

US Highway 19 Retail | Office

41680 US Highway 19 N, Tarpon Springs, FL 34689

Confidential Information Memorandum

Berkshire Hathaway HomeServices
Florida Properties Group - Commercial Division
September 2020



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**BERKSHIRE
HATHAWAY**
HomeServices

Florida Properties Group

COMMERCIAL DIVISION

This Confidential Information Memorandum (the "Memorandum") has been prepared by Berkshire Hathaway HomeServices Florida Properties Group - Commercial Division ("BHFPC") solely for informational purposes from materials supplied to BHFPC by Alliance Group of Tampa Bay VII LLC ("Owner"). This Memorandum relates to the possible sale of 41680 US Highway 19 N, Tarpon Springs, FL 34689 ("Investment"). This Memorandum is being furnished through BHFPC as the Owner's exclusive advisor, solely for use by prospective purchasers in considering an acquisition of the Investment.

This Memorandum has been prepared to assist interested parties in making their own evaluation of the Investment and does not purport to contain all of the information that a prospective purchaser may desire. In all cases, interested parties should conduct their own investigation and analysis of the Investment and the data set forth in this Memorandum.

BHFPC has not independently verified the accuracy and completeness of any of the information, contained in this Memorandum. Neither BHFPC, the Owners, nor their respective affiliates, directors, officers, employees, representatives or agents makes any representation or warranty as to the accuracy or completeness of this Memorandum, or any supplemental information furnished in connection herewith, and none of the foregoing shall have any liability for any representations (express or implied) contained in, or for any omissions from, this Memorandum, any supplemental information furnished in connection herewith or any other written or oral communication transmitted to the recipient in the course of the recipient's evaluation of Investment.

Neither BHFPC, the Owners or their respective affiliates, directors, officers, employees, representatives or agents, undertakes any obligation to provide additional information or to correct or update any of the information set forth in this Memorandum.

By accepting this Memorandum, the recipient acknowledges and agrees that all information contained herein and all other information provided by BHFPC, or the Owners related thereto is subject to the terms of the confidentiality agreement previously executed by the recipient regarding this Memorandum. Without limiting the generality of the foregoing, (i) the recipient will not reproduce this Memorandum, or such other information, in whole or in part, and will use this Memorandum and such other information solely for purposes of evaluating the recipient's interest in acquiring Investment and (ii) if the recipient does not wish to pursue this matter, the recipient will promptly return this Memorandum and such other information, if any, to BHFPC, together with any other materials relating to Investment which the recipient may have received from either BHFPC, the Owners, or their respective affiliates, directors, officers, employees, representatives or agents, as well as any notes or written materials prepared by the recipient.

The Owners reserve the right to negotiate with one or more prospective buyers at any time and to enter into a definitive agreement for the sale of the Investment or any components thereof without prior notice to the recipient of this Memorandum or other prospective purchasers.

The Owners also reserve the right to terminate, at any time, solicitation of indications of interest for the acquisition of the Investment or the further participation in the investigation and proposal process by any party. Finally, the Owners reserve the right to modify, at any time, any procedures relating to such process without assigning any reason thereto. The Owners intend to conduct business in the ordinary manner during the evaluation period; however, the Owners reserve the right to take any action, whether or not in the ordinary course of business, including but not limited to the sale of any assets of the Investment, which it deems necessary or prudent in the conduct of such business.

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This information is from sources deemed to be reliable. We are not responsible for misstatements of facts, errors or omissions, prior sale, change of price, and/or terms or withdrawal from the market without notice. Buyer should verify all information with its' own representatives as well as state and local agencies. Brokers please note that a variable rate commission may exist on this offering that might result in a lower commission cost to the Seller if a Buyer's broker is not involved in the transaction. ©2020 BHH Affiliates, LLC. An independently owned and operated franchisee of BHH Affiliates, LLC. Berkshire Hathaway HomeServices and the Berkshire Hathaway HomeServices symbol are registered service marks of Columbia Insurance Company, a Berkshire Hathaway affiliate. EHO.

Executive Summary

The subject property contains 5,840± rentable square feet* and is a single-story office/retail building. It is currently set up for a single tenant, however can easily be subdivided into four (4) separate units. The building was constructed in 2001 and exterior walls are covered with a vinyl siding finish. The building's roof system consists of a standing seam metal roof system with hip and gable design. Four decorative dormers are located at the north elevation and a roof top cupola is located in the center of the roof. The plywood roof deck is supported by pre-engineered wooden trusses.

The property is located on the southwest corner of US Highway 19 N and East Pine Street in Tarpon Springs. It is situated on the west side of US Hwy 19 approximately 0.25± miles north of the Tarpon Road (Keystone Road) and US Highway 19 intersection. This well-traveled corridor is home to many national retailers. The property is adjacent to AutoZone and is an out-parcel to Lowe's.

The property features excellent visibility to highway traffic of over 65,000 vehicles per day. The property has 110 feet of highway frontage and a large pylon sign located at the northeast of the property.

Access onto the property by two entryways on East Pine Street, at the north side of the property. Turning lanes allow both US Highway 19 north and south bound traffic access to East Pine Street. The property has 29 parking spaces which include 4 ADA handicap spaces. The parking is illuminated by pole mounted light fixtures.

Property Features:

- 5,840± SF – free-standing building
- 110± feet of US19 frontage
- Well-traveled retail corridor in North Pinellas County
- Highly visible pylon sign
- Corner location
- Lowe's outparcel
- 0.66± acres
- North & southbound US19 turning lane access

Sale Price: \$1,275,000

* Building dimension per 10/13/2008 survey.

Investment Description

Site Address:	41680 US Highway 19 N, Tarpon Springs, FL 34689
County:	Pinellas
Parcel No.:	07-27-16-89920-000-0030
Land Use:	1120 Single Building Store
Traffic Count:	62,500 ADTV (FDOT)
Zoning:	C-2 General Commercial
Flood Zone:	X minimal chance of annual flooding
Parcel Size:	0.66± acres (28,565± SF)
Parcel Dimensions±:	110.1' x 222.9' x 120.2' x 198.1'
Parking Ratio:	4.9
Property Use:	Retail
Bldg. Size:	6,343± GSF; 5,840± RSF*
Year Built:	2001
Total Taxes & Assessments:	\$16,541.04 (2019)
Legal Description:	TARPON PINES ASSOCIATES TRACT C

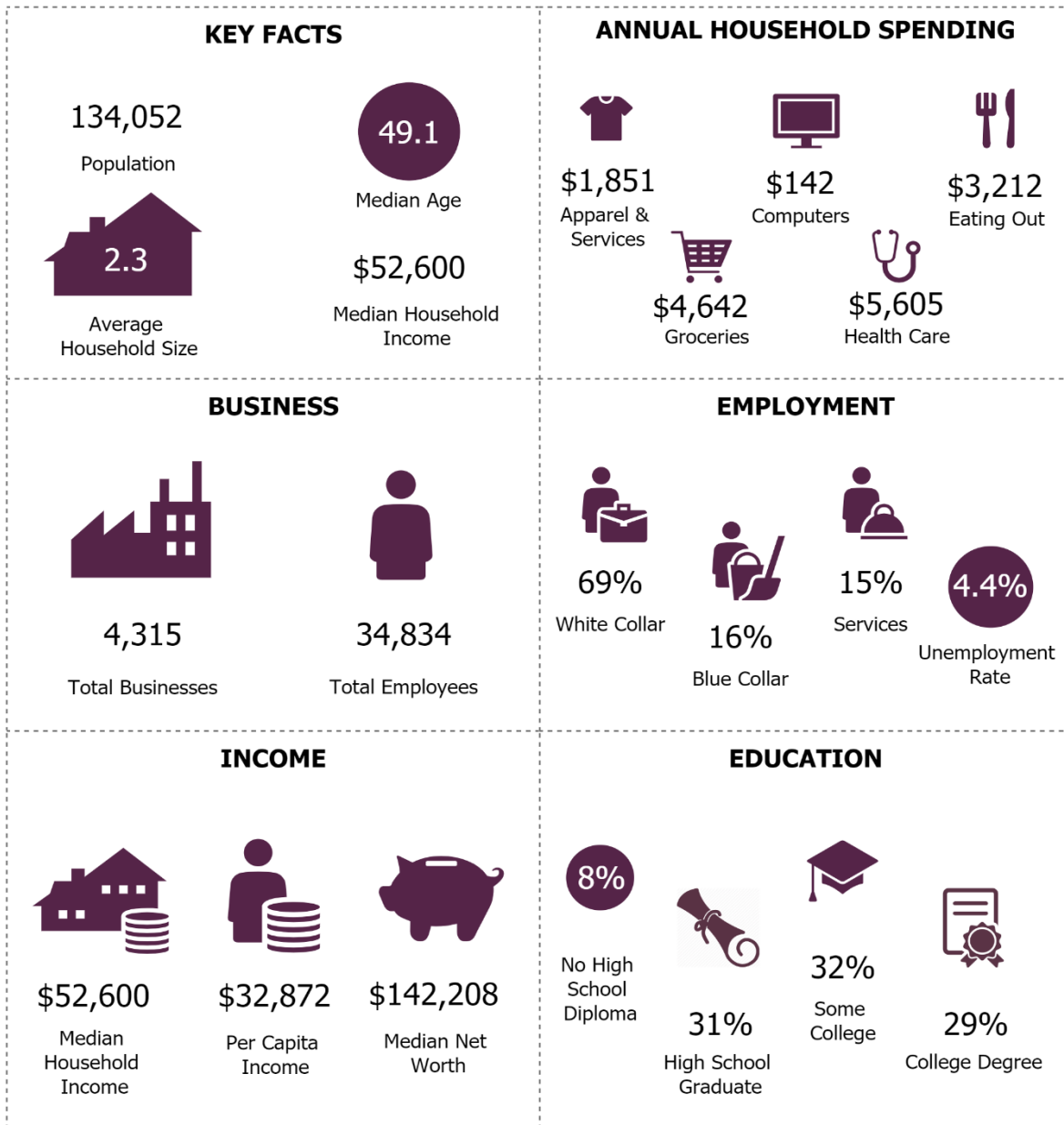
* Building dimension per 10/13/2008 survey.



Area Demographics

* Demographics are for a 5 mile radius of the Subject.

** Source: ESRI



Key Demographic Indicators

2024 Total Population	139,831
2019-2023 Population: Annual Growth Rate	0.85%
2019 Total Households	57,041
2019-2023 Households: Annual Growth Rate	0.76%
2019 Median Home Value	\$222,566
2019 Total Daytime Population	112,250
2019 Daytime Population: Residents	77,609
2019 Education: High School Diploma	20,051
2019 Education: Bachelor's Degree	9,591
2019 Education: Graduate/Professional Degree	5,733

5 mile radius

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Pinellas County, Florida

Pinellas County, on Florida's West Coast, is a 280-square mile peninsula bordered by the Gulf of Mexico and Tampa Bay. The County from tip to tip is 38 miles long and 15 miles wide at its broadest point.

Pinellas enjoys a year-round reputation as a tourist destination with attractions appealing to singles, couples, retirees, and families. Retirement living is also important to Pinellas County's economic health. Pinellas County's top key business sectors are health services, tourism services, manufacturing, and financial services. Over 38,000 businesses call Pinellas County home.

Pinellas County is served by Interstate 4 which runs East and West and connects Pinellas with Florida's East Coast. Interstate 75 and Highway U.S. 19 are the North and South connections. **

Tarpon Springs, Florida

Tarpon Springs is located in northern most Pinellas County, bordering Pasco County. Major areas of commerce are centralized in the Historic Downtown District and along the US Highway 19 corridor.

In addition to the natural beauty offered by its Gulf Coast location, Tarpon Springs is a diverse cultural destination, rich in art, museums, performing arts, eclectic shopping and dining experiences, and many outdoor recreational activities. Being situated between the Gulf of Mexico and Lake Tarpon, the City boasts multiple beaches and waterfront parks, perfect for fishing, boating, kayaking, shell hunting and more. With public art installations sprinkled throughout and multiple places listed on the National Register of Historic Places, including a historic district and the recognized Greek Town district, the city has become a destination for history and art lovers as well.

Tarpon Springs, along the shore of the Gulf of Mexico just 45 minutes north of St. Petersburg, was named for the fish found in abundance in nearby waters.

Key Demographic Indicators	Pinellas County	Zip Code 34689
2019 Total Population	980,444	28,121
2024 Total Population	1,017,096	29,446
2019-2024 Population: Annual Growth Rate	0.74%	0.93%
2019 Median Age	49.2	51.4
2019 Total Households	439,047	12,129
2019-2024 Households: Annual Growth Rate	0.68%	0.85%
2019 Median Household Income	\$53,083	\$51,882
2019 Median Home Value	\$224,863	\$234,379
2019 Total Daytime Population	993,857	27,955
2019 Daytime Population: Residents	523,073	16,946
2019 Education: High School Diploma	180,573	5,809
2019 Education: Bachelor's Degree	156,943	3,811

** Source: Pinellas County

*** Source: Explore Tarpon Springs

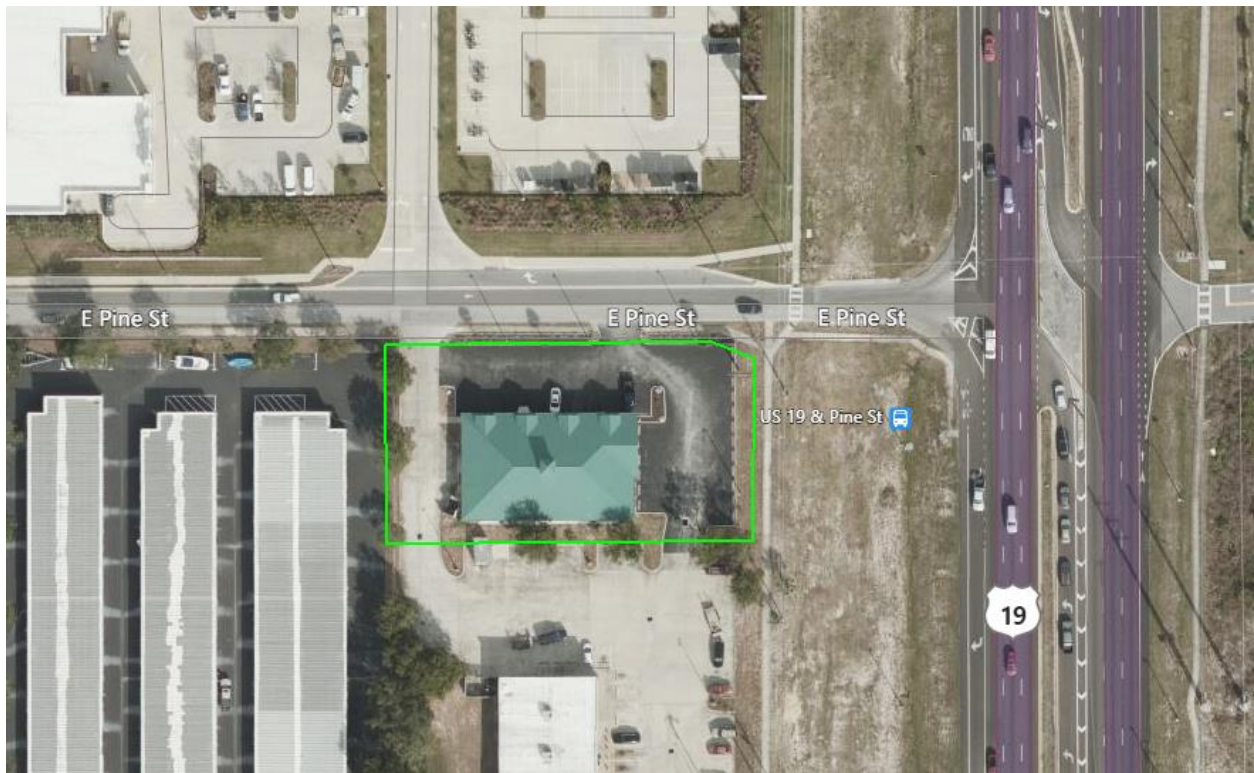
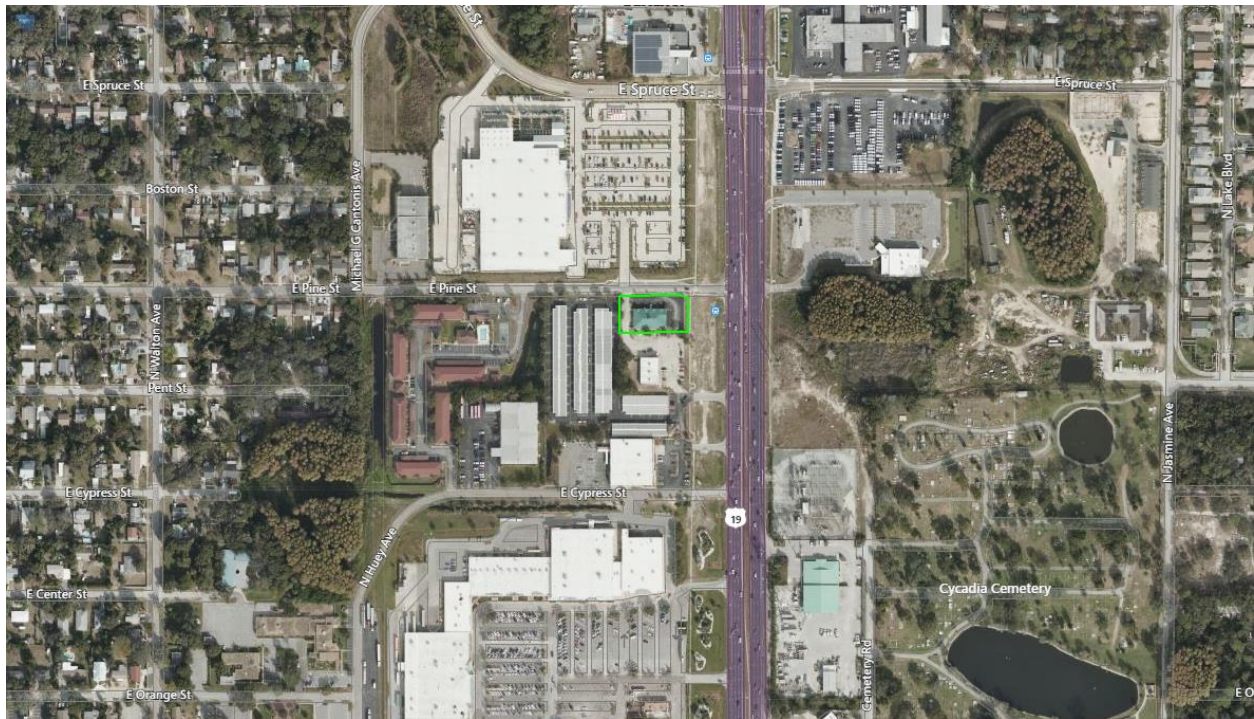
Investment Photos



Investment Photos



Location



Points of Interest

