

We know this land.



Eshenbaugh
LAND COMPANY



The Dirt Dog

304 S. WILLOW AVENUE

TAMPA, FL 33606

813.287.8787

www.thedirtdog.com

Property Summary



PROPERTY DESCRIPTION

One-acre pad ready site in Tarpon Springs Florida. The property sits in front of a Winn Dixie anchored shopping center, the brand new 236-unit Icaria apartment complex, and just north of the 168-bed AdventHealth North Pinellas Hospital. This site is ideal for retail as well as professional and medical office users.

LOCATION DESCRIPTION

Located along Pinellas Avenue, just south of the recently completed Meres Boulevard extension, and within walking distance to downtown Tarpon Springs and the Pinellas Trail.

ZONING

Planned Development - Allows uses such as office and retail. Restrictions on certain retail and office uses are in place. Contact broker for additional information.

PARCEL ID

13-27-15-57285-000-0010

PRICE

\$1,200,000

Located in Front of 236 Apartment Units & Winn Dixie Shopping Center



The Icaria
236 Luxury Apartments
Completed in 2020

AdventHealth
168-bed Hospital

Winn Dixie

DUNKIN' DONUTS

Marc's
Pizza

Flagship
Bank

**One-Acre
Development Site**

Pinellas Avenue

Meres Boulevard

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Just South of Downtown Tarpon Springs



Historic Tarpon Springs
Sponge Docks

Proposed - 58 Luxury
Townhomes
(Under Contract)

Walgreens

Flagship
Bank

Pinellas Avenue

Winn-Dixie

One-Acre
Development Site

Local Demographics

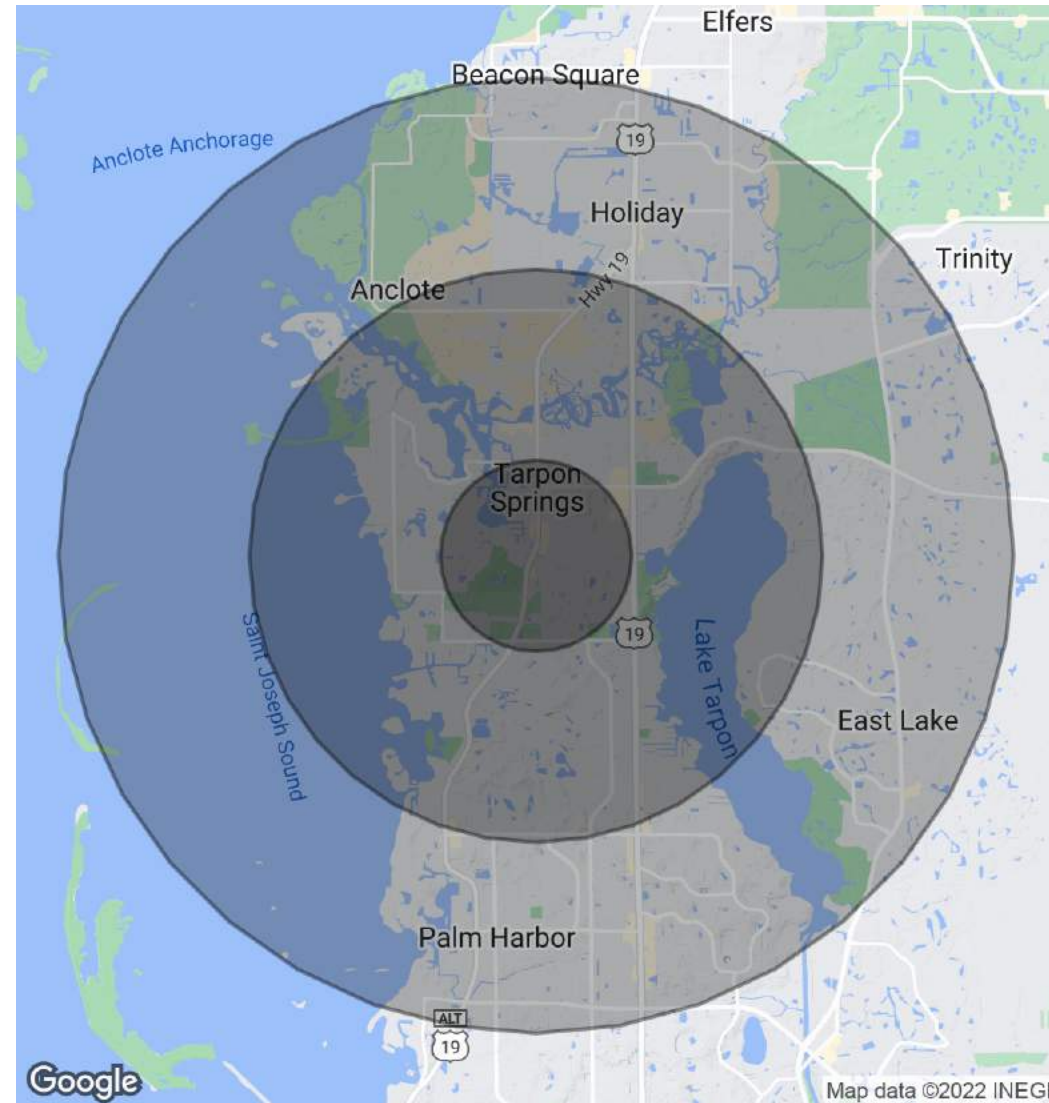
POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	6,447	33,916	99,578
Average Age	51.9	47.0	47.5
Average Age (Male)	51.1	46.1	46.4
Average Age (Female)	53.9	47.6	48.3

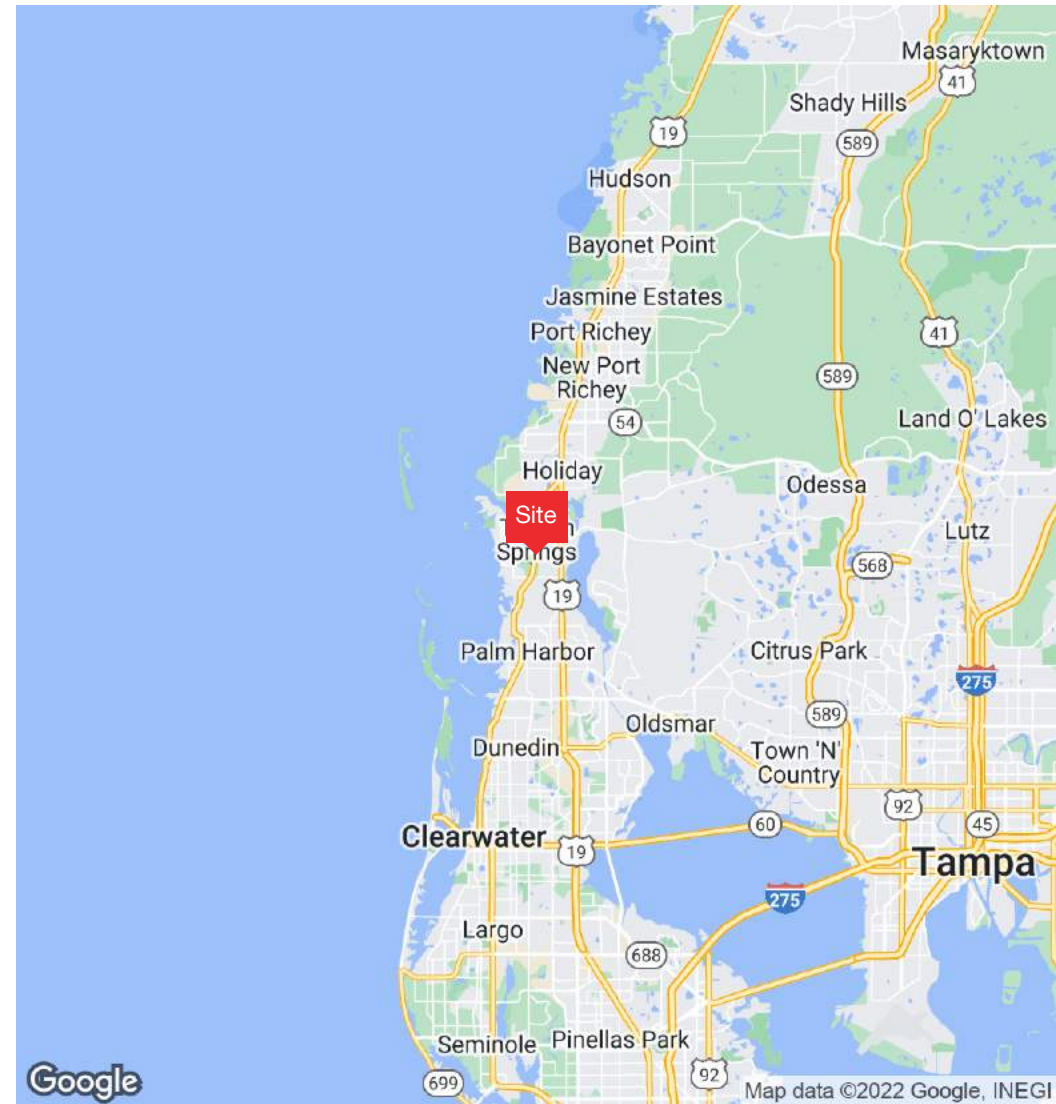
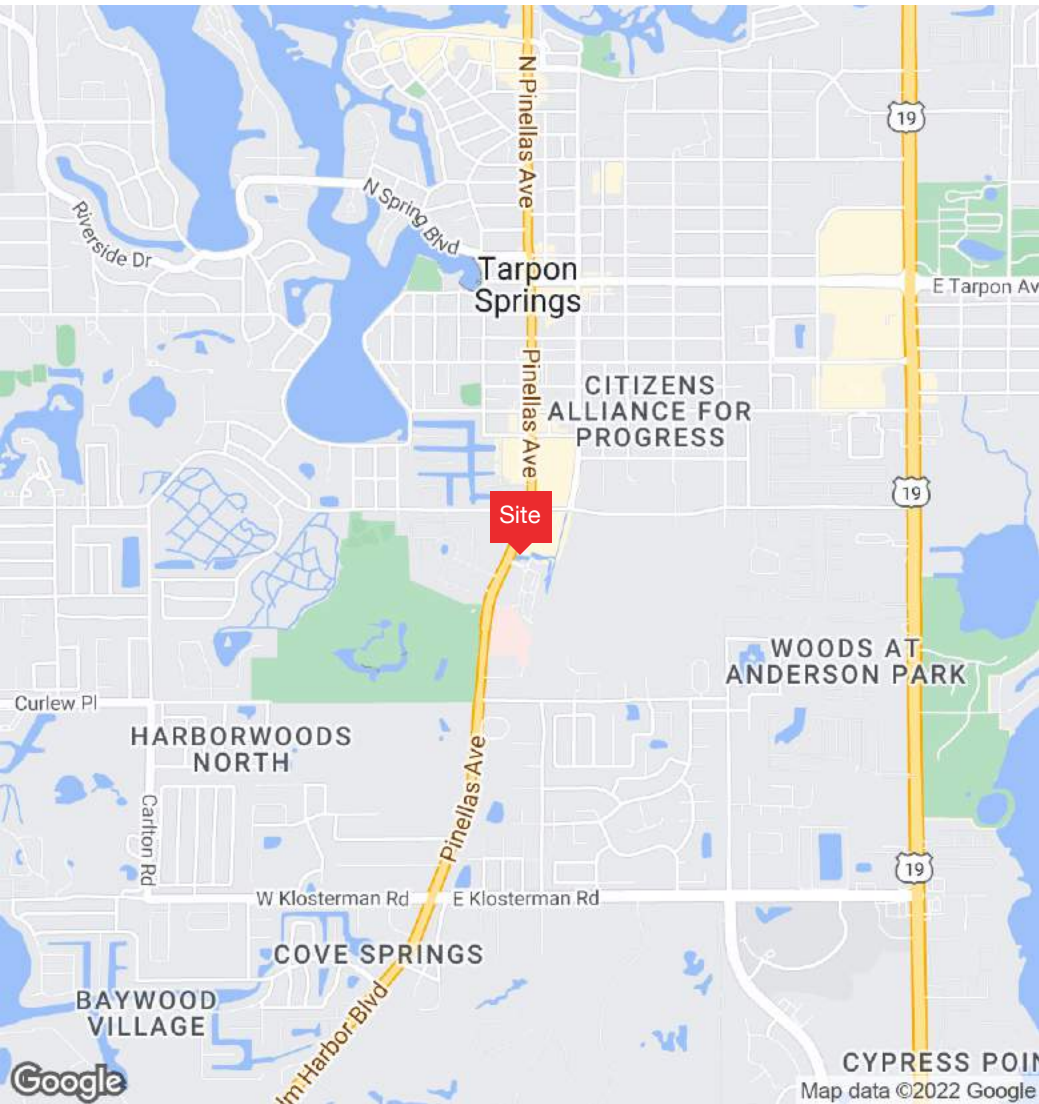
HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	2,977	15,074	43,165
# of Persons per HH	2.2	2.2	2.3
Average HH Income	\$47,743	\$63,979	\$66,350
Average House Value	\$268,801	\$248,586	\$213,494

* Demographic data derived from 2010 US Census



Location Maps



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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Eshenbaugh Land Company, LLC in compliance with all applicable fair housing and equal opportunity laws.

Eshenbaugh Land Company is a licensed real estate brokerage firm in Florida and William A. Eshenbaugh is the broker of record.