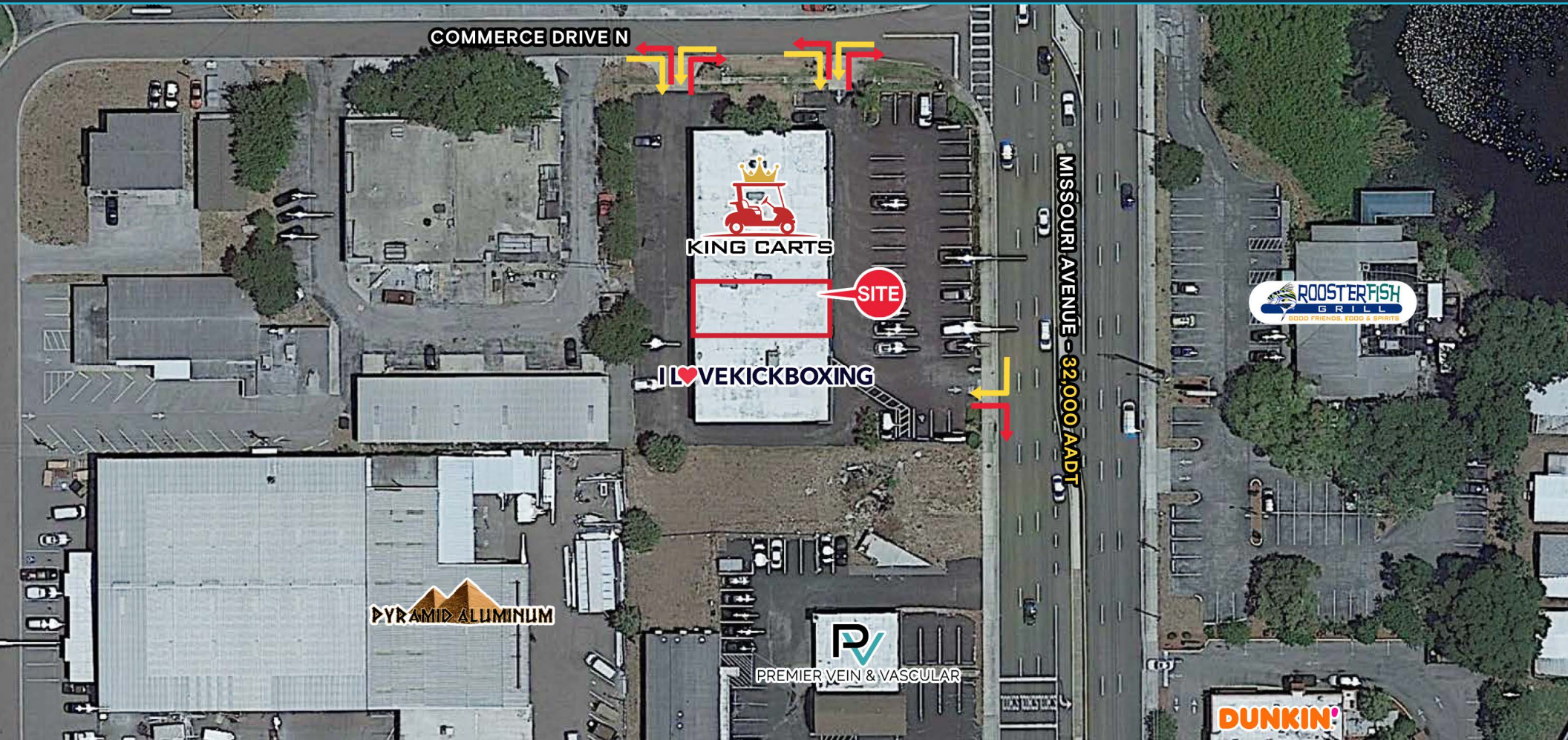


RETAIL SPACE FOR SUBLEASE

±2,597 SF AVAILABLE

619-621 Missouri Avenue N, Largo, FL 33770



FULLY RENOVATED CENTER

EXCLUSIVE RETAIL LEASING

KATZ & ASSOCIATES

RETAIL REAL ESTATE ADVISORS

Robert Nucheren

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Property Overview

HIGHLIGHTS

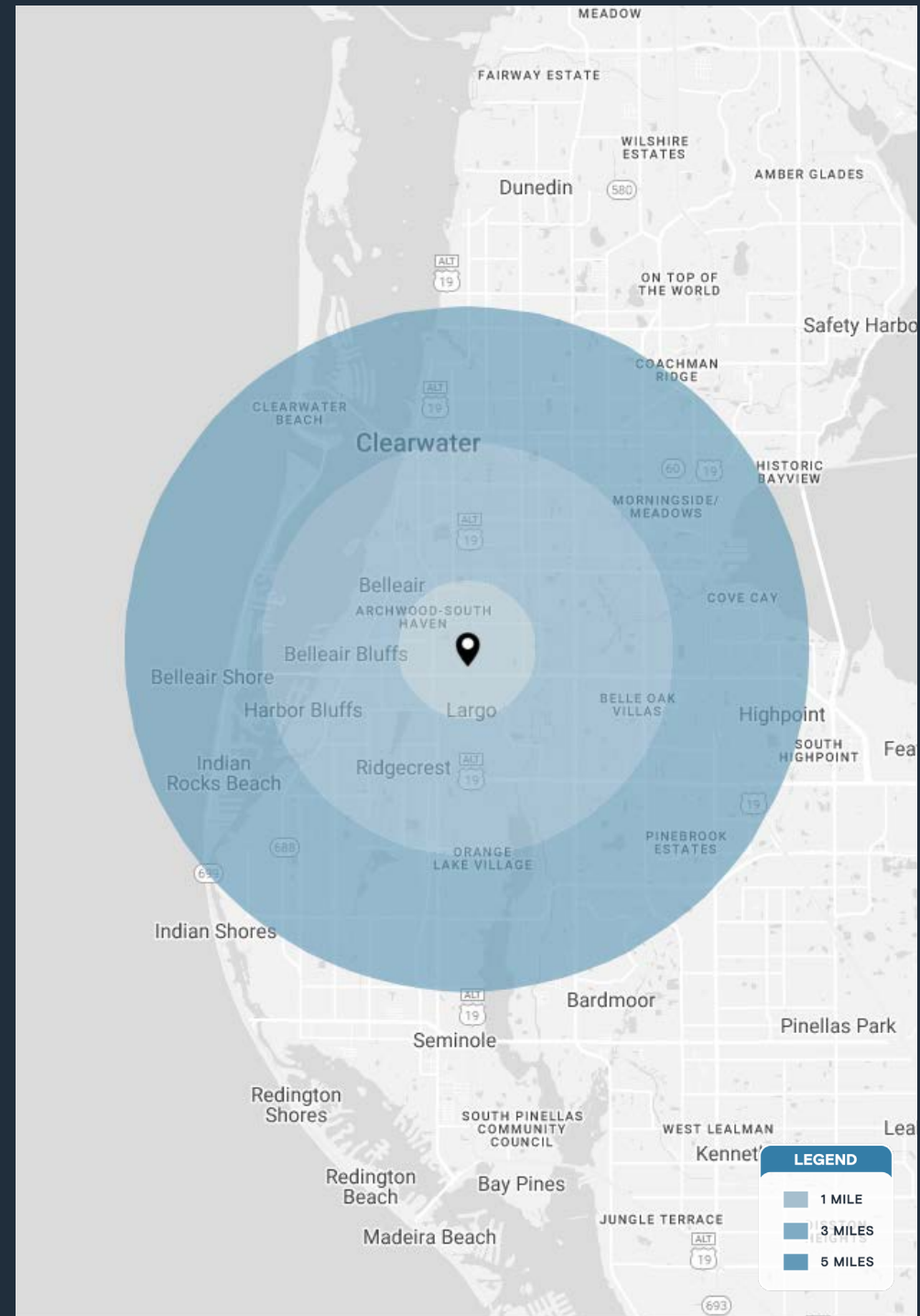
- ±2,597 SF available
- High traffic location with unobstructed visibility – 32,000 AADT
- Multiple access points and 47 parking spaces available
- 2 pylon signs on site, new storefronts, elevated building facade, LED exterior lighting, paint and ADA entrances
- Located on the west side of Missouri Avenue, N (Alt 19) b/w East Bay Drive & Rosery Road, near popular retailers
- Located near:

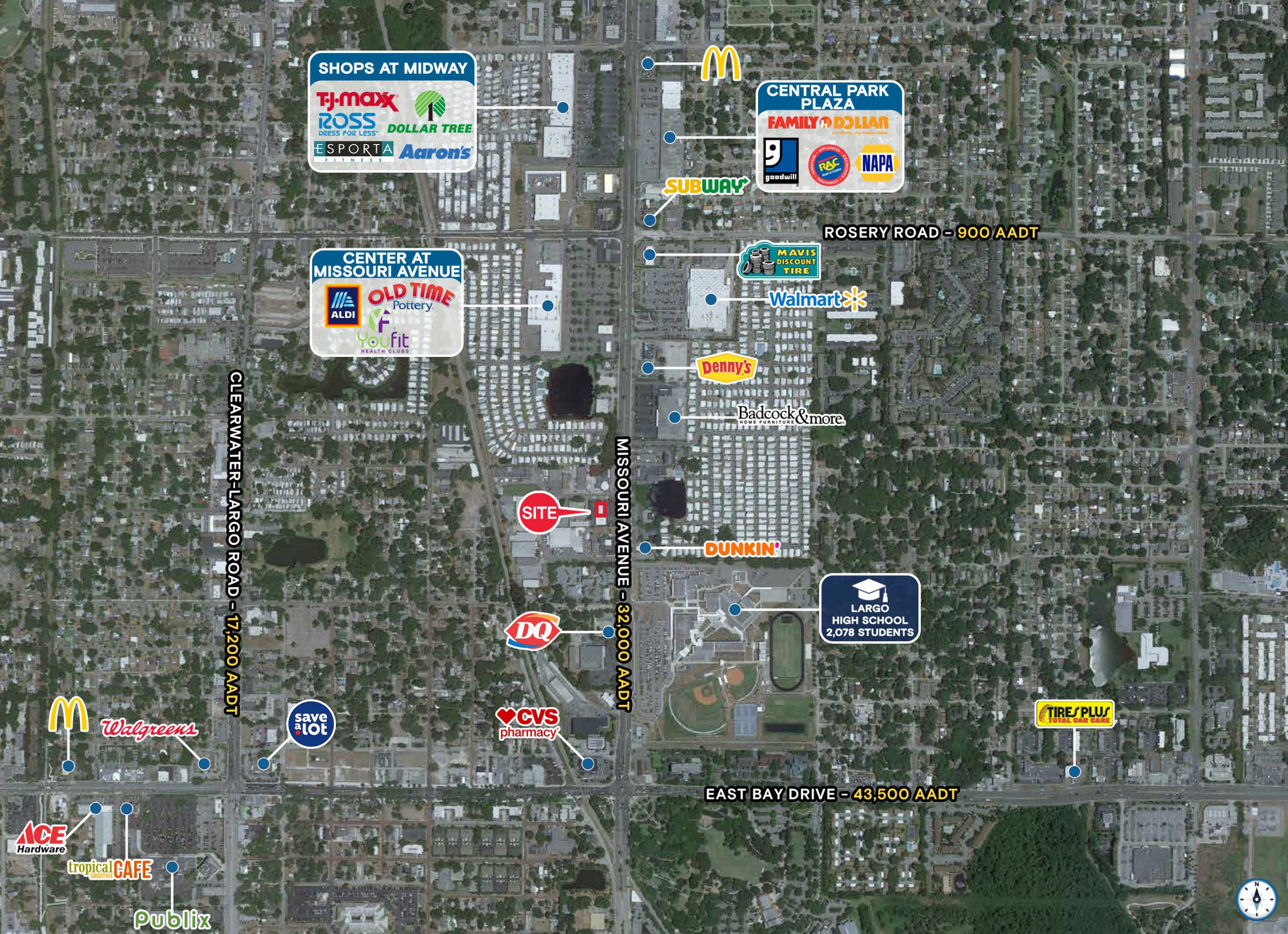


DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	16,054	109,690	245,678
HOUSEHOLDS	7,588	51,150	112,031
EMPLOYEES	13,690	94,143	211,254
AVERAGE HH INCOME	\$66,534	\$83,011	\$89,141

	5 MINUTES	10 MINUTES	15 MINUTES
POPULATION	40,615	137,104	278,974
HOUSEHOLDS	19,321	63,227	126,460
EMPLOYEES	34,951	117,474	240,299
AVERAGE HH INCOME	\$73,084	\$84,028	\$88,784





SHOPS AT MIDWAY
TJ-maxx
ROSS
DRESS FOR LESS
DOLLAR TREE
ESPORTA FITNESS
Aaron's

CENTRAL PARK PLAZA
FAMILY DOLLAR
my family, my daily deals
goodwill
RBC
NAPA

CENTER AT MISSOURI AVENUE
ALDI
OLD TIME Pottery
Youfit HEALTH CLUBS

MAVIS DISCOUNT TIRE
Walmart

ROSEY ROAD - 900 AADT

Denny's

Badcock & more
HOME FURNITURE

SITE

DUNKIN'

LARGO HIGH SCHOOL
2,078 STUDENTS

CLEARWATER-LARGO ROAD - 17,200 AADT

MISSOURI AVENUE - 32,000 AADT

DQ

CVS pharmacy

save a lot

TIRE PLUS
TOTAL CAR CARE

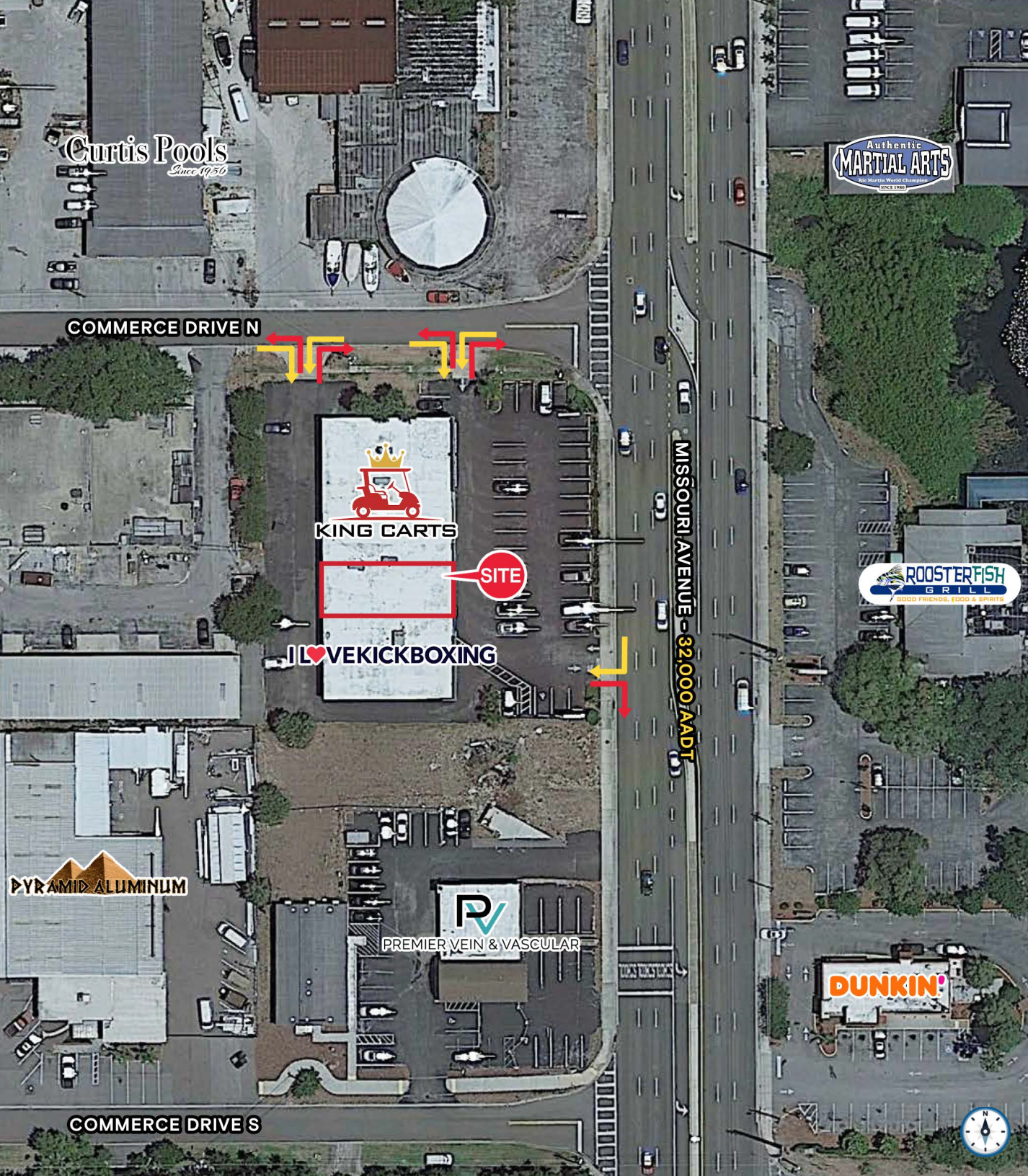
EAST BAY DRIVE - 43,500 AADT

McDonald's
Walgreens

ACE Hardware
tropical CAFE

Publix





Contact Brokers

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