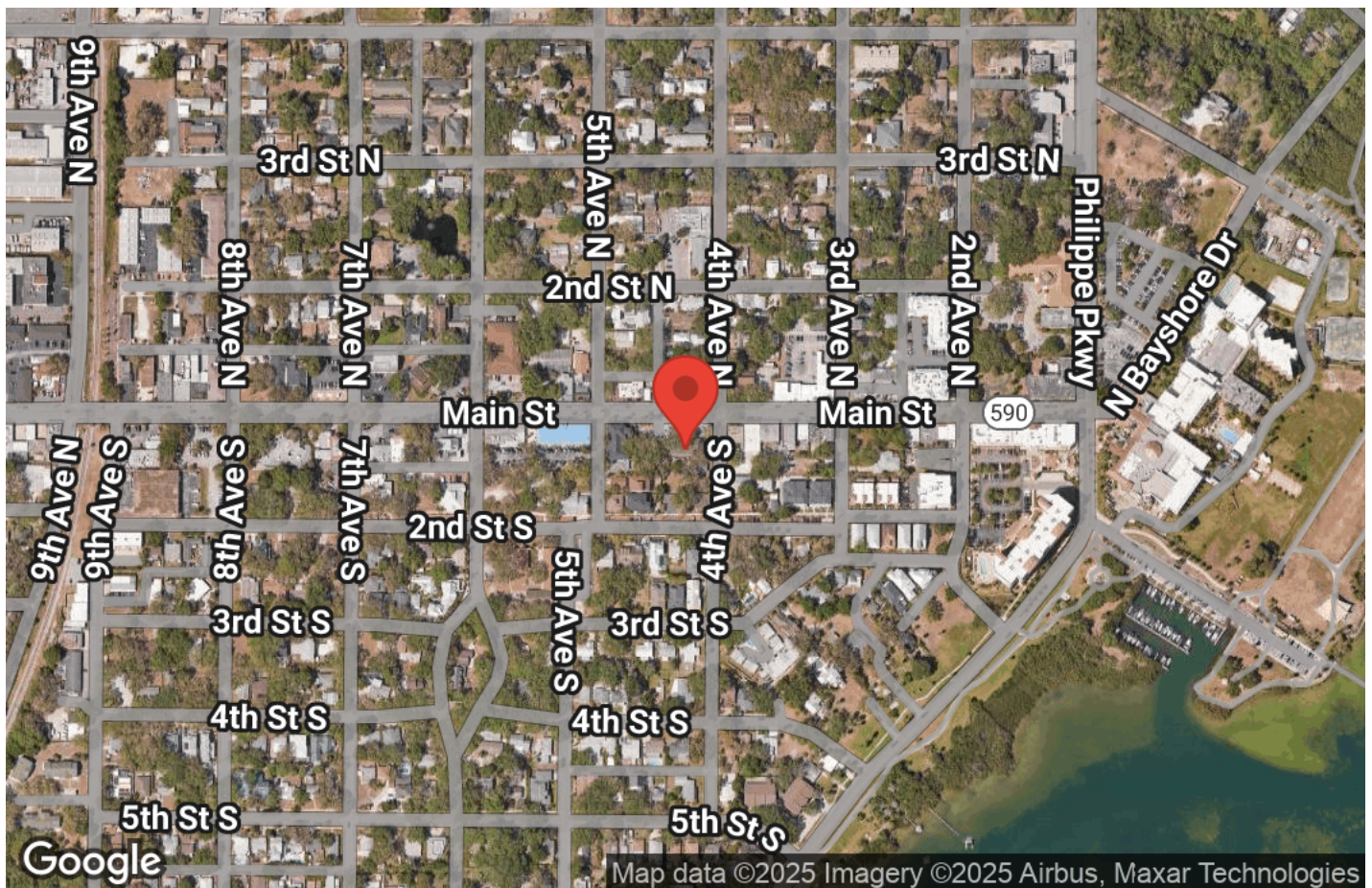
DEMOGRAPHICS



# Regional Map



# Location Maps





# Aerial Map





# Demographics



Category	Sub-category	1 Mile	3 Miles	5 Miles
Population	Male	3,001	23,381	77,520
	Female	3,204	25,278	81,491
	Total Population	6,205	48,659	159,011
Age	Ages 0-14	810	6,102	19,866
	Ages 15-24	523	4,393	14,164
	Ages 25-54	2,256	17,096	58,552
	Ages 55-64	1,097	7,288	23,454
	Ages 65+	1,519	13,778	42,975
Race	White	4,759	35,448	114,186
	Black	438	3,440	11,035
	Am In/AK Nat	12	73	207
	Hawaiian	1	15	64
	Hispanic	686	6,705	23,057
	Asian	172	1,873	6,615
	Multi-Racial	128	1,032	3,482
	Other	9	78	350
Income	Median	\$108,032	\$73,744	\$74,865
	< \$15,000	162	1,928	5,857
	\$15,000-\$24,999	132	1,656	5,258
	\$25,000-\$34,999	173	1,546	5,153
	\$35,000-\$49,999	205	2,577	8,254
	\$50,000-\$74,999	322	3,899	12,482
	\$75,000-\$99,999	318	2,396	9,021
	\$100,000-\$149,999	451	3,595	12,940
	\$150,000-\$199,999	338	2,187	6,516
	> \$200,000	649	3,043	8,395
Housing	Total Units	3,117	25,933	83,835
	Occupied	2,752	22,826	73,876
	Owner Occupied	2,019	14,906	47,867
	Renter Occupied	733	7,920	26,009
	Vacant	366	3,107	9,958



A faint, light gray architectural line drawing of modern buildings with various rectangular volumes and windows, serving as a background for the page.

# 03

## Agent Profile

PROFESSIONAL BIO

# Professional Bio



**ALEX LUCKE, CCIM**

Commercial Director

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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, Piazza 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.

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