



3460 EAST BAY DRIVE

LARGO, FLORIDA 33771

PROPERTY HIGHLIGHTS

- 0.66-acre pad-ready site
- Delivered for long-term ground lease
- Over 60,000 vehicles per day
- Square configuration for efficient site planning
- Direct frontage along East Bay Drive
- Prime, high-traffic location



DEMOGRAPHICS 0.3 MILES 0.5 MILES 1 MILE

| | | | |
|-------------------|----------|----------|----------|
| Total Households | 874 | 2,692 | 8,351 |
| Total Population | 1,587 | 5,299 | 17,028 |
| Average HH Income | \$62,940 | \$73,564 | \$76,149 |

For More Information

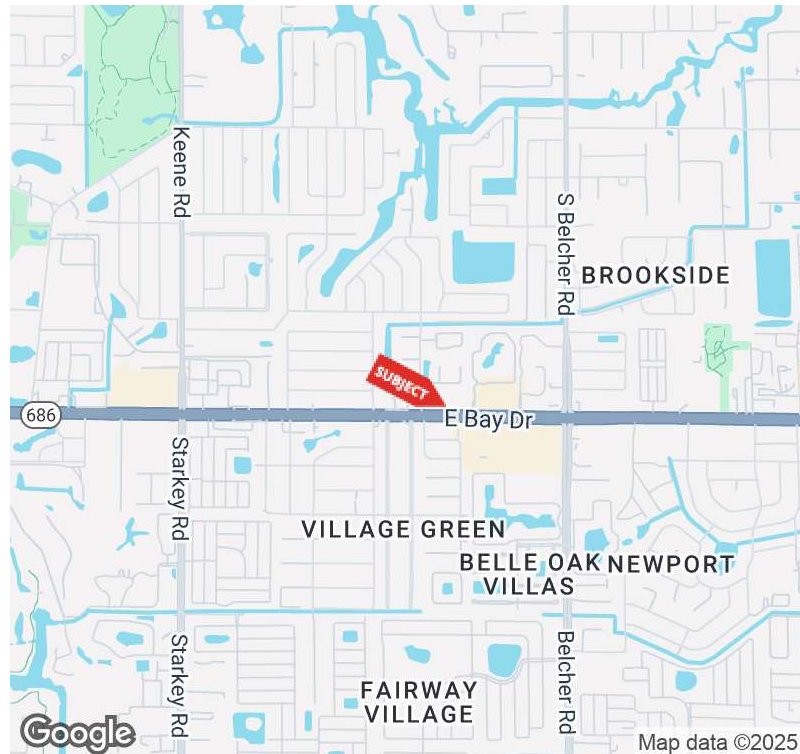
TYLER SLUMAN

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LARGO, FL 33771



OFFERING SUMMARY

| | |
|---------------|--------------------------------|
| Sale Price: | \$975,000 |
| Lease Rate: | \$105,000.00 per year (Ground) |
| Available SF: | 0.66 Acres |
| Lot Size: | 0.66 Acres |

PROPERTY OVERVIEW

American Property Group of Sarasota, Inc. presents 3460 East Bay Drive

Property Type: Commercial Land – Ground Lease

Lot Size: 0.66 Acres

This highly sought-after 0.66-acre parcel sits directly on East Bay Drive, offering unmatched visibility with over 60,000 vehicles passing daily. The square-shaped site will be delivered pad-ready for development, making it a prime opportunity for tenants seeking a long-term ground lease in one of the area's busiest corridors. With excellent frontage and accessibility, the property is ideally suited for retail, office, or mixed-use development.

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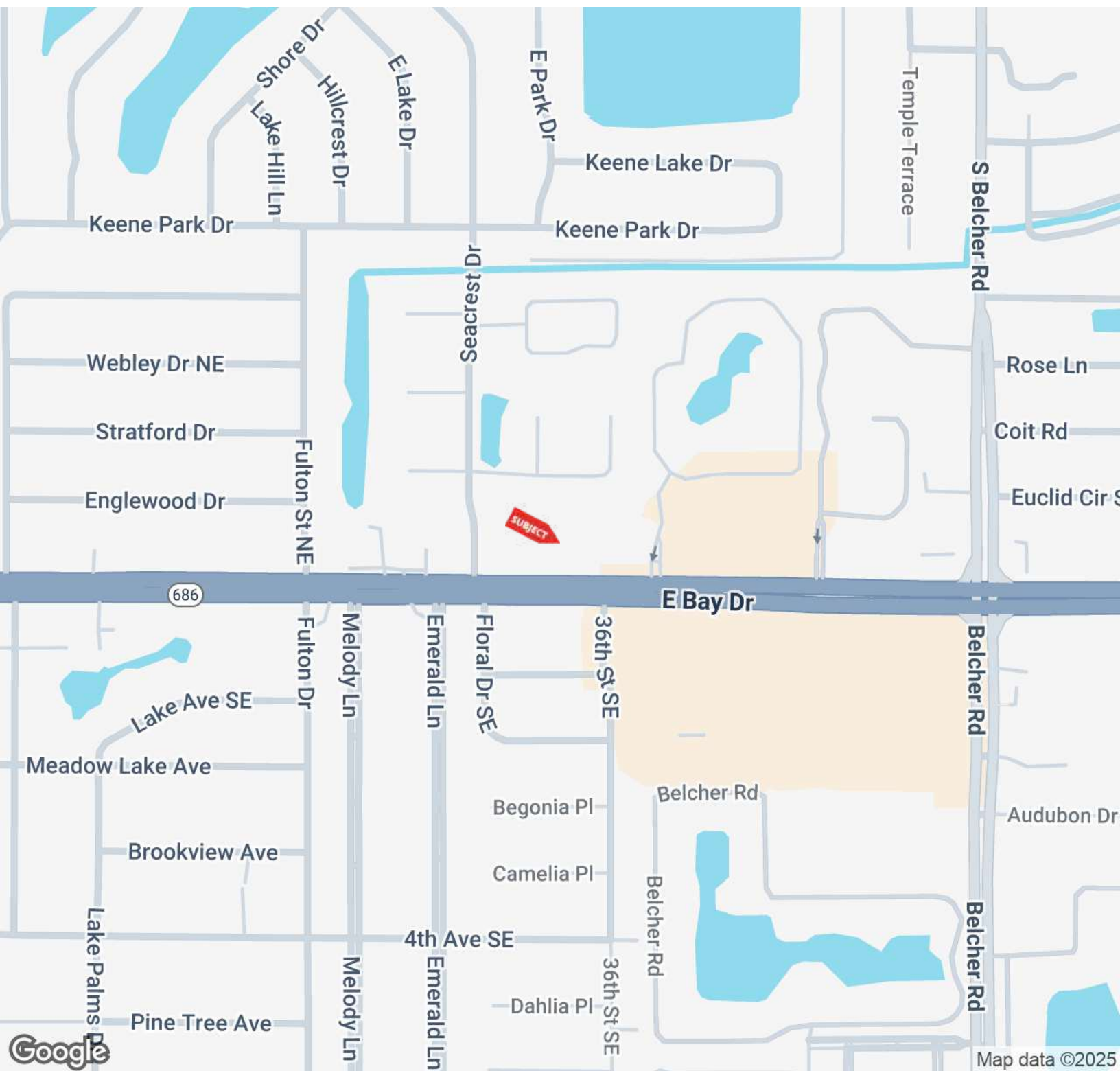
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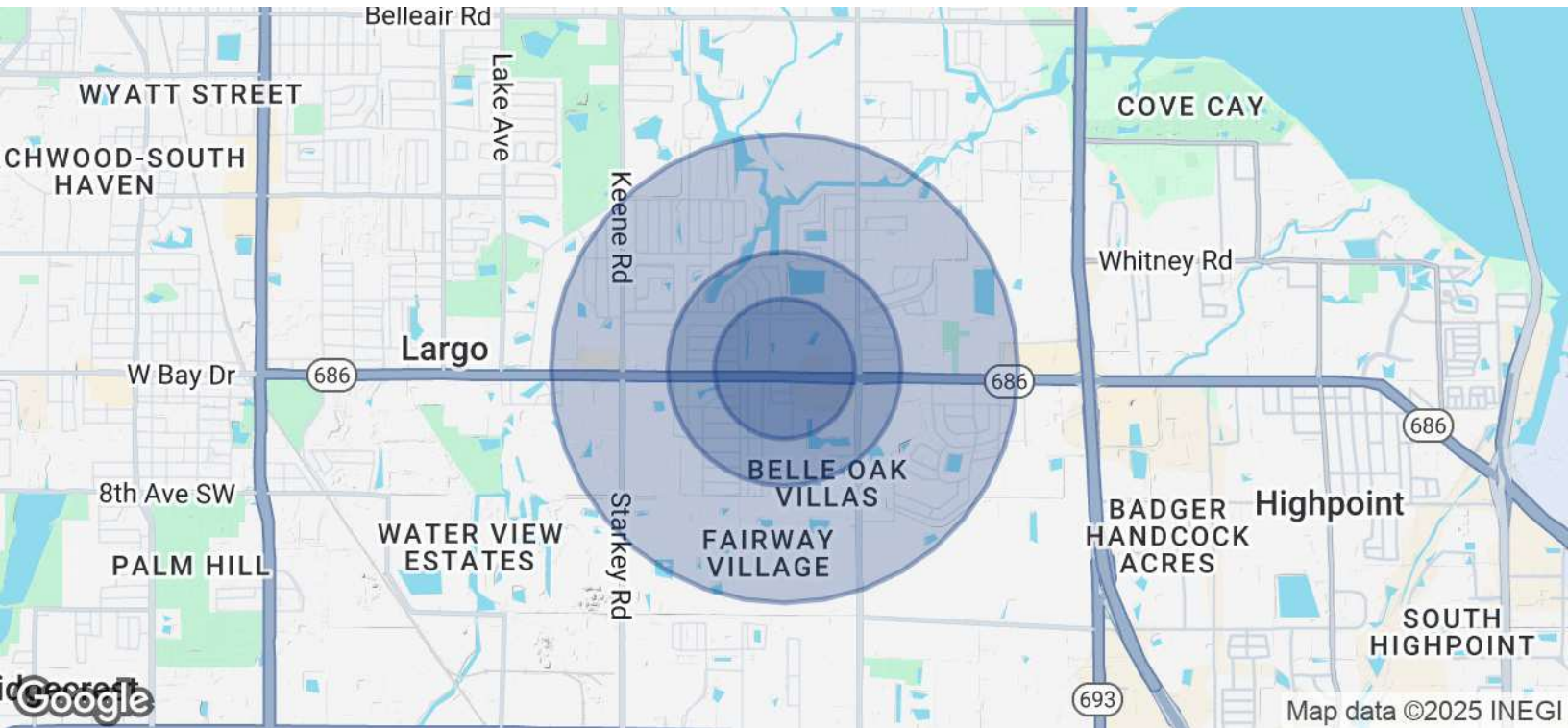


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| POPULATION | 0.3 MILES | 0.5 MILES | 1 MILE |
|----------------------|-----------|-----------|--------|
| Total Population | 1,587 | 5,299 | 17,028 |
| Average Age | 39 | 44 | 49 |
| Average Age (Male) | 39 | 43 | 48 |
| Average Age (Female) | 40 | 45 | 50 |

| HOUSEHOLDS & INCOME | 0.3 MILES | 0.5 MILES | 1 MILE |
|---------------------|-----------|-----------|-----------|
| Total Households | 874 | 2,692 | 8,351 |
| # of Persons per HH | 1.8 | 2 | 2 |
| Average HH Income | \$62,940 | \$73,564 | \$76,149 |
| Average House Value | \$310,725 | \$290,067 | \$267,415 |

Demographics data derived from AlphaMap

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