



Tampa Commercial Real Estate

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Steven@TampaCommercialRealEstate.com

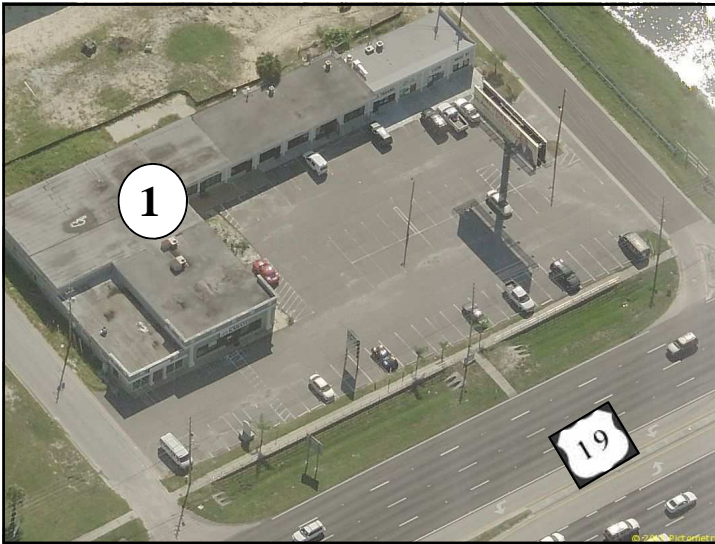
Steven Silverman Broker

813.785.3665 Phone



## Retail Space For Lease Tarpon Springs FL

40741 US HIGHWAY 19 N TARPON SPRINGS, FL 34689



### BUILDING 1: 15,345 sf Retail Strip Center on 1.04 ac

- Various Size Spaces available for Lease
- Lease Rate \$14/sf NNN + CAM approx. \$4.00
- Frontage on US 19. 8 Lanes. Access from US 19
- Exceptional visibility
- High Traffic Count—Over 68,500 Cars per day
- Easy Access—corner property. Ample parking
- Strong Retail Trade Area
- New owners have evicted all tenants & are renovating and the facility. Former tenants include Restaurant, Dry Cleaner, Karate Studio

2010	1 MILE	3 MILES	5 MILES
POPULATION	6,704	50,436	129,568
HOUSEHOLDS	3,208	21,481	55,067
MED AGE	51.2	48.4	49.7
MED HH INCOME	\$31,856	\$46,754	\$48,904
AV HH INCOME	\$43,538	\$68,545	\$68,133



### BUILDING 2: 12,000 sf High Top Retail on 1.16 ac

- Directly behind Building 1—1007 E Oakwood St,
- New Space—New owner will modify & complete.
- Retail Zoning: Can be divided or build-to-suit
- Lease Rate: negotiable—depends on build-out
- 30 ft High ceilings
- Easy Access from US 19 to E Lime St & E Oakwood St
- Dedicated Parking
- Terrific space for Recreation Retail,
- Visible from US 19



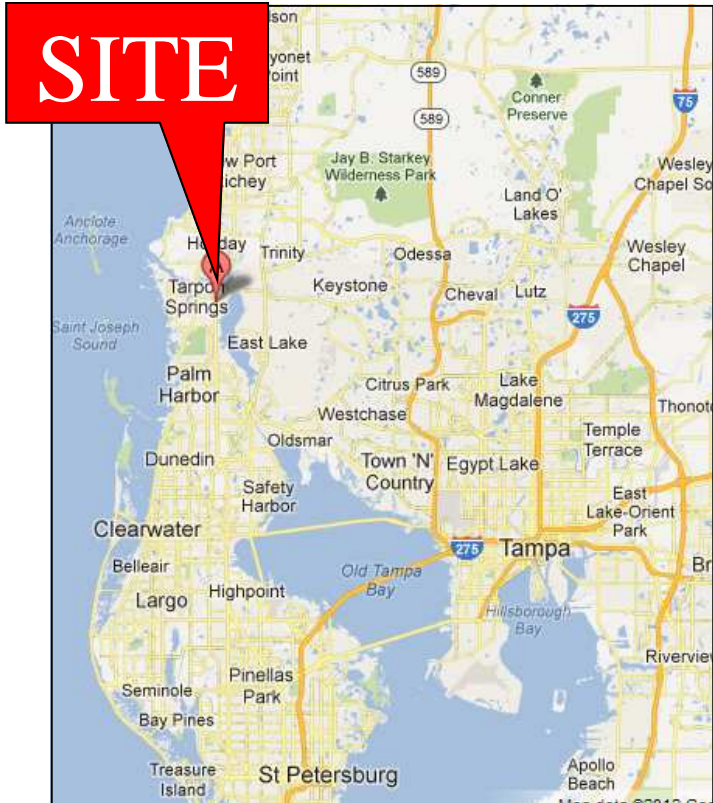
ADDRESS: 40741 US HIGHWAY 19 N

**1. Retail Strip Center**

**2. Retail High Top Bldg**



Market Area 1.3.5 miles



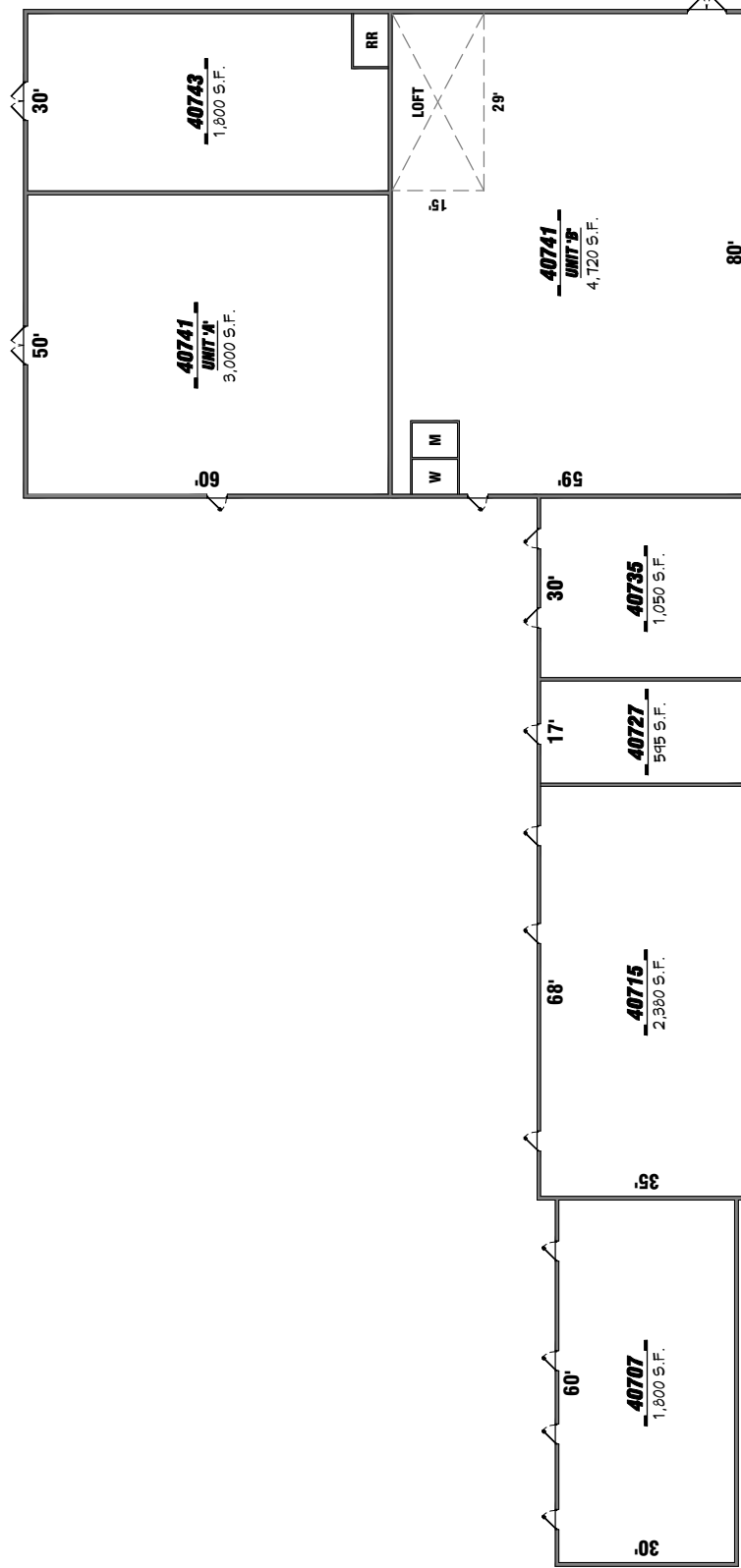
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**TAMPA COMMERCIAL**

Information herein has been obtained from sources deemed reliable. We cannot guarantee accuracy.

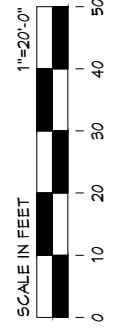


**U.S. HIGHWAY 19 N**



**BUILDING 1 - Retail Strip Center with frontage on US 19**

**TOTAL 15,345 S.F.**



**Levey Plaza**  
 40741 US HIGHWAY 19 N  
 TARPON SPRINGS, FLORIDA

Broker: Steven Silverman - Tampa Commercial Real Estate - Steven@TampaCommercialRealestate.com

**d. macartney wilson a.i.a.**  
 architects & associates, p.a. LIC. NO. AAC001491  
 3142 east lake road, suite 314, palm harbor, fl 38885  
 tel: 727-785-7257 fax: 727-785-7259

**OVERALL FLOOR PLAN**  
 1"=20'-0"

DATE: October 23, 2012

www.dmwarchitect.com

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