

LARGO VILLAGE SHOPPING CENTER

11900 SEMINOLE BOULEVARD, LARGO, FL 33778

FOR LEASE




LOCATION DESCRIPTION

Located at the crossroads of Walsingham Rd and Seminole Blvd

PROPERTY HIGHLIGHTS

- 3,600 SF 2nd Gen Restaurant Space Available
- Pylon Signage available
- Retailers include Planet Fitness, Advanced Auto Parts, Rent King, Marco's Pizza and more
- Over 600,000 visits to the shopping center per year with an average dwell time of 60 min
- Year over year visits are up 32.3%
- Recent major shopping center renovations
- Traffic Counts (AADT): Seminole Blvd - 36,500; Walsingham Rd - 10,100



 DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Population	14,286	107,873	250,823
Total Daytime Population	11,387	105,625	238,093
Households	7,093	50,607	116,993
Average HH Incomes	\$85,905	\$95,974	\$102,741



NICK ANTHONY

nick.anthony@tscg.com
813.373.4810

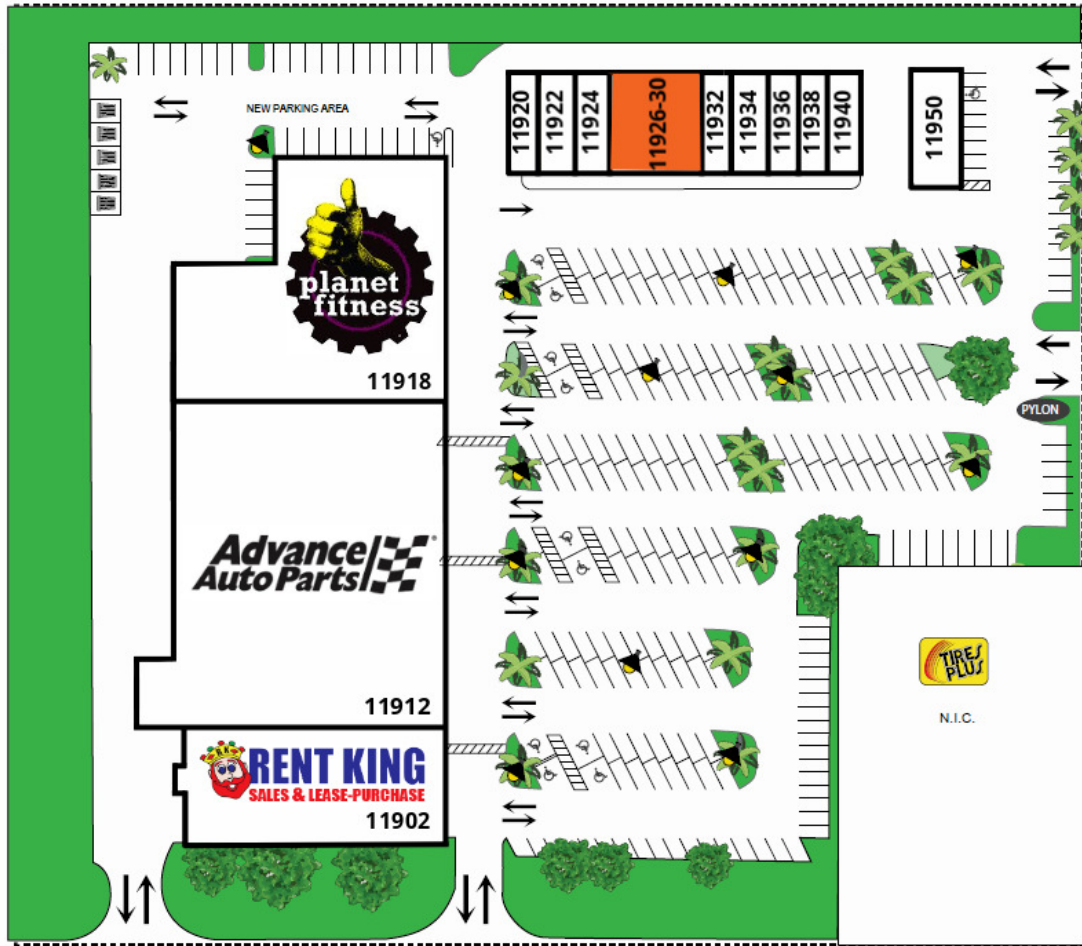
JEREMY KRAL

jeremy.kral@tscg.com
813.545.4757

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Seminole Blvd (36,500 AADT)

Walsingham Rd (9,900 AADT)

SUITE	TENANT NAME	SPACE SIZE
11902	Rent King	10,080 SF
11912	Advanced Auto Parts	32,573 SF
11918	Planet Fitness	20,000 SF
11920	Seminole Music School	1,200 SF
11922	Panai Thai	1,200 SF
11924	Tito Tobacco	1,200 SF
11926-30	2nd Gen Restaurant Available	3,600 SF

SUITE	TENANT NAME	SPACE SIZE
11932	EVA Nails & Spa	1,200 SF
11934	Barracuda Deli Cafe	1,200 SF
11936	Michael's Pharmacy	1,200 SF
11938	Marco's Pizza	1,200 SF
11940	Jackson Hewitt Tax	1,200 SF
11950	Niagara Tap Bar & Grill	2,100 SF



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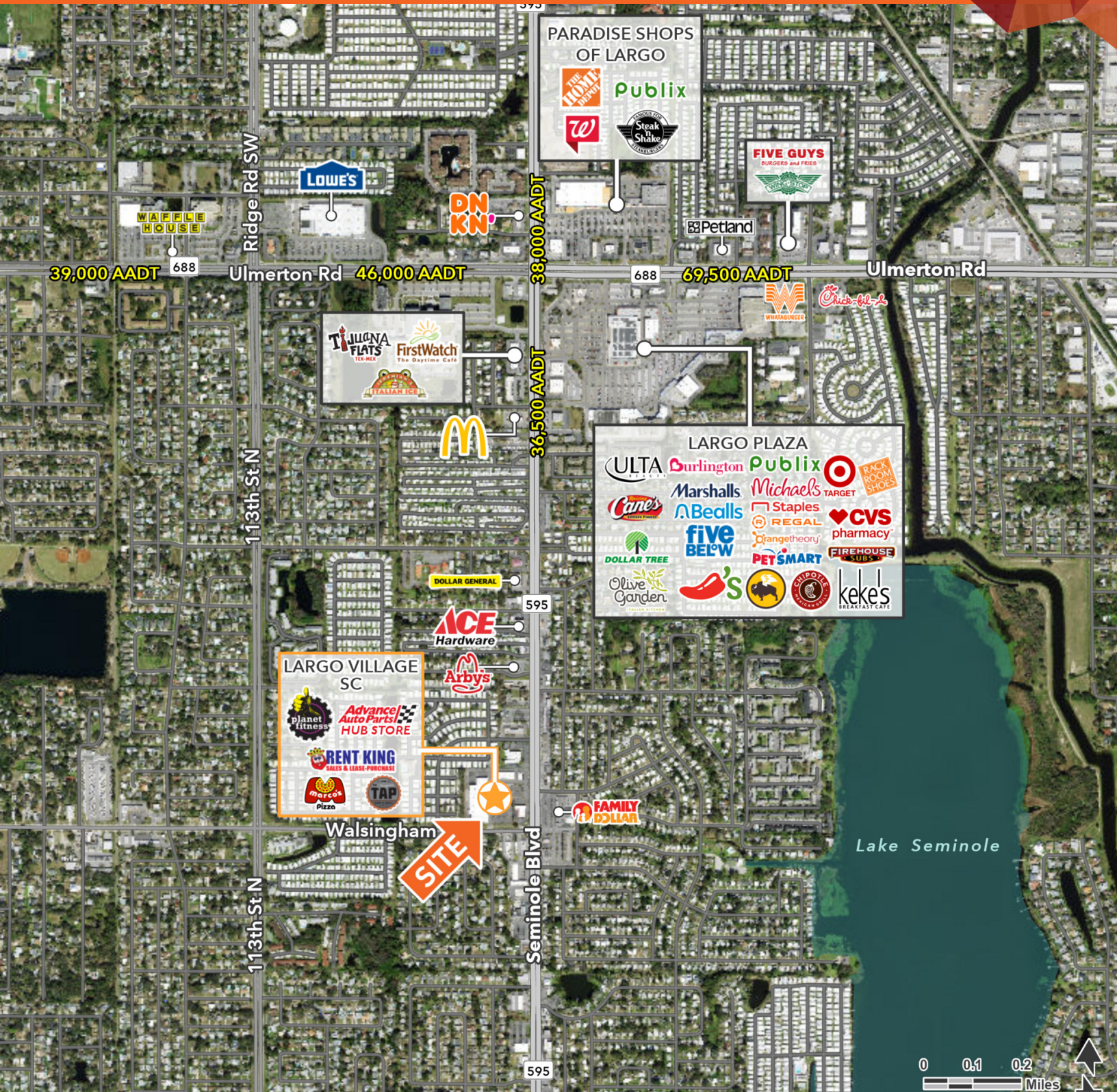
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