



Great Tarpon Springs Location

14,400 +/- SF Industrial Building

1.27 +/- Acre Rectangular Lot

On-Site Parking Spaces

Perfect for Owner/User or Investor

Price: \$2,500,000

**904 ANCLOTE ROAD
TARPON SPRINGS, FL 34689**

ALAN KAYE

Managing Director
(954) 558-8058
akaye@tworld.com
BK 641780, Florida

MICHAEL SHEA

Business Broker
(321) 287-0349
mike@tworld.com
BK3151355



TABLE OF CONTENTS

DISCLAIMER	3
SEC I- PROPERTY SUMMARY	4
Property Summary	5
SEC II- PROPERTY DESCRIPTION	6
Property Description	7
SEC III- PROPERTY PHOTOS	8
Property Photos	9
SEC IV- MAPS & DEMOGRAPHICS	15
Location Maps	16
Aerial Map	17
Regional Map	18
Business Map	19
Demographics	20
BROKER PROFILE	21

ALAN KAYE

MANAGING DIRECTOR

O: (954) 558-8058

C: (954) 558-8058

akaye@tworld.com

BK 641780, Florida

MICHAEL SHEA

BUSINESS BROKER

O: (321) 287-0349

mike@tworld.com

BK3151355

This is a confidential Offering Memorandum, which is intended solely for your limited use and benefit in determining whether you desire to express any further interest in acquiring **904 Anclothe Road, Tarpon Springs, FL 34689** (the "Property"). You are bound by the Confidentiality Agreement executed in connection with your receipt of this Offering Memorandum. This Offering Memorandum was prepared by Transworld Commercial, a **Florida Limited Liability Company** broker. It contains selected information pertaining to the Property and does not purport to be all inclusive or to contain all the information which prospective investors may desire. It should be noted that all or any of the market analysis projections are provided for general reference purposes and are based on assumptions relating to the general economy, competition, and other factors beyond our control and, therefore, are subject to material variation. Additional information and an opportunity to inspect material related to the Property will be made available to interested and qualified prospective capital sources. Neither the Owner, Broker, nor any of their respective officers have made any representation or warranty, expressed or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents, and no legal commitments or obligations shall arise by reason of this Offering Memorandum or its contents. It is essential that all parties to real estate transactions be aware of the health, liability, and economic impact of environmental factors on real estate. Broker does not conduct investigations or analyses of environmental matters and, accordingly, urges interested parties to retain qualified environmental professionals to determine whether hazardous or toxic wastes or substances (such as asbestos, pcbs, other contaminants or petrochemical products stored in underground tanks) or other undesirable materials or conditions are present at the Property, and if so, whether any health danger or other liability exists. Various laws and regulations have been enacted at the federal, state, and local levels dealing with the use, storage, handling, removal, transport, and disposal of toxic or hazardous wastes and substances. Depending on past, current and proposed uses of the Property, it may be prudent to retain an environmental expert to conduct a site investigation and/or building inspection. If such substances exist or are contemplated to be used at the Property, special governmental approvals or permits may be required. Consequently, legal counsel and technical experts should be consulted where these substances are or may be present. In this Offering Memorandum, certain documents are described in summary form. The summaries do not purport to be complete descriptions of the full agreements involved, nor do they purport to constitute any legal analysis of the provisions of the documents. This brochure shall not be deemed an indication of the situation of the Owner nor constitute an indication that there has been no change in the business or affairs of the Owner since the date of preparation of this Offering Memorandum. Duplication of the Offering Memorandum in part or whole without expressed written consent of Broker is not authorized.

PROPERTY INSPECTION:

Prospective purchasers will be given an opportunity to visit and inspect the property at their convenience by scheduling an appointment with ALAN KAYE of TRANSWORLD COMMERCIAL.

Property Tours should be scheduled with as much advance notice as possible. Prospective purchasers may not visit the property without ALAN KAYE of TRANSWORLD COMMERCIAL.

PLEASE DO NOT VISIT THE PROPERTY WITHOUT SETTING AN APPOINTMENT WITH ALAN KAYE OR MIKE SHEA & PLEASE DO NOT DISTURB THE TENANTS.

Property Summary



PROPERTY SUMMARY

Tarpon Springs, FL
904 Anclothe Road | Tarpon Springs, FL 34689

05



Property Summary

Industrial Building SF:	14,400
Building Class:	M1
Year Built:	1980
Floors:	One
Lot Size:	55,378 SF
Use Code:	4120- Light Manufacturing
Zoning:	E1
Exterior:	Pre-Stressed Concrete Walls & Roof
Foundation:	Poured Concrete
Parking:	On-Site Surface Parking (15-20)
Parcel:	02-27-15-00978-000-0010
Price:	\$2,500,000

Property Overview

Transworld Commercial Real Estate and Transworld Business Advisors are pleased to represent the property located at 904 Anclothe Road in the Anclothe Industrial Park in Tarpon Springs, FL. This freestanding one story commercial property consists of 14,400 +/- SF of building area on a 1.27 +/- acre site in Tarpon Springs, Florida. The property is zoned E-1 (Employment-1), allowing for a wide variety of commercial and light industrial uses. Featuring ample on-site parking and outdoor space with convenient access to US Highway 19 and other major roadways, the property is well suited for owner-users, investors, or businesses seeking a flexible commercial location in northern Pinellas County. There is room to grow additional SF or add a second story.

Location Overview

Located in Tarpon Springs, Florida, the property enjoys a strategic position in northern Pinellas County with convenient access to US Highway 19, one of the region's primary north-south corridors. The surrounding area features a mix of commercial, industrial, retail, and residential development, providing a strong business environment and access to a skilled workforce. Its central Tampa Bay location offers excellent connectivity to Clearwater, Palm Harbor, New Port Richey, Tampa, and St. Petersburg, making it an ideal location for a variety of commercial and employment-oriented businesses.

SEC II

Property Description



PROPERTY DESCRIPTION

Tarpon Springs, FL
904 Anclothe Road | Tarpon Springs, FL 34689

07



Property Description

The property located at 904 Anclothe Road, Tarpon Springs, Florida consists of an approximately 14,400±/- square foot freestanding one-story commercial building situated on a 1.27±/- acre parcel in northern Pinellas County.

The property was built with pre-stress concrete walls and roof and can accommodate an addition to the first floor or maybe add a second floor. It has 600 amp three phase electrical service with 10 rollup garage doors. Population within a one mile radius is 6,309 and within 3 miles is 56,017 and the average household income is \$56,614 within a one mile radius and \$54,670 with 3 miles. Tampa international airport is 26 miles away and Saint Petersburg St. Pete Clearwater international is 26.1 miles away. Tampa international airport is 26 miles away and Saint Petersburg St. Pete Clearwater international is 26.1 miles away.

Zoned E-1 (Employment-1), the property offers flexibility for a wide range of commercial, office, warehouse, light industrial, and employment-oriented uses, making it an attractive opportunity for both owner-users and investors. The site provides ample paved parking and generous outdoor area that may accommodate vehicle, equipment, or material storage. The existing improvements offer a functional layout that can support a variety of business operations while also presenting opportunities for renovation, expansion, or redevelopment. Strategically positioned just east of US Highway 19, the property benefits from excellent accessibility to major transportation corridors throughout the Tampa Bay region. Its location provides convenient access to Tarpon Springs, Palm Harbor, Clearwater, and surrounding communities while remaining within close proximity to a strong commercial and industrial employment base. The E-1 zoning designation further enhances the property's long-term value by supporting a broad range of business and industrial uses in one of Pinellas County's most desirable commercial markets.

SEC III

Property Photos



PROPERTY PHOTOS

Tarpon Springs, FL
904 Anclothe Road | Tarpon Springs, FL 34689

09



PROPERTY PHOTOS

Tarpon Springs, FL
904 Anclothe Road | Tarpon Springs, FL 34689

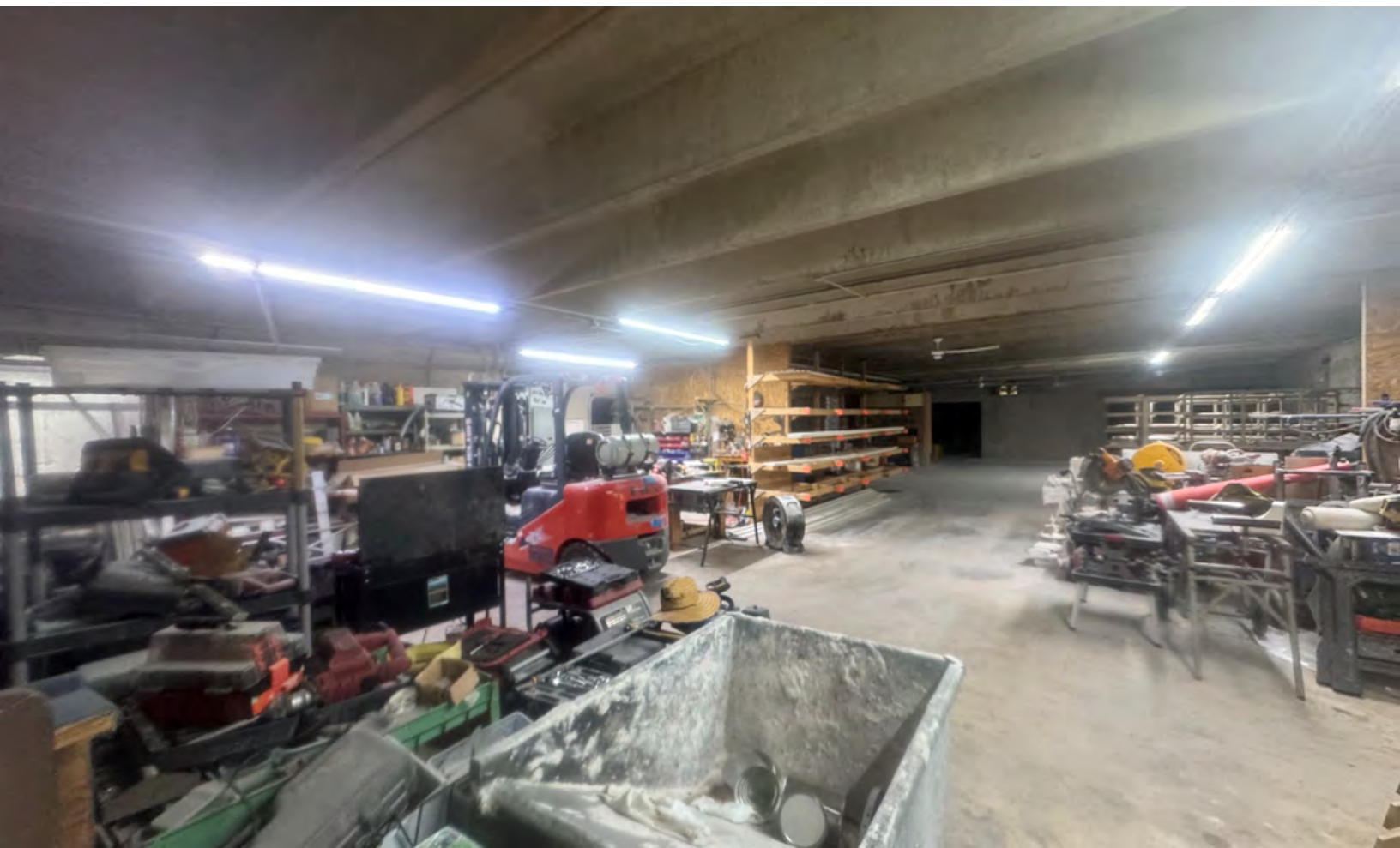
10



PROPERTY PHOTOS

Tarpon Springs, FL
904 Anclothe Road | Tarpon Springs, FL 34689

11



PROPERTY PHOTOS

Tarpon Springs, FL
904 Anclore Road | Tarpon Springs, FL 34689

12



PROPERTY PHOTOS

Tarpon Springs, FL
904 Anclole Road | Tarpon Springs, FL 34689

13



PROPERTY PHOTOS

Tarpon Springs, FL
904 Anclore Road | Tarpon Springs, FL 34689

14



SEC IV

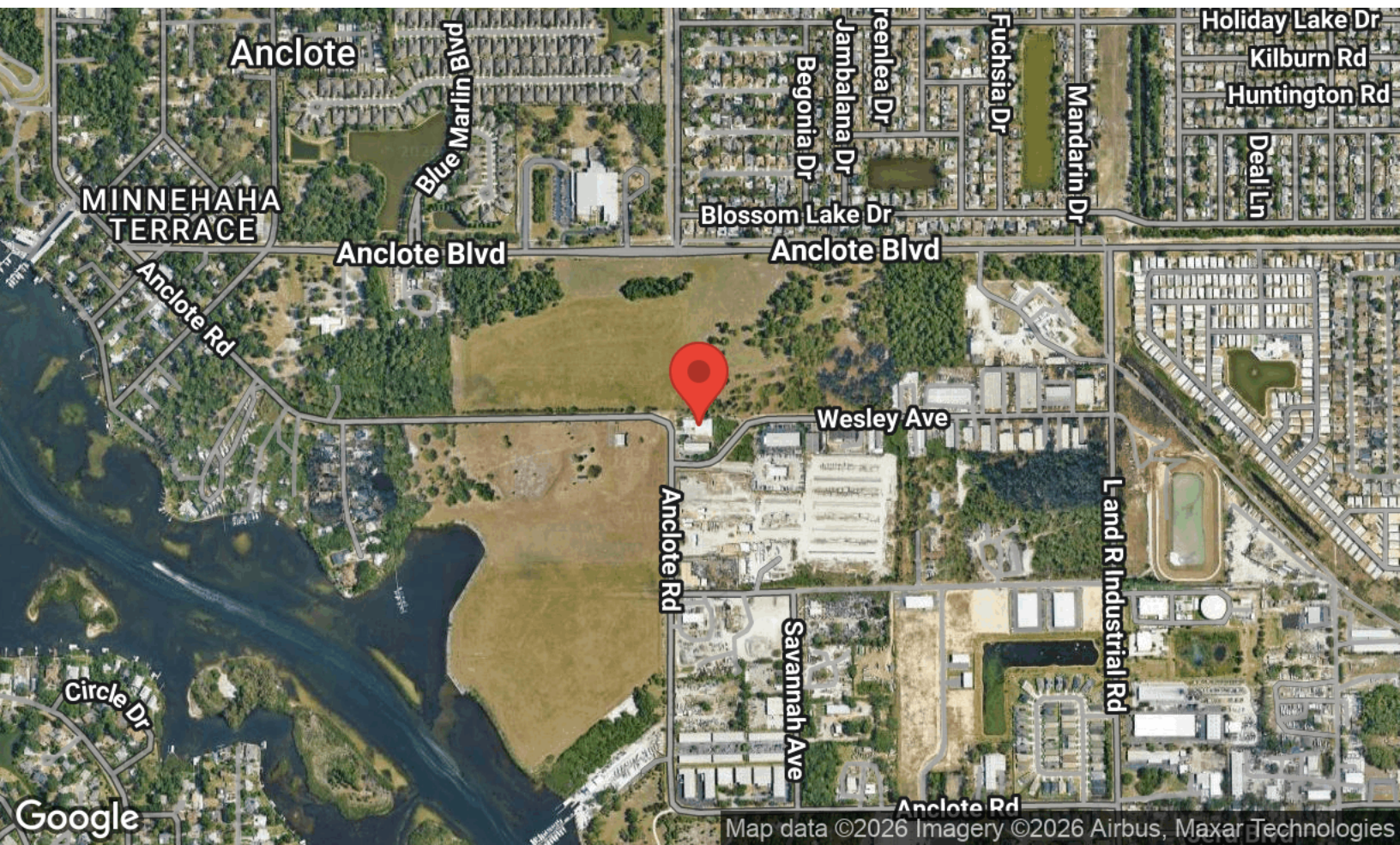
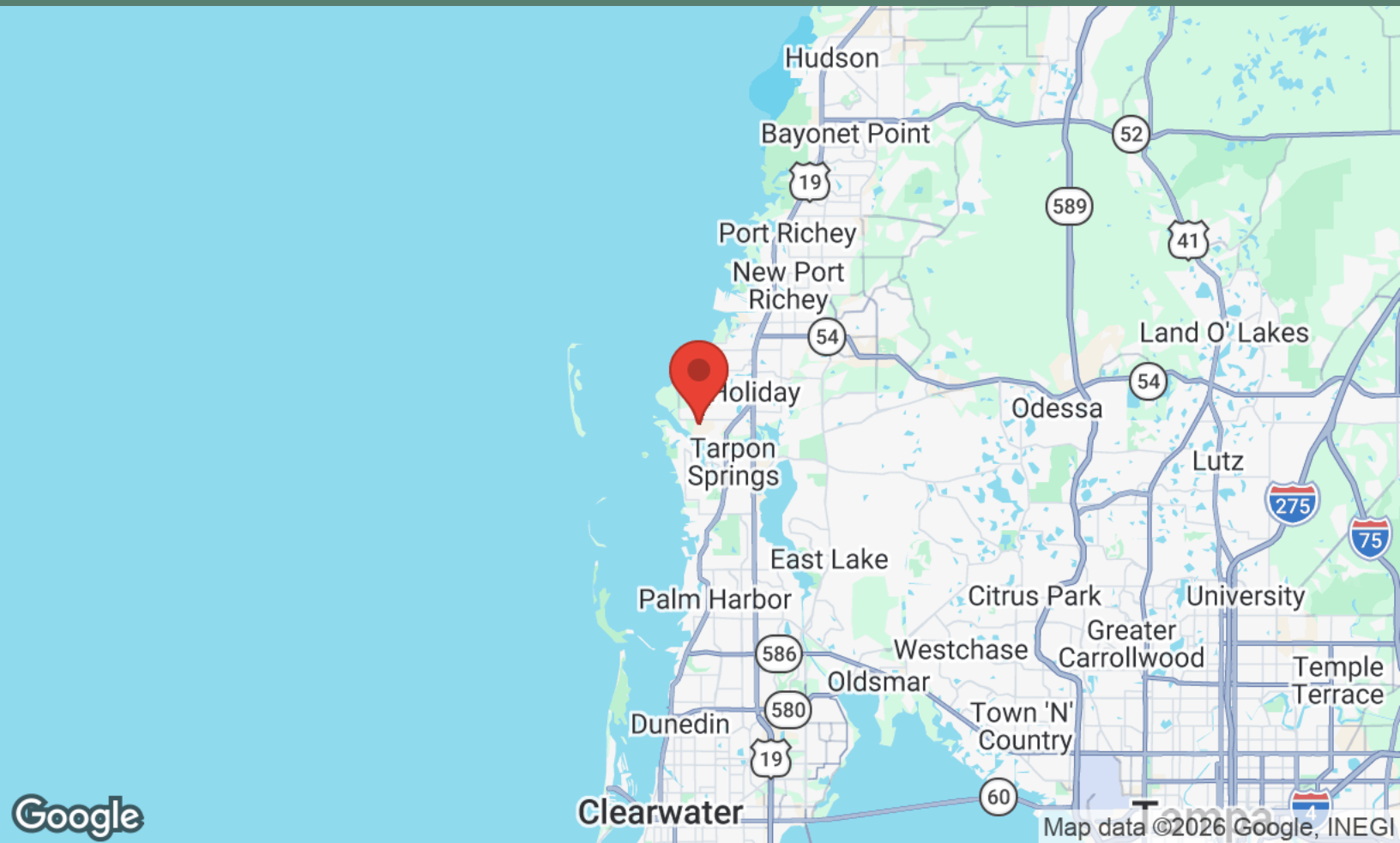
Maps / Demographics



LOCATION MAPS

Tarpon Springs, FL
904 Anclore Road | Tarpon Springs, FL 34689

16



AERIAL MAP

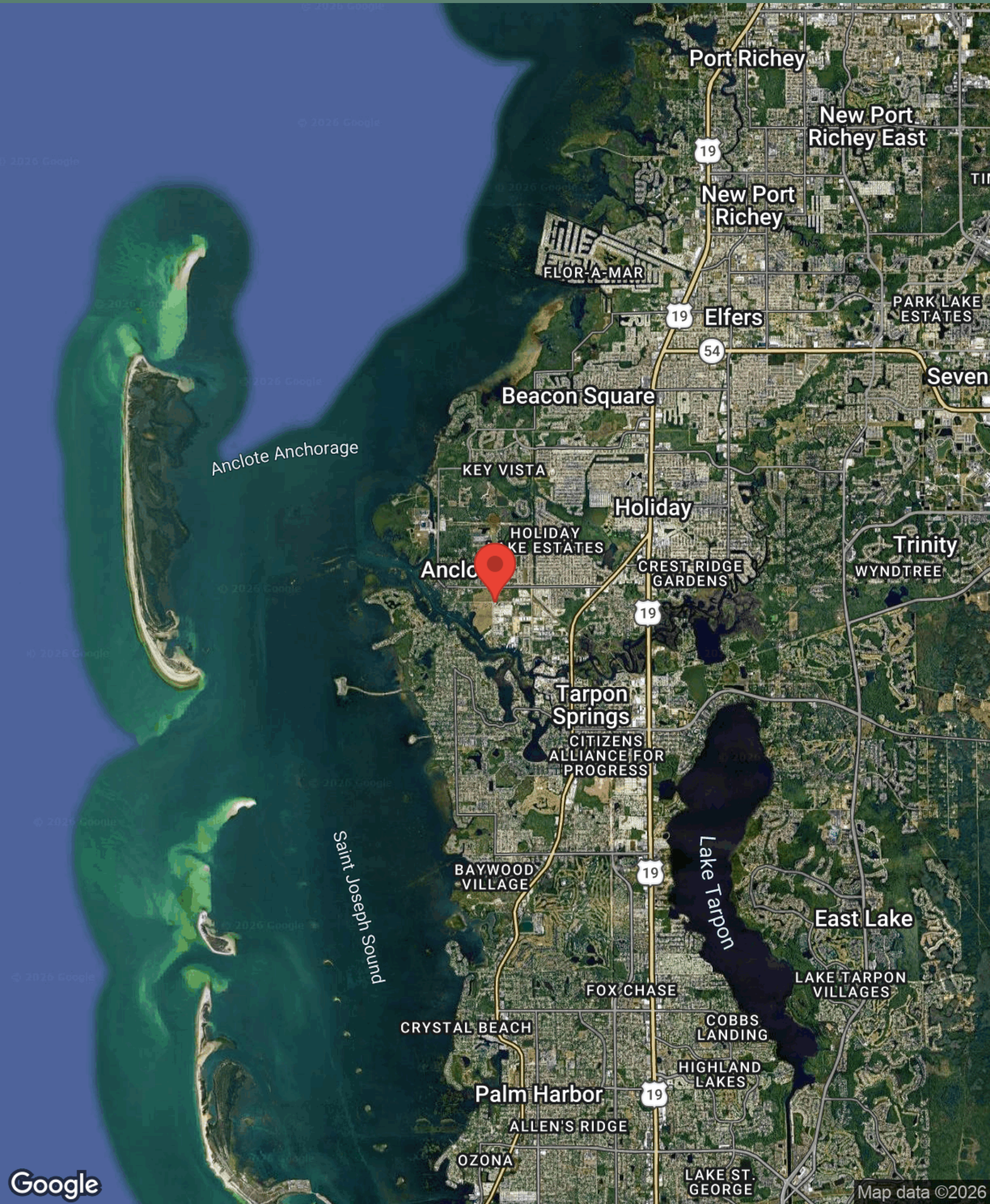
Tarpon Springs, FL
904 Anclore Road | Tarpon Springs, FL 34689



REGIONAL MAP

Tarpon Springs, FL
904 Anclore Road | Tarpon Springs, FL 34689

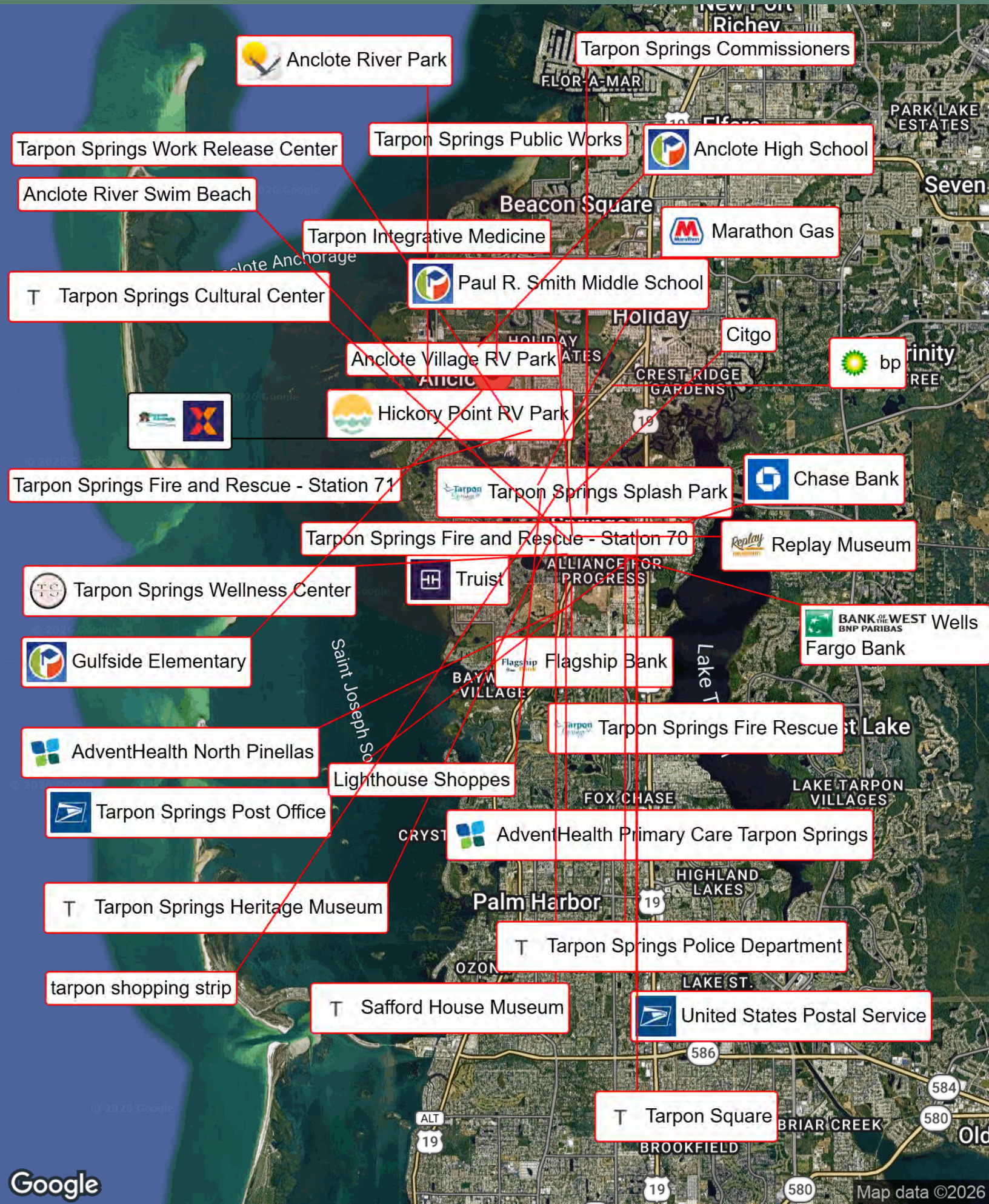
18



BUSINESS MAP

Tarpon Springs, FL
904 Anclothe Road | Tarpon Springs, FL 34689

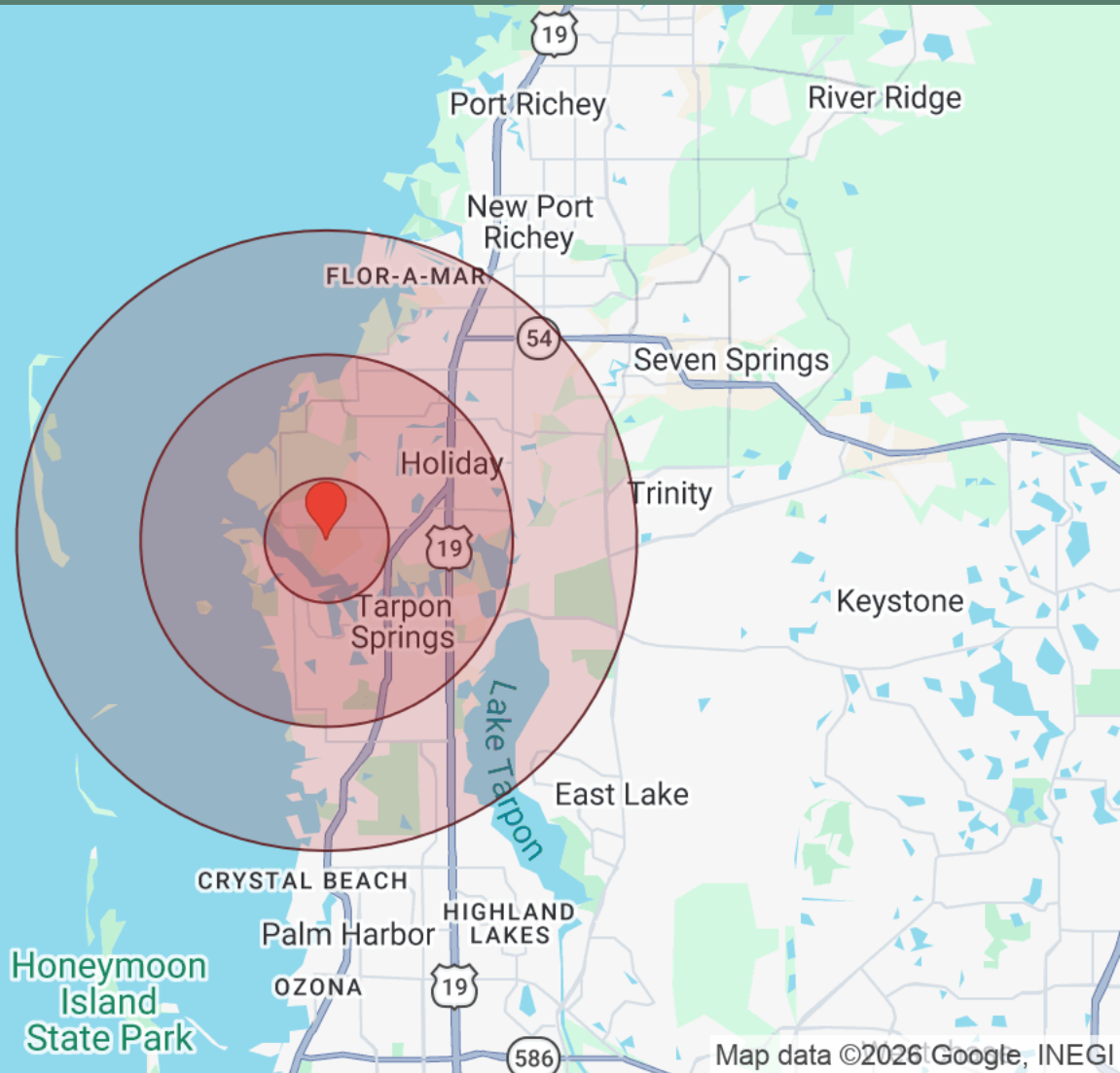
19



DEMOGRAPHICS

Tarpon Springs, FL
904 Anclothe Road | Tarpon Springs, FL 34689

20



Distance: ● 1 Mile ● 3 Miles ● 5 Miles

Map data ©2026 Google, INEGI

Population				Income			
	2 miles	5 miles	10 miles		2 miles	5 miles	10 miles
2020 Population	23,234	98,642	326,299	Avg Household Income	\$86,827	\$85,521	\$93,919
				Median Household Income	\$62,113	\$62,306	\$68,805
2025 Population	25,296	109,363	347,353	< \$25,000	1,806	8,452	24,441
2030 Population Projection	27,287	119,406	374,456	\$25,000 - 50,000	2,577	11,480	31,926
Annual Growth 2020-2025	1.8%	2.2%	1.3%	\$50,000 - 75,000	1,651	7,790	25,492
Annual Growth 2025-2030	1.6%	1.8%	1.6%	\$75,000 - 100,000	1,467	6,154	19,014
Median Age	47.1	47.4	48.2	\$100,000 - 125,000	933	4,608	14,514
				\$125,000 - 150,000	640	2,660	10,513
Bachelor's Degree or Higher	21%	22%	27%	\$150,000 - 200,000	569	2,562	10,820
				\$200,000+	870	3,695	14,160
U.S. Armed Forces	4	31	292				

BROKER PROFILE

Tarpon Springs, FL
904 Anclothe Road | Tarpon Springs, FL 34689

21



For More Information Contact:

ALAN KAYE

(954) 558-8058

akaye@tworld.com

MIKE SHEA

(321) 287-0349

mike@tworld.com



ALAN KAYE
(954) 558-8058
akaye@tworld.com

