

AMERICAN PROPERTY GROUP

OF SARASOTA, INC.



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

	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

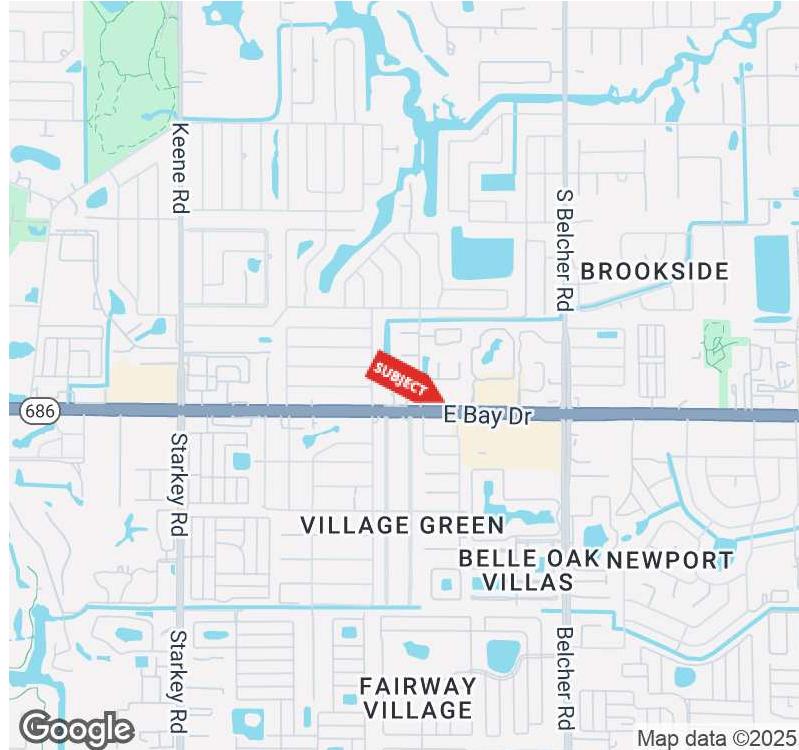
TYLER SLUMAN

Commercial Specialist

941 840 3954

tyler@americanpropertygroup.com

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.

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

TYLER SLUMAN

Commercial Specialist
941.840.3954
tyler@americanpropertygroup.com

AMERICAN PROPERTY GROUP
OF SARASOTA, INC.

3460 East Bay Drive

LARGO, FL 33771



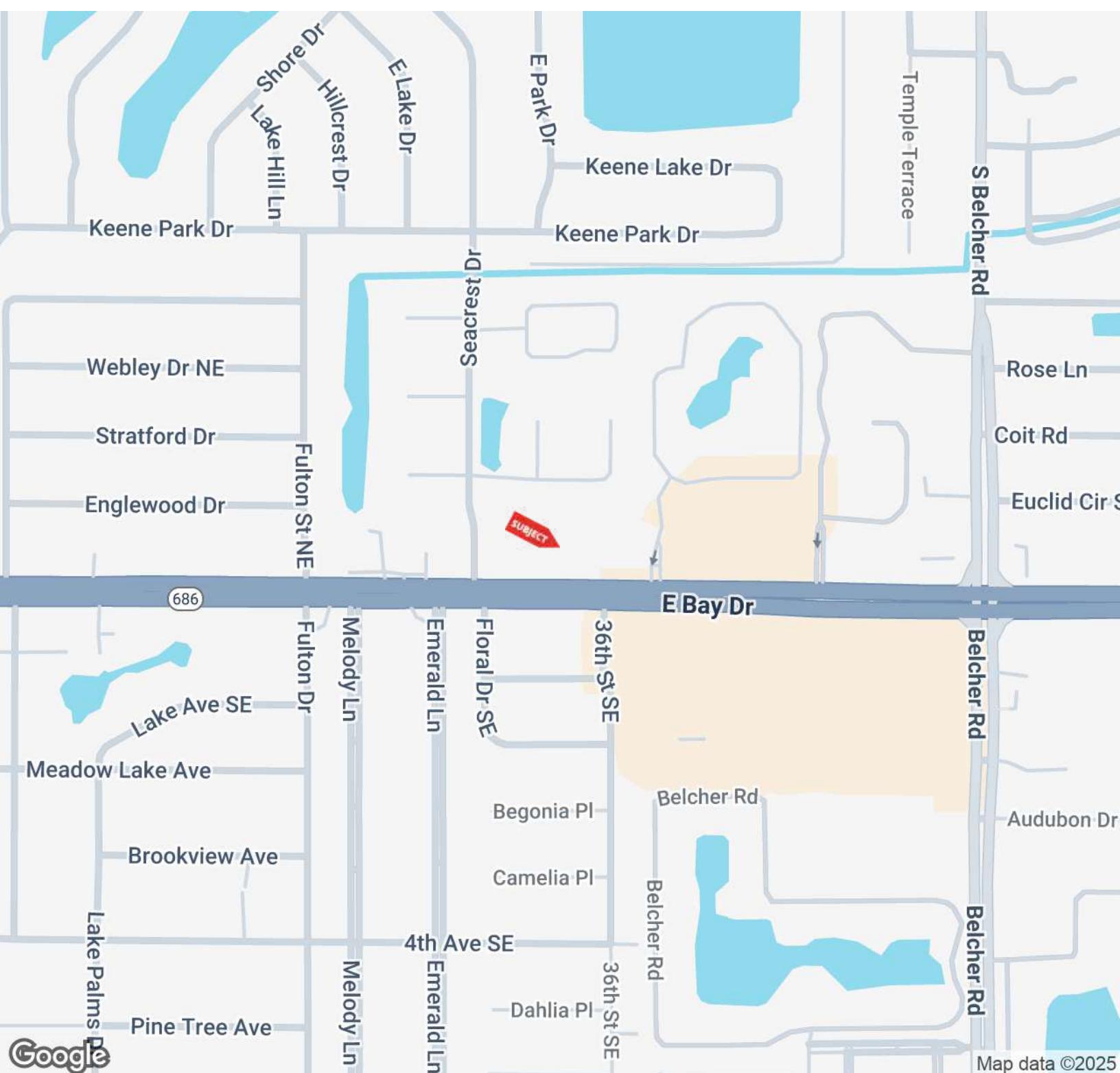
TYLER SLUMAN

Commercial Specialist
941.840.3954
tyler@americanpropertygroup.com

AMERICAN PROPERTY GROUP
OF SARASOTA, INC.

3460 East Bay Drive

LARGO, FL 33771

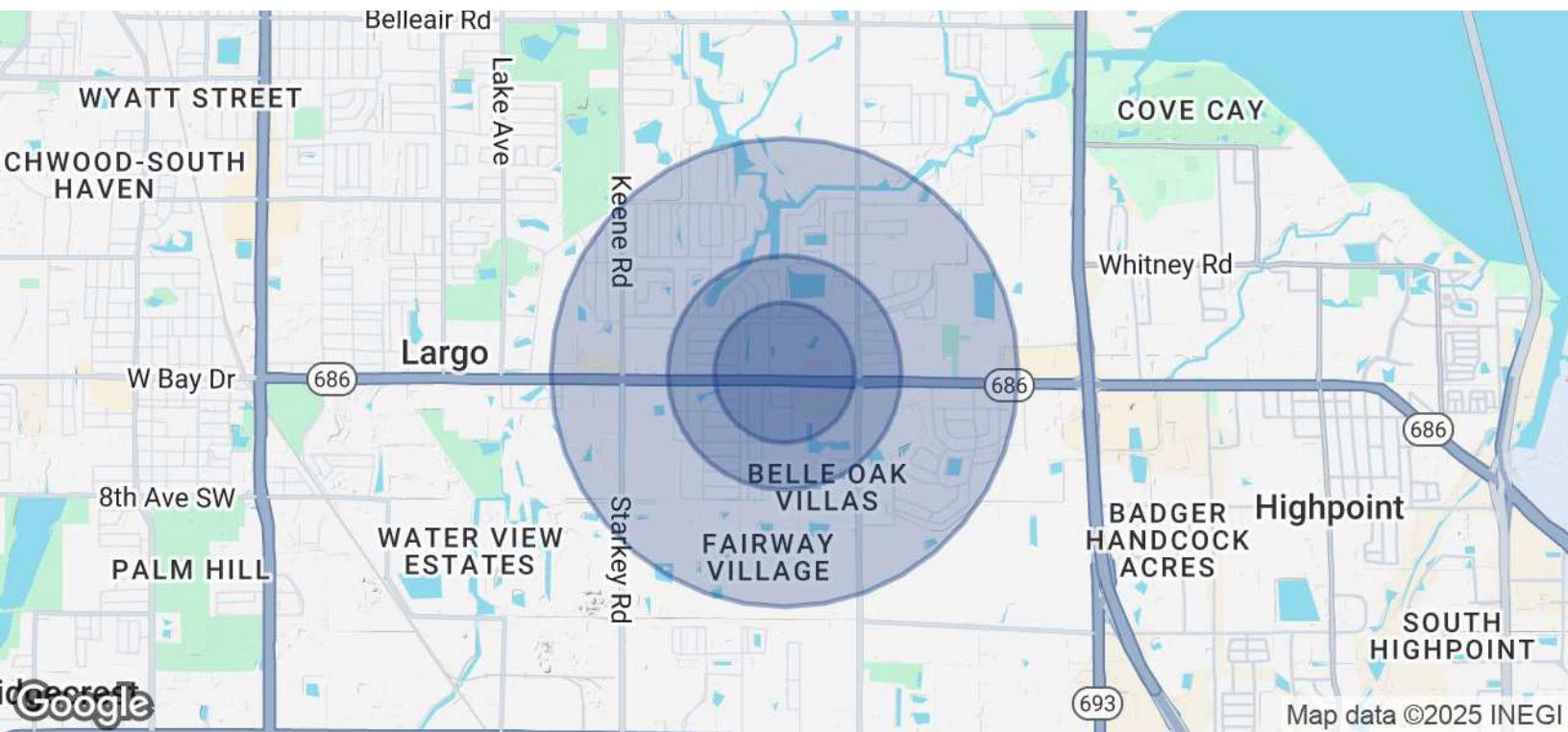


TYLER SLUMAN

Commercial Specialist
941.840.3954
tyler@americanpropertygroup.com

AMERICAN PROPERTY GROUP
OF SARASOTA, INC.

LARGO, FL 33771



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

TYLER SLUMAN

Commercial Specialist
941.840.3954
tyler@americanpropertygroup.com

AMERICAN PROPERTY GROUP
OF SARASOTA, INC.