



# OFFERING MEMORANDUM

1915 EAST BAY DR, LARGO FL 33771

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# THE SPACE

Address

1915 EAST BAY DR, LARGO FL 33771

Traffic Count

More than 55,000 cars per day

- Up to 4,712 square feet of retail/office space for lease. It can be divisible to 1,200 square feet. Great East Bay drive location with traffic counts of more than 55,000 cars per day. This building features ample parking with an overflow lot in the back of the building. Tenant Improvement allowance for the right tenant and term. Great location for a business wanting to have exposure along the East/West thoroughfare from the beaches to the bay.

## HIGHLIGHTS

- Great East Bay Drive Location
- Traffic counts of more than 55,000 cars per day
- Ample parking



### POPULATION

| 1.00 MILE | 3.00 MILE | 5.00 MILE |
|-----------|-----------|-----------|
| 16,534    | 124,805   | 263,683   |

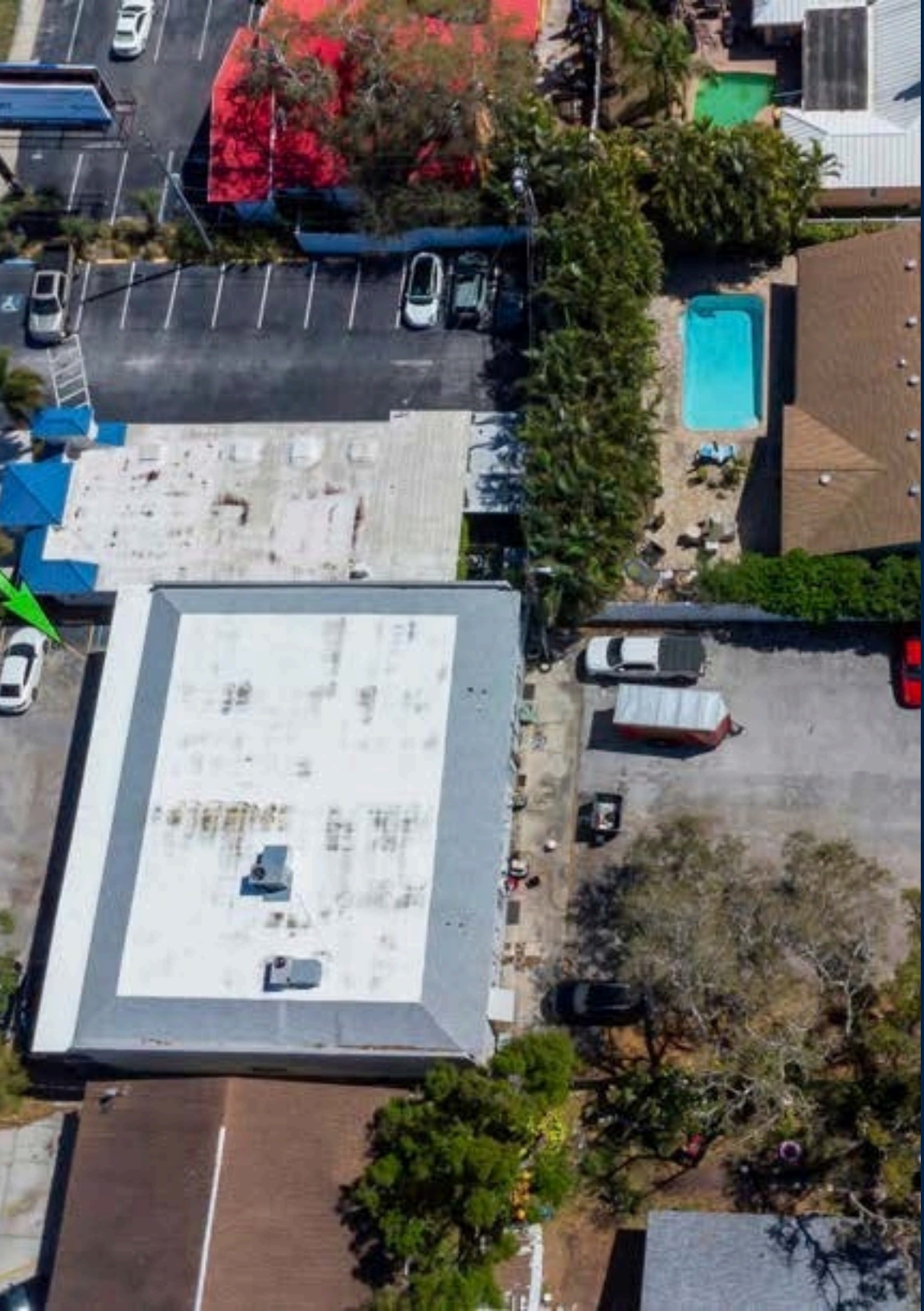
### AVERAGE HOUSEHOLD INCOME

| 1.00 MILE | 3.00 MILE | 5.00 MILE |
|-----------|-----------|-----------|
| \$74,530  | \$85,653  | \$94,840  |

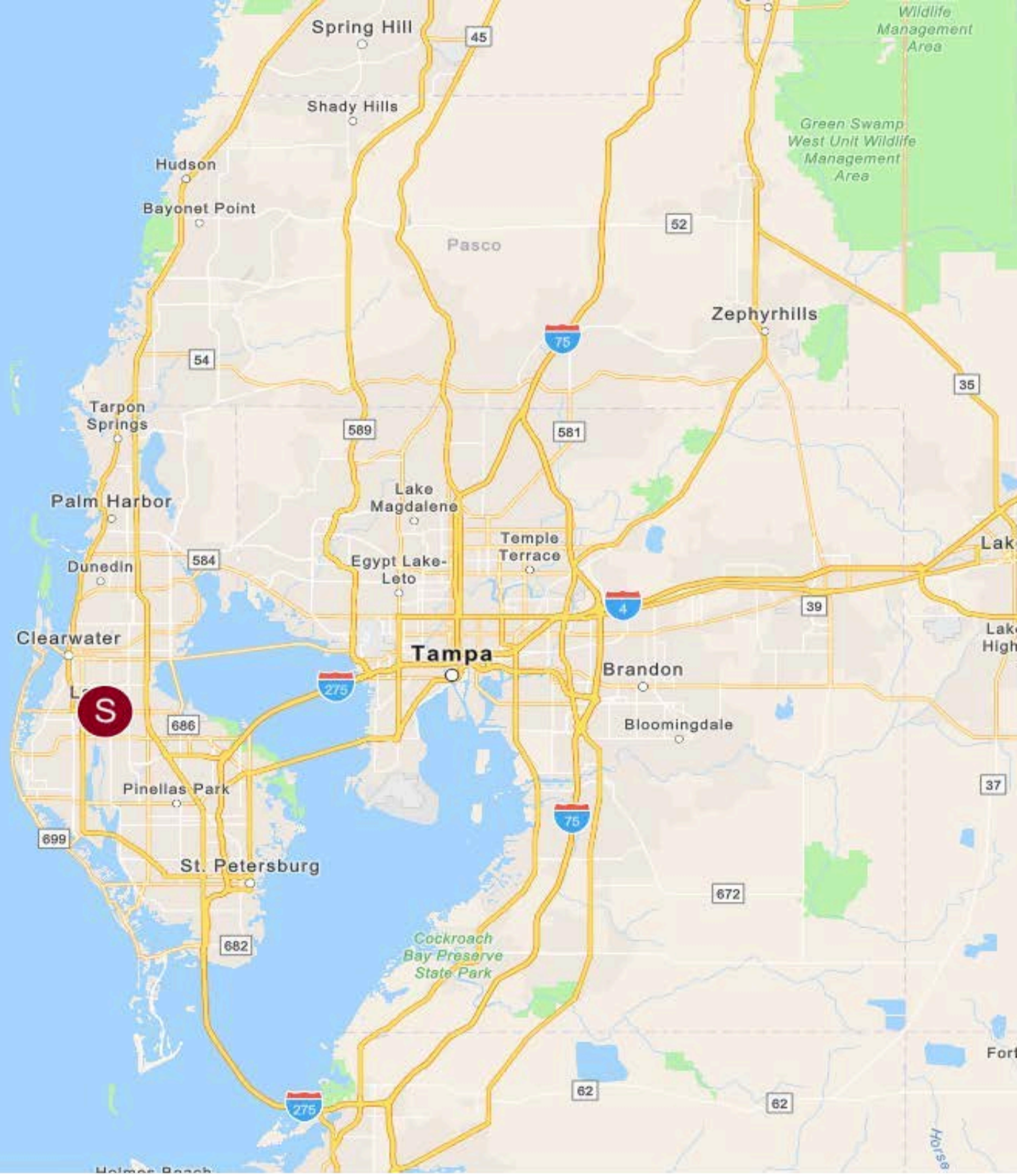
### NUMBER OF HOUSEHOLDS

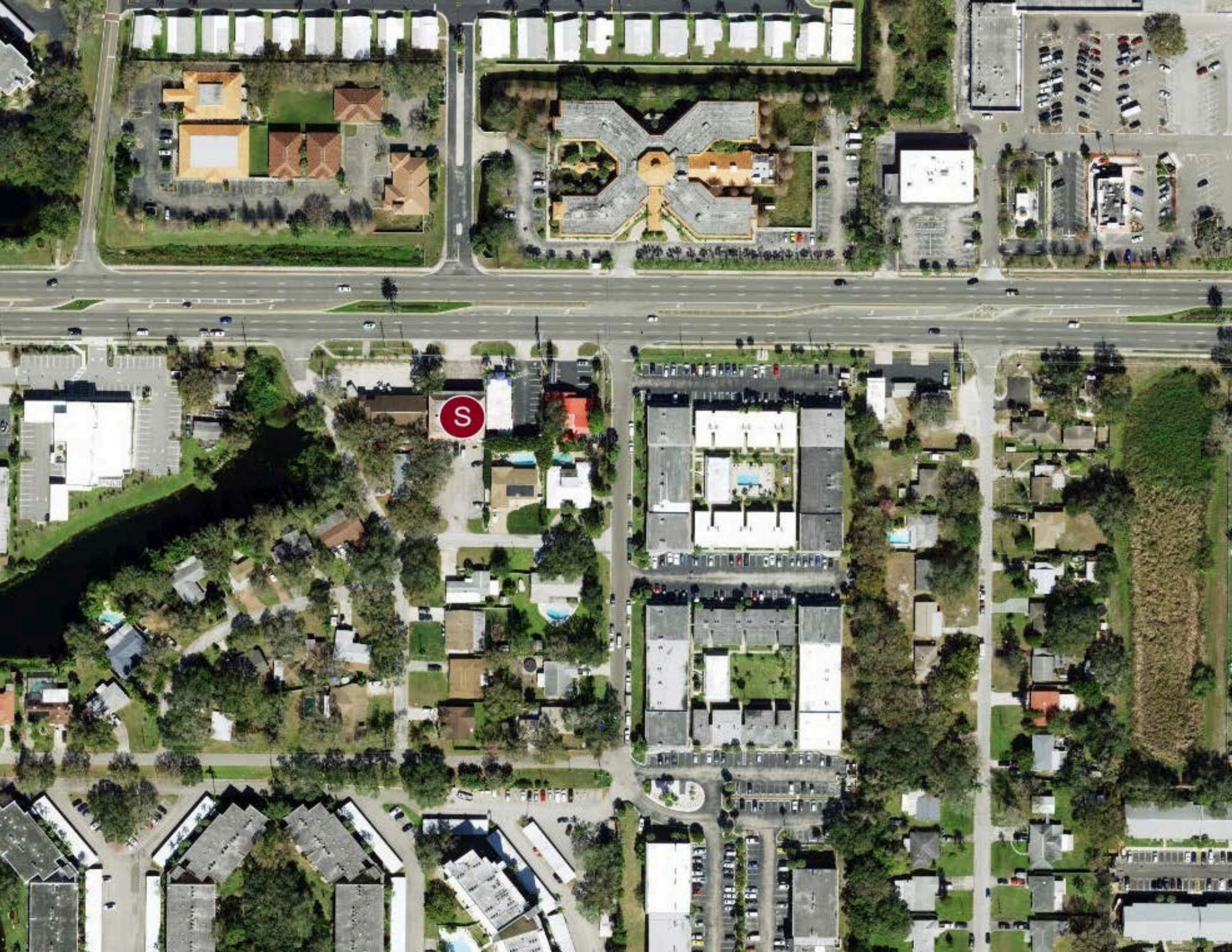
| 1.00 MILE | 3.00 MILE | 5.00 MILE |
|-----------|-----------|-----------|
| 8,530     | 58,727    | 119,197   |

02 Location  
Location Summary



1915 East Bay Dr | Location





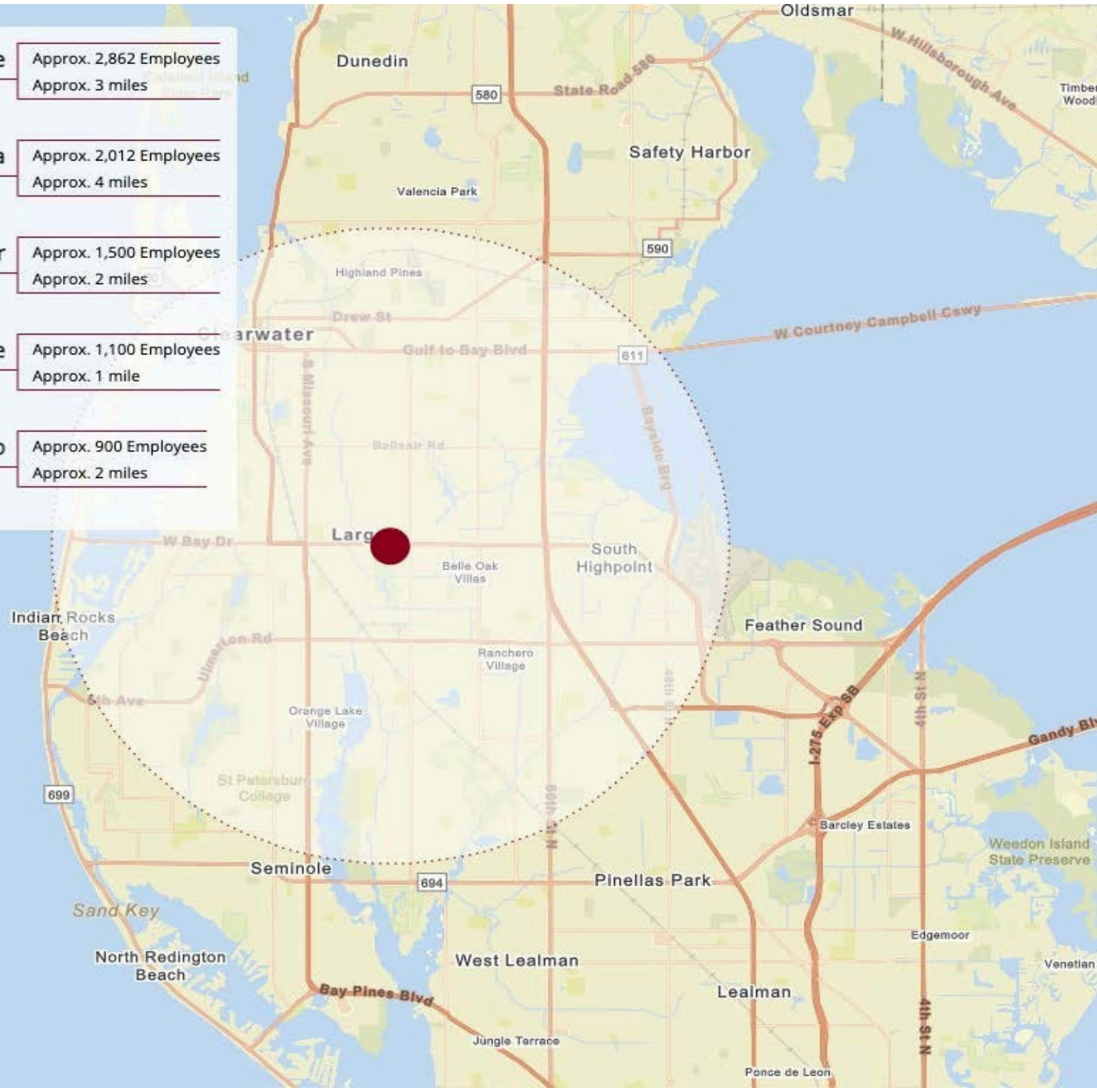
**Pinellas County Sheriff's Office**  
Approx. 2,862 Employees  
Approx. 3 miles

**Tech Data**  
Approx. 2,012 Employees  
Approx. 4 miles

**Largo Medical Center**  
Approx. 1,500 Employees  
Approx. 2 miles

**Florida Suncoast Hospice**  
Approx. 1,100 Employees  
Approx. 1 mile

**City of Largo**  
Approx. 900 Employees  
Approx. 2 miles





03 Property Description  
Property Features

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## PROPERTY FEATURES

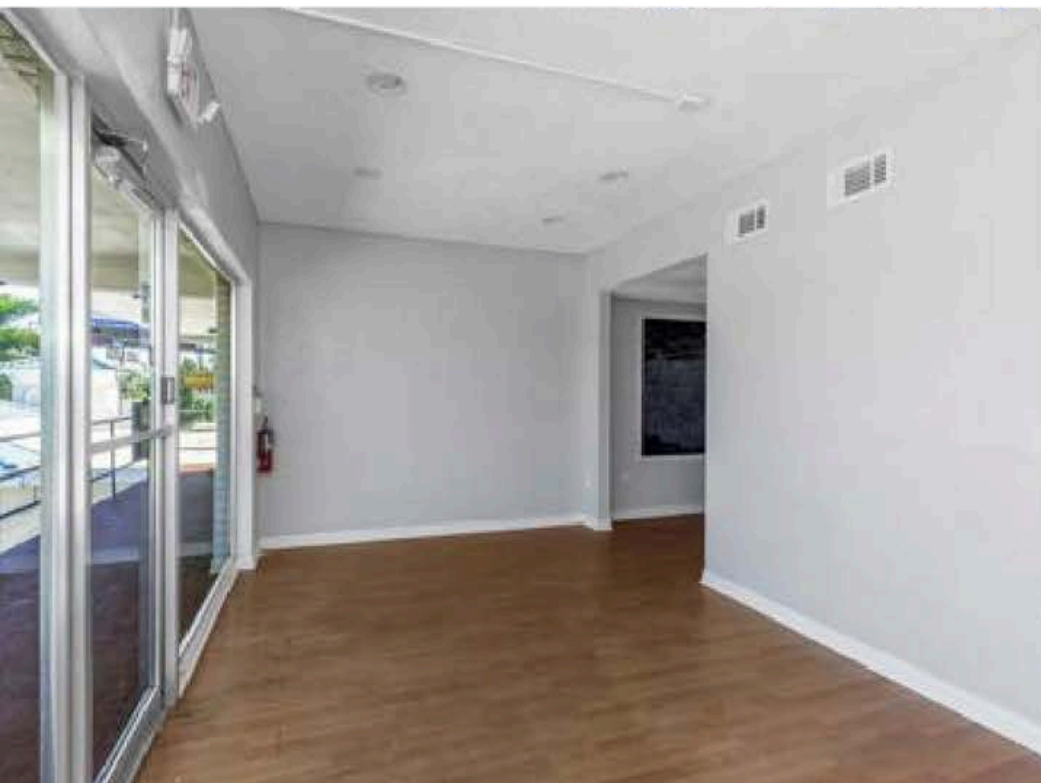
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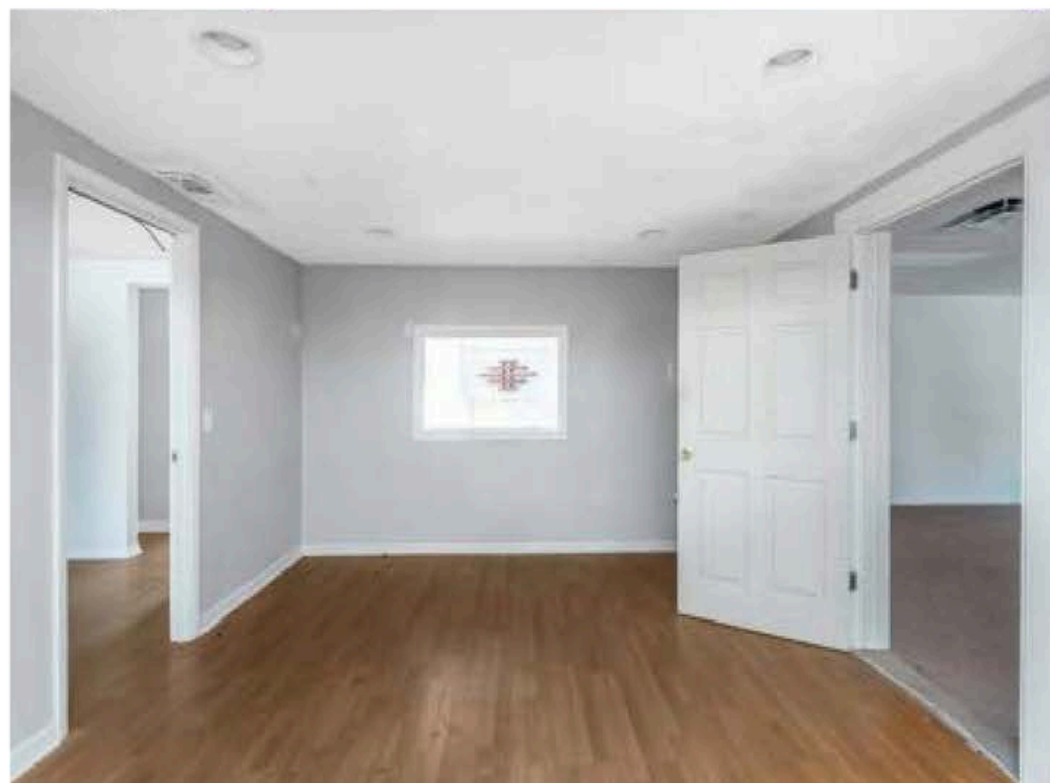
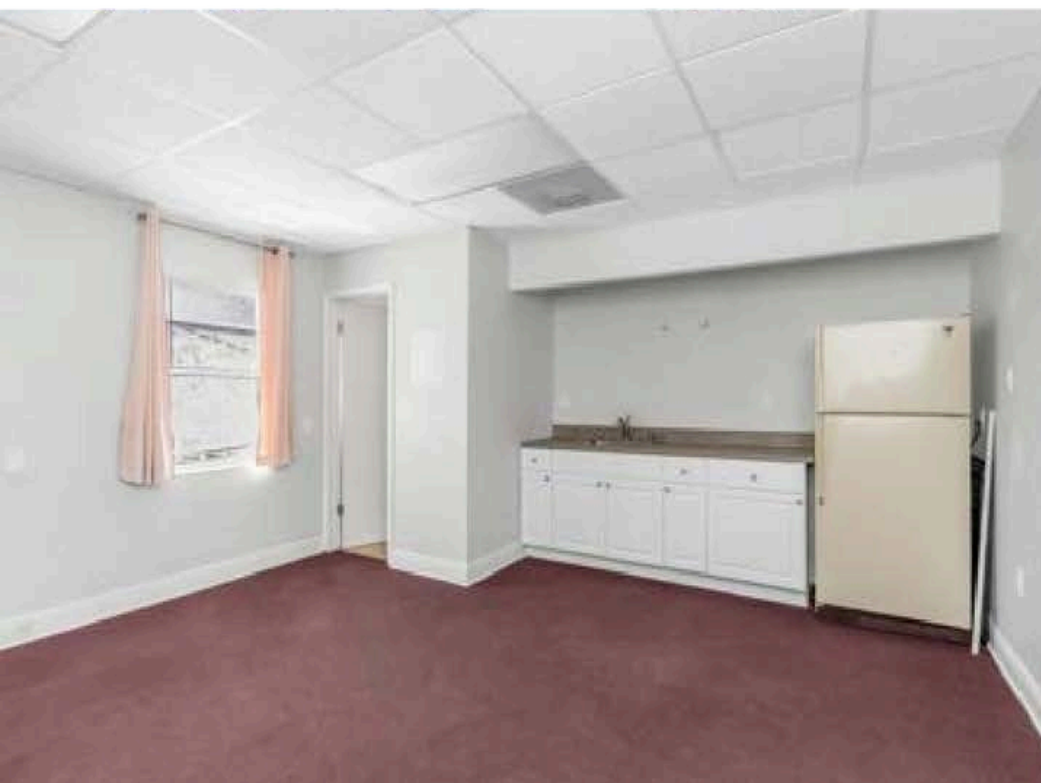
|                          |                      |
|--------------------------|----------------------|
| BUILDINGSF               | 4,712                |
| LAND SF                  | 18,731               |
| LAND ACRES               | 0.43                 |
| YEAR BUILT               | 1950                 |
| ZONING TYPE              | 1730- General Office |
| BUILDING CLASS           | C                    |
| NUMBER OF STORIES        | 2                    |
| NUMBER OF BUILDINGS      | 1                    |
| NUMBER OF PARKING SPACES | 40                   |

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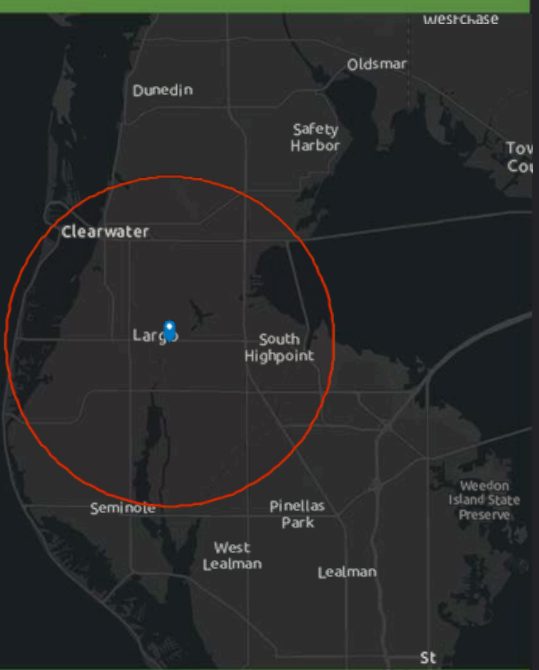




# DEMOGRAPHIC PROFILE

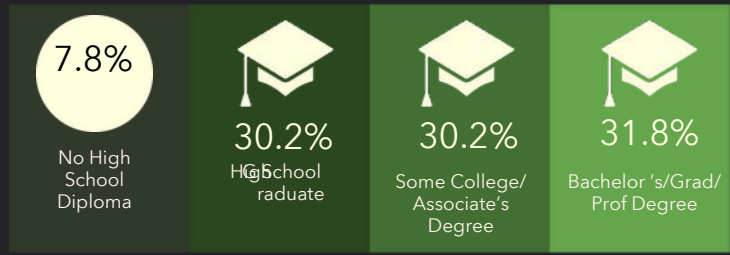
1915 E Bay Dr, Largo, Florida, 33771

Ring of 5 miles

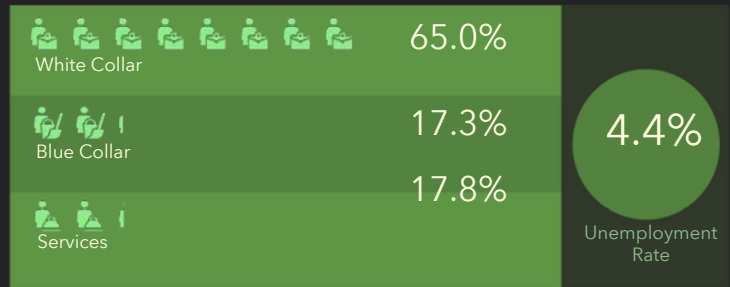


Source: This infographic contains data provided by Esri (2025, 2030).  
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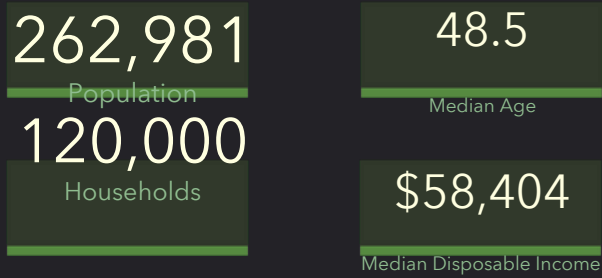
## EDUCATION



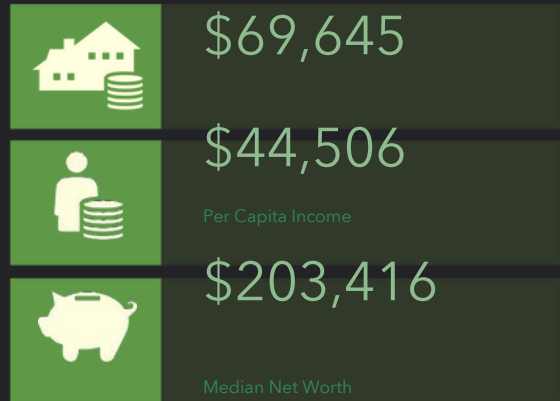
## EMPLOYMENT



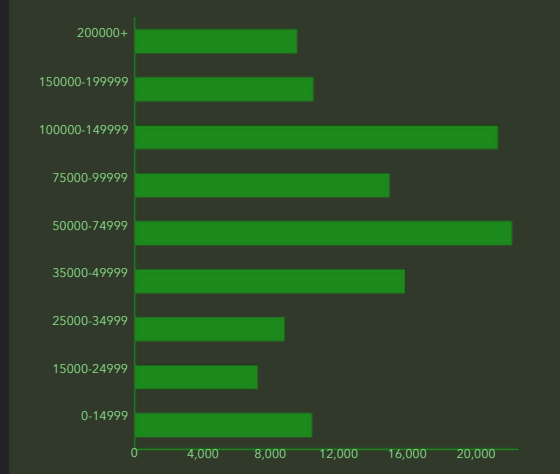
## KEY FACTS



## INCOME



## HOUSEHOLD INCOME (\$)







Brad Meinck  
Broker

Bradley “Brad” Meinck is the Founder and Managing Broker for Asset and Key. He has more than ten years of experience in the Tampa Bay area representing buyers and sellers in residential and commercial transactions. Companies under Brad’s leadership have earned the Inc 5000 award and the Tampa Bay Business Journal “Fast Fifty” award.

He is actively involved in the Real Estate profession having served on the Florida Association of Realtors Board of Directors. In addition, Brad has served as Chairman of the Public Policy Committee for Pinellas County Association of Realtors and Vice-Chairman of the Stellar MLS Commercial Advisory Group.

In his community, he serves as Chairman of the Board of Trustees for St. Paul’s Independent School. Brad serves on the Board of Directors for the Community Dental Clinic. He has served as a Director for the Morton Plant Mease Foundation. Brad has also served as Commodore of the Carlouel Yacht Club.

Brad has facilitated transactions in residential, office, retail, multi-family, industrial, land and investment asset classes.



Andrea Polizzi is the Chief Operating Officer for Asset and Key. Before joining Asset and Key, Andrea had a successful career in property management. She has also been integral to commercial transactions in Multi-Family, Office, Retail, and Land acquisition/disposition. Andrea has had support roles for a multi-specialty commercial team and is currently a licensed Realtor specializing in commercial leasing and sales.



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### *Exclusively Marketed by:*



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