HIGH PROFILE - RETAIL
OFFICE / WAREHOUSE SHOWROOM
FOR LEASE

40767 & 40741 US HWY. 19 N.
TARPON SPRINGS, FL 34689

- 2 UNITS AVAILABLE:
  - 1,500 SF - RETAIL
  - 5,000 SF - OFFICE / WAREHOUSE /
    SHOWROOM/RETAIL
- US 19 EXPOSURE / GREAT VISABILITY
- HIGH PROFILE EXISTING TENANTS
- PYLON & BUILDING SIGNAGE
- EASY ACCESS
- CLEAR HEIGHT UP TO 30 FEET

- LEASE RATE:
  - $14/SF NNN – RETAIL SPACE
  - $7/SF (AS IS) – WAREHOUSE SPACE

1744 N Belcher Rd., Clearwater, FL 33765 ■ Telephone 727-441-1951 ■ Fax 727-449-1724
www.kleinandheuchan.com
ADDRESS: 40767 & 40741 US Hwy. 19 N. Tarpon Springs, FL 33689
LOCATION: East side of US Hwy.19, south of Tarpon Ave.

LAND AREA: 2.20 acres
DIMENSIONS Irregular

IMPROVEMENTS: 29,439 SF

YEAR BUILT: 1959 / 2014
PARKING: 162 total spaces

PRESENT USE: Retail

LEASE RATE:
$14.00/SF, NNN: $ 4.00/SF - Retail
$ 7.00/SF, Modified Gross “AS IS”- Warehouse
$12.00/SF, Modified Gross w/Tenant Improvement Allowance

TRAFFIC COUNT: 74,500 v.p.d.

NOTES: Prominent Plaza in Tarpon Springs, on US Hwy. 19, with Retail & Office/Warehouse Showroom units available. Great exposure and flexibility with ample parking right on US Hwy. 19. 1,500 SF Retail, built out to suit, or ready to occupy as Hair Salon/Barber Shop. 5,000 SF Showroom/Warehouse space with 27-30’ CLEAR HEIGHT, completely open & ready to build out or occupy. $7/SF Modified Gross, “as is” for storage; or $12/SF Modified Gross with a TI Allowance to a well-qualified tenant.

KEY HOOK #: Lock Box

SIGNAGE: 3 x 4

ASSOCIATE: Craig Metzger, cell #727-687-0080

SHOWING INFORMATION: Call Listing Agent to arrange showing.

PROPERTY OVERVIEW

LAND USE: CG – Commercial General
FLOOD ZONE: “X” - No Flood Insurance Required

LEGAL DESCRIPTION: Lengthy in file

UTILITIES: Water/Sewer – Pinellas County Electric – Duke Energy

PARKING RATE: 162 total spaces

OCCUPANCY: Immediate

ESCALATION: 3%

OTHER CHARGES
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: 3 years

SIGNAGE: Pylon & Facade

The information contained herein was gathered from sources believed reliable; however, Klein & Heuchan, Inc., or its agent, cannot be responsible for errors, omissions, changes, withdrawal, or prior sale.