



KLEIN & HEUCHAN, INC.
REALTORS

Commercial/Investment/Real Estate Services

LO-1344

RETAIL, CAFÉ OR RESTAURANT IN TARPON SPRINGS FOR LEASE



**520 S. PINELLAS AVE.
TARPON SPRINGS, FL 34689**

- ALREADY SET UP AS A VENUE OR CAFÉ
- VERY CLOSE TO DOWNTOWN TARPON SPRINGS
- OPPORTUNITY FOR A DESTINATION RESTAURANT
- OPENS DIRECTLY ON THE SIDEWALK
- FRONT SIGNAGE AND ON MARQUEE
- DELIVERY & OWNER'S ACCESS TO THE BACK
- **LEASE RATE: \$12/SF MG + EXPENSES**
(PROMOTIONAL RATE FIRST YEAR)



1744 N. Belcher Rd., Clearwater, FL 33765 ■ Telephone 727-441-1951 ■ Fax 727-449-1724
www.kleinandheuchan.com



Revised: 7/29/26

PROPERTY OVERVIEW

LO-1344

ADDRESS: 520 S. Pinellas Ave.
Tarpon Springs, FL 34689**LOCATION:** US Hwy 19 N. to MLK Jr. Dr., going west.
Right on Pinellas Ave.**LAND AREA:** 0.41 acres**ZONING:** SAP (City of Tarpon Springs)**DIMENSIONS:** 120' x 150'**LAND USE:** Commercial**FLOOD ZONE:** AE-9 (Flood Insurance Required)**IMPROVEMENTS:** 7,400 SF**LEGAL DESCRIPTION:** Lengthy (in listing folder)**YEAR BUILT:** 1926 & 1960**UTILITIES:** Electric (Duke Energy)**PARKING:** 14 spaces

Water, Sewer & Trash (City of Tarpon Springs)

PRESENT USE: Vacant**PARCEL ID #:** 13-27-15-89946-001-0040**LEASE RATE:** \$12/SF Modified Gross (1st Year)**TRAFFIC COUNT:** 13,300 VPD (Pinellas Ave.)

NOTES: This commercial building is in close proximity to Tarpon Springs Downtown and presented at a very competitive rate. Currently set up as a venue, this 3,000 SF space has a lot of character and could very well be turned into a Café, a restaurant or even a retail space or a showroom. It has a large meal preparation area and a lot of coolers with easy access for suppliers and owner's parking in the back alley. It has its own parking lot with a marquee sign, and more signage possible in the front window which is directly on a popular sidewalk on busy S. Pinellas Avenue. It is surrounded by many successful businesses, a bank, a pharmacy, liquor store, and many busy local restaurants, including a brewery that all make this location a great destination for your future clients. For more information and a visit by appointment contact Philippe Beau at (727) 409-3465 or Philippe@kleinandheuchan.com

KEY HOOK #: N/A**ASSOCIATE:** Philippe Beau**K&H SIGNAGE:** 3'X4'**LISTING CODE:** LO-1344-3-18**SHOWING INFORMATION:** Contact listing agent for a showing.**LEASING INFORMATION****RENT:** \$12/SF Modified Gross + Expenses**PROJECT SIZE:** 7,400 SF**SPACE AVAILABLE:** 3,000 SF**OCCUPANCY:** January 2027**PARKING:** 14 spaces**ESCALATION:** T.B.D.**MINIMUM TERM:** Negotiable**SIGNAGE:** Front & Marquee*

*(Marquee will have to be re-permitted)

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

