



KLEIN & HEUCHAN, INC
REALTORS

Commercial/Investment/Real Estate Services

LO-1184

RETAIL / SHOWROOM / OPEN FLOOR PLAN FOR LEASE



41522 US HWY 19 N
SUITE #2
TARPON SPRINGS, FL 34689

- 4,500 SF
- CORNER LOCATION
- DIRECTLY ON US HWY 19
- GREAT VISIBILITY
- FORMERLY A GYMNASIUM
- NEXT TO LEUKENS LIQUOR
- HIGH TRAFFIC COUNT
- 40 PLUS PARKING IN REAR OF BUILDING
- LEASE RATE: \$10/SF NNN



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Revised: 6/14/2021

PROPERTY OVERVIEW

LO-1184

ADDRESS: 41522 US Hwy 19 (Suite #2)
Tarpon Springs, FL 34689

LOCATION: on US Hwy 19 and Cypress St. North of
Tarpon Ave.

LAND AREA: 64,000 SF
DIMENSIONS: 150' x 425'

ZONING: HB (Highway Business District) – City of Tarpon Springs
LAND USE: CG – Commercial General
FLOOD ZONE: X – no flood insurance required

IMPROVEMENTS: 4,500 SF

LEGAL DESCRIPTION: Lengthy- in listing folder

YEAR BUILT: 1959 (renovated in 2017)

UTILITIES: Electric –Duke Energy
Water, Sewer & Trash – City of Tarpon Springs

PARKING: 40 plus in rear of building

PRESENT USE: Vacant

TAXES: \$24,655 (2020)
PARCEL ID #: 12-27-15-89982-022-0701

LEASE RATE: \$10.00/SF NNN

TRAFFIC COUNT: 78,000 AADT (2019)

NOTES: North Pinellas property for lease. Next to Leukens Liquor Store. Wide open modern floor plan. Great visibility near Tarpon Ave. Excellent parking.

KEY HOOK #: N/A
K&H SIGNAGE: N/A

ASSOCIATES: Stan Newmark & Don Russell
LISTING CODE: LO-1184-3-19/20

SHOWING INFORMATION: Cal listing agents for appointment.
Stan Newmark (727) 643-8199 or Don Russell (727) 709-2158

LEASING INFORMATION

PROJECT SIZE: 22,362 SF

SPACE AVAILABLE: 4,500 SF

PARKING: 40 plus spaces

OCCUPANCY: Immediate

RENT: \$3,750.00/month + Expenses

ESCALATION: 3%

OTHER CHARGES: LESSOR LESSEE

OTHER CHARGES:	LESSOR	LESSEE
Real Estate Taxes	X	
Insurance	X	
Insurance: Personal Property & Liability		X
Trash		X
Exterior Maintenance	X	
Interior Maintenance		X
Water		X
Management		X
Electric		X

MINIMUM TERM: 3 years

SIGNAGE: Facade

