

LARGO TOWN SQUARE

3690 East Bay Drive | Largo, FL 33771



PROPERTY HIGHLIGHTS:

- Abundant on-site parking
- Prominent pylon signage
- Located in one of the most traveled east-west corridors in Pinellas County
- 62,500 AADT on E Bay Drive and 19,500 AADT on S Belcher Road.
- Demographics include a population over 252,000 with an average household income exceeding \$100,000 within a 5-mile radius
- Shopping center total GLA: 37,574 SF

KEY DEMOS	1 MILE	3 MILES	5 MILES
POPULATION			
2025 Estimated Population	15,476	117,122	252,941
2025 Estimated Households	7,575	54,871	114,372
INCOME			
2025 Estimated Avg HH Income	\$91,065	\$94,113	\$100,377
AGE			
Median Age	49	48	46
DAYTIME DEMOS			
Number of Businesses	779	7,614	19,524
Number of Employees	4,560	69,187	173,488
Total Daytime Population	9,944	113,307	265,669
TRAFFIC COUNTS			
E Bay Drive	62,500 AADT		
S Belcher Road	19,500 AADT		



FOR LEASING INFORMATION:

David Moskowitz
813.928.0394
david@rmcpg.com

8902 N Dale Mabry Hwy
Tampa, FL 33614
800.728.5379
www.RMCPG.com

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UNIT	TENANT	SF
A-C	Outback Steakhouse	7,153
D	AVAILABLE	1,200
E	Breeze	1,200
F-G	Mobility City	2,400
H	M Sushi Asian Grill	1,200
I	Audiology Innovations	1,200
J	Sapphire Nail Bar	1,200
K-L	Advanced Dental Care	4,018
M	Occupied	2,100

UNIT	TENANT	SF
N-P	CSL Plasma	6,300
Q-R	AVAILABLE	2,820
S	Physical Therapy Now	1,630
T-U1	Partners Personnel	1,578
U2-V	Doctor	875
W-X	Westshore Pizza	1,200
Y	Addicted To The Bean	1,500
Outparcel	Dentist	2,800

All information given herein is obtained from sources considered reliable. However, we are not responsible for misstatement of facts, errors, omissions, prior sale, withdrawal from market, modification of mortgage commitment, terms and considerations, or change in price without notice. The information supplied herein is for informational purposes only and shall not contain a warranty or assurance that said information is correct. Any person intending to rely upon the information supplied herein should verify said information independently. UPDATED: 030426

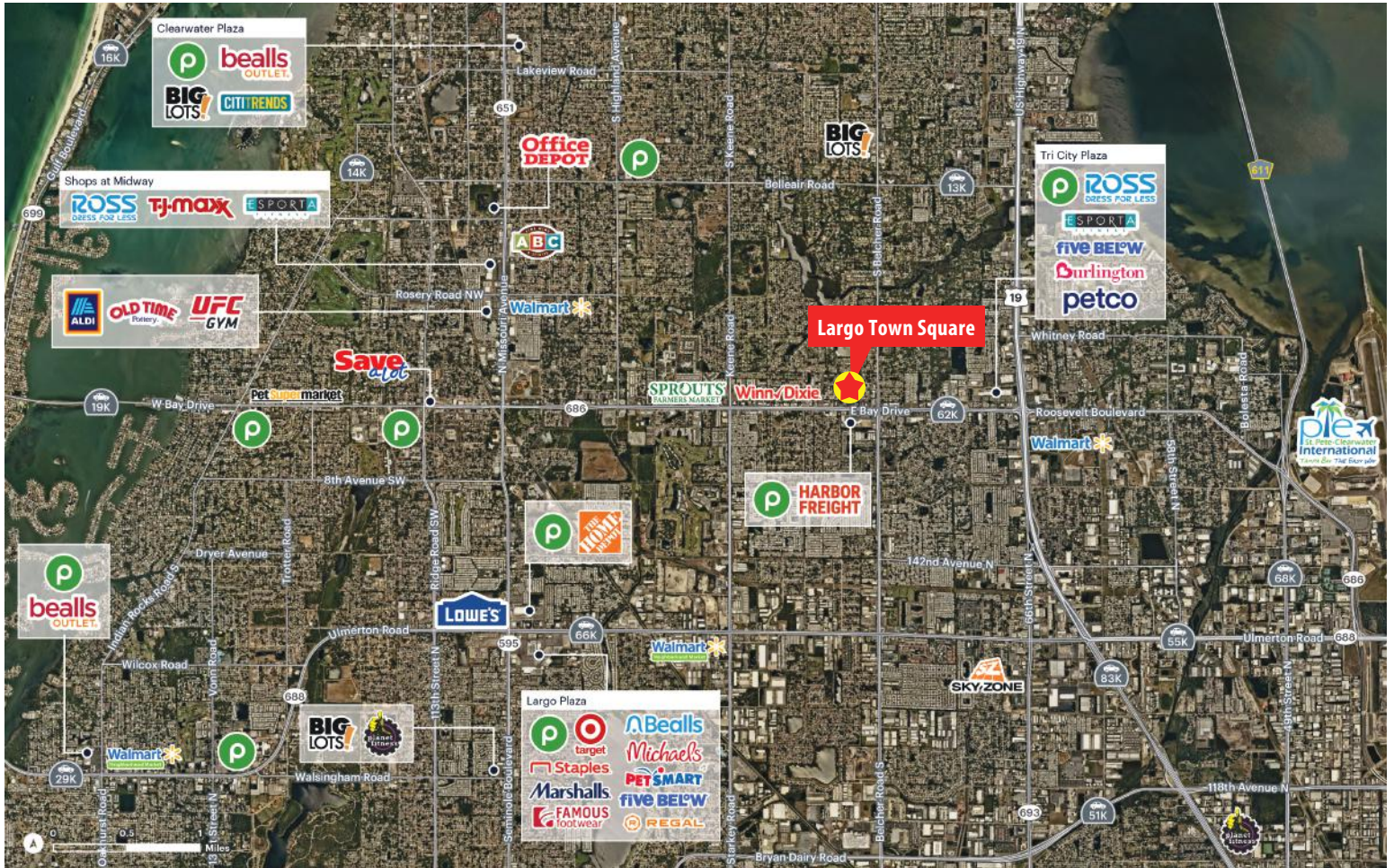


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