

#### EXECUTIVE SUMMARY

Foundry Commercial is pleased to offer the property located at 3115 Dryer Avenue in Largo, FL. The property contains two buildings, a sanctuary measuring 15,489± SF and a separate building with offices, classrooms, and a fellowship hall measuring 12,808±. The sanctuary has a seating capacity of 375±.

REDUCED PRICE

\$3,995,000

 $375 \pm$ 

### **SEATING CAPACITY**

The sanctuary has a functional seating arrangement that can accommodate up to  $375\pm$  people.

 $5.53 \pm$ 

### **ACRES OF LAND**

The property encompasses 5.53± acres of land in a residential section of Largo, FL, sitting less than 1 mile east of the Intracoastal.

#### PROPERTY SUMMARY

**ADDRESS** 

3115 Dryer Avenue Largo, FL 33770

### COUNTY

Pinellas County

### **PARCEL**

05-30-15-00000-130-0400

### **SQUARE FOOTAGE**

Sanctuary 15,489<u>+</u> SF

Offices, Classrooms, 12,808± SF & Fellowship Hall

### SITE SIZE

5.53<u>+</u> AC

### PARKING

Several Grass Lots

### **FUTURE LAND USE**

Institutional

The City of Largo does not use traditional zoning. They use Future Land Use to regulate current use for each property

### **CURRENT LAND USE**

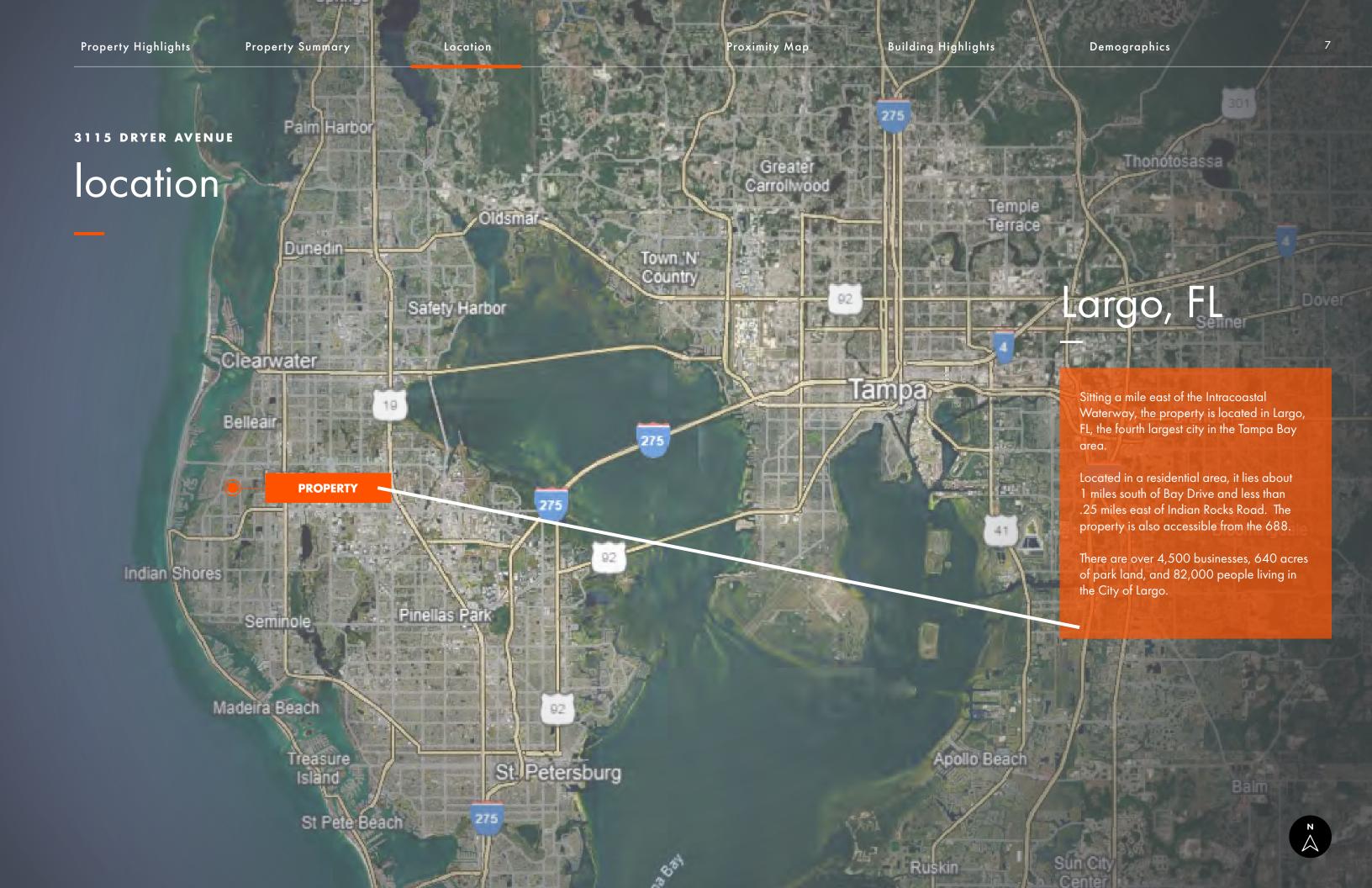
Religious

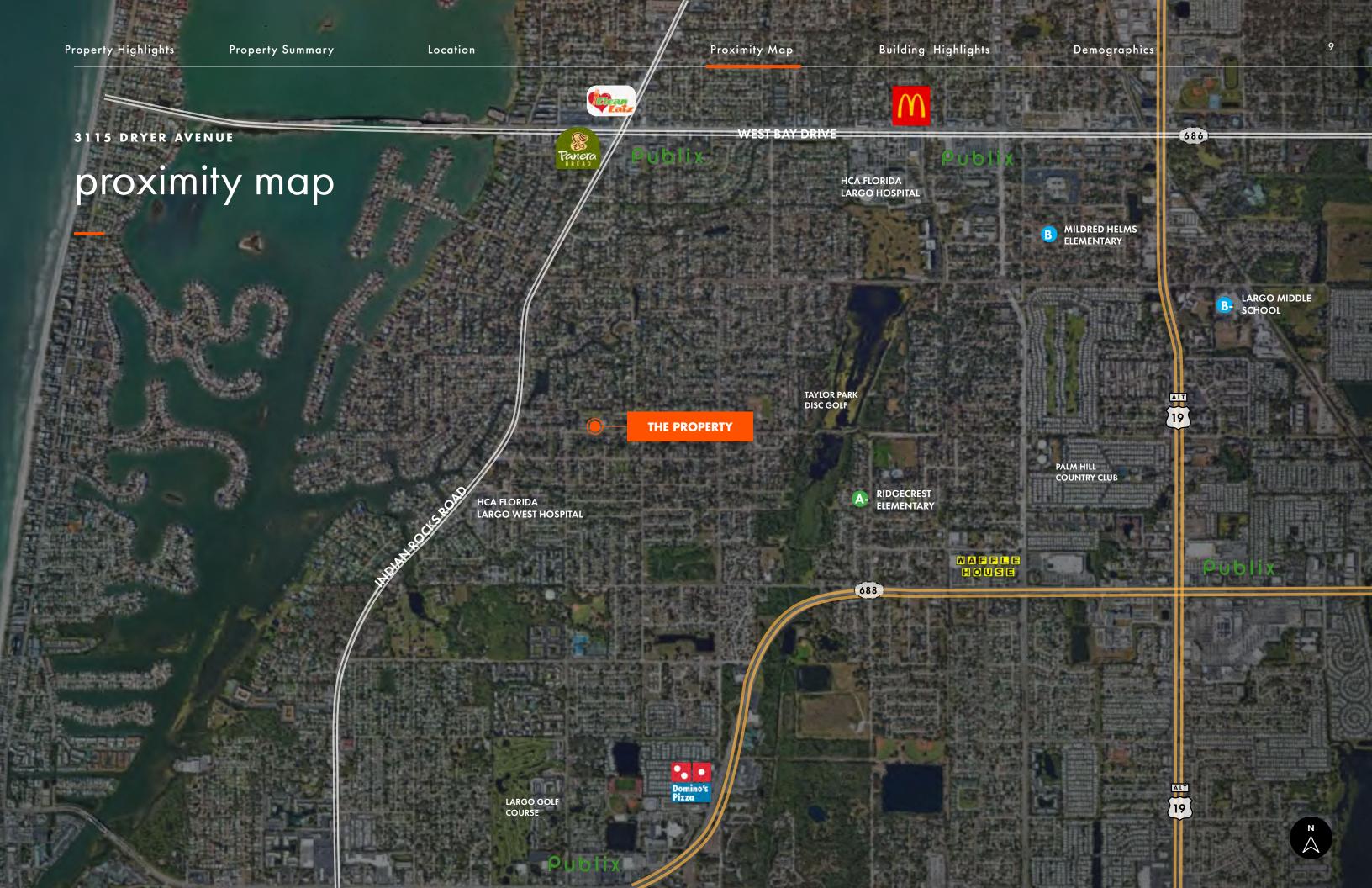
### PRICE

<del>\$4,295,000</del> \$3,995,000









3115 DRYER AVENUE

## building highlights

### **SANCTUARY**

- Current configuration seats up to 375± people
- Accommodates traditional and modern worship
- Building contains a separate choir room and parlor

### OFFICES, CLASSROOMS, AND FELLOWSHIP HALL

- Large Fellowship Hall with stage and adjacent commercial kitchen
- Separate wing with offices and children's classrooms
- Building has external sidewalks and exit/entrance doors
- Additional smaller meeting rooms and classrooms

### GROUNDS

- Large grass area for parking
- Fenced in playground
- Courtyard with gazebo



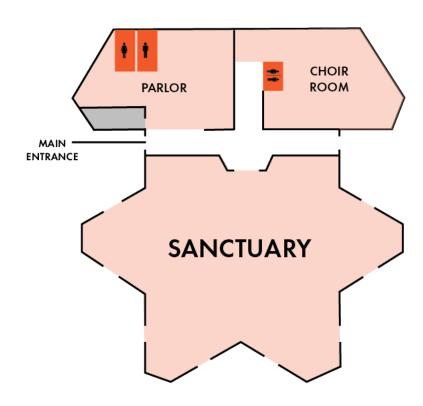






3115 DRYER AVENUE

# floor plan



**SANCTUARY** 



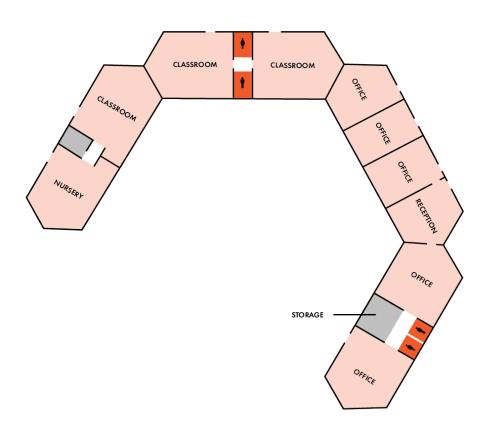




3115 DRYER AVENUE

# floor plan

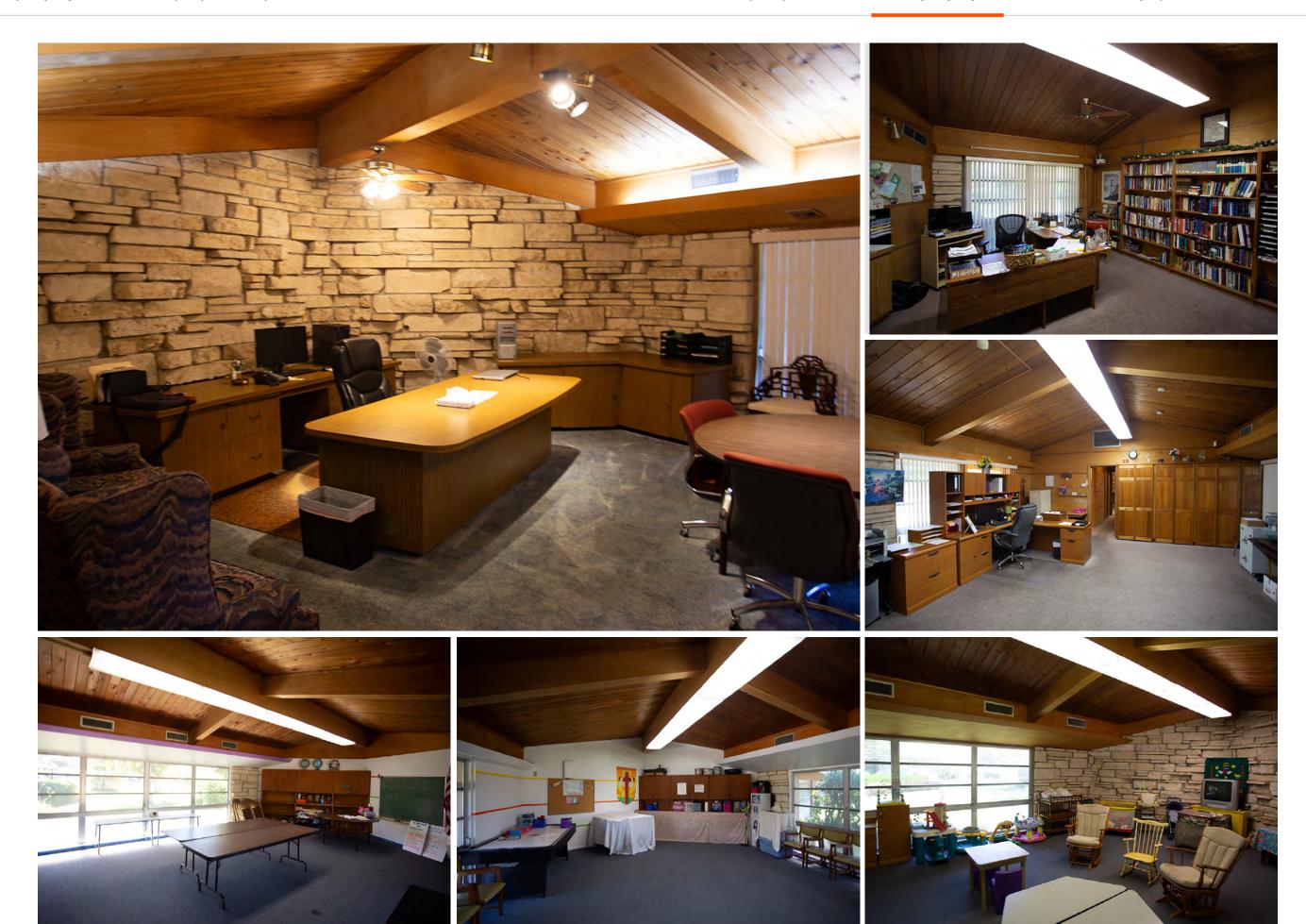
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### OFFICES & CLASSROOMS

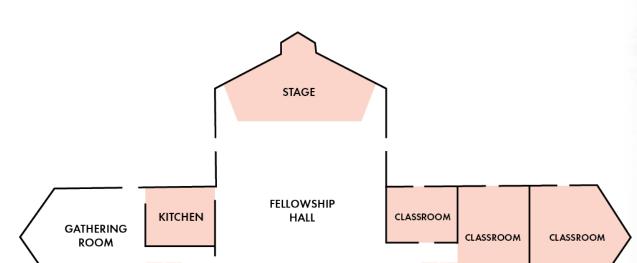






3115 DRYER AVENUE

## floor plan



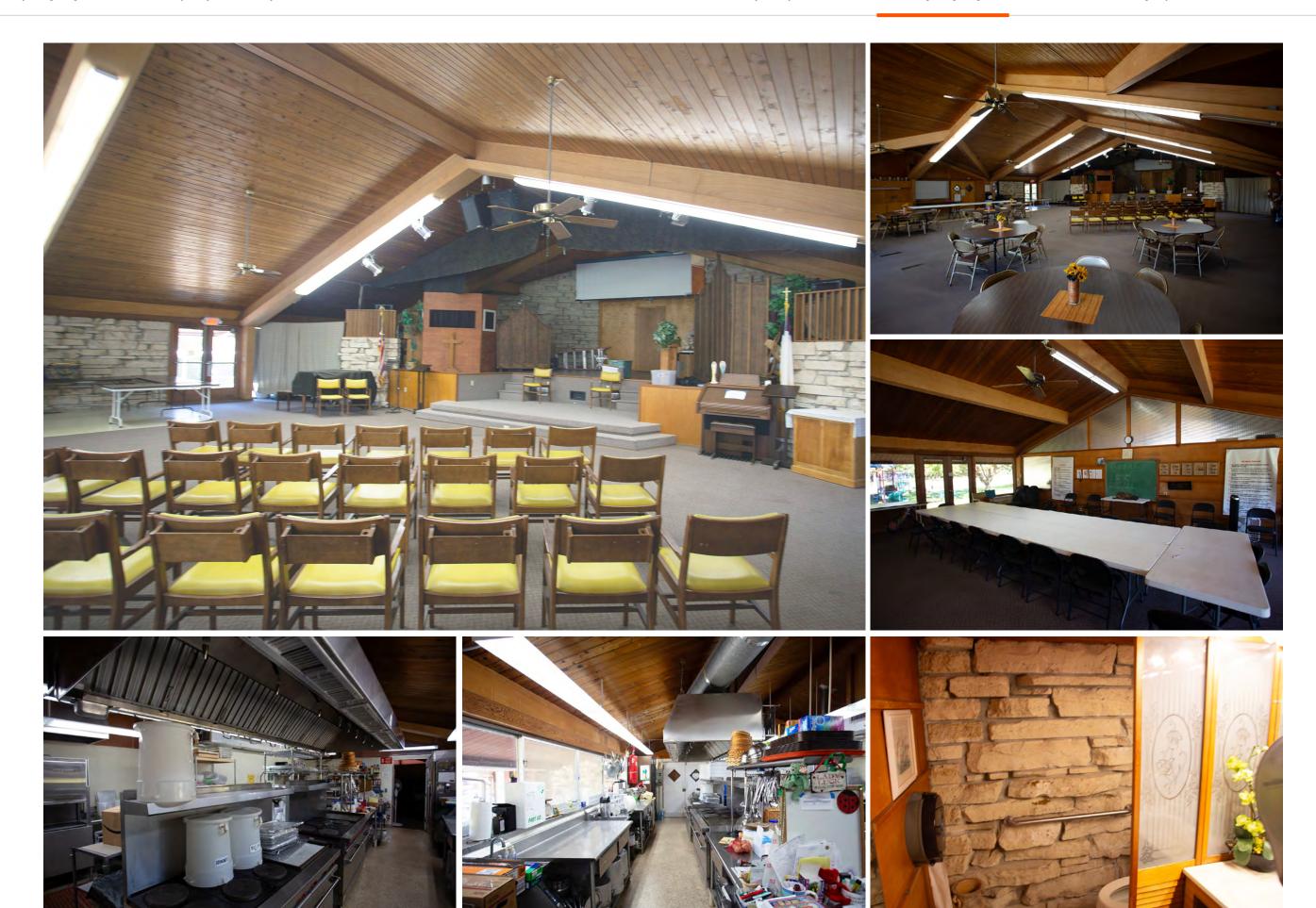
### MORE CLASSROOMS & FELLOWSHIP HALL



Proximity Map

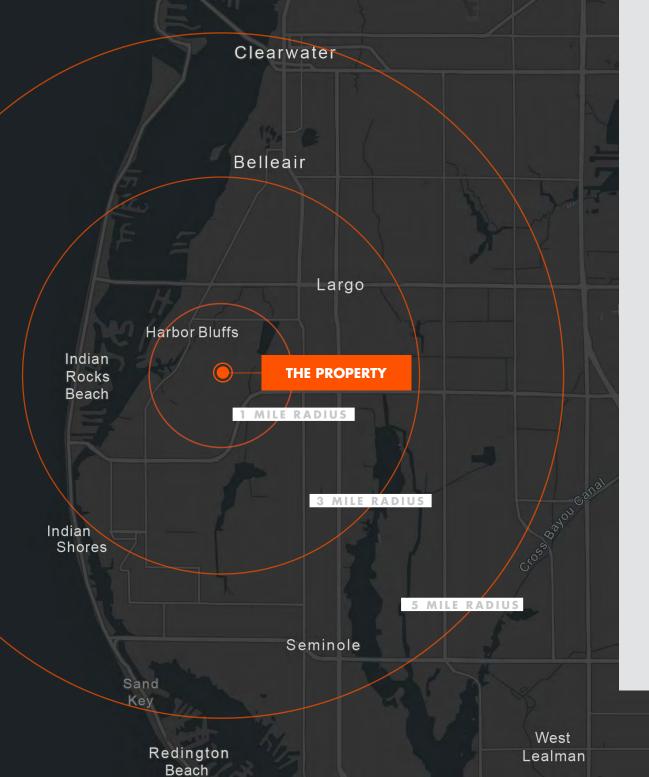


23



THE AREA

## Largo Tampa Bay



Town 'n' Country

DEMOGRAPHICS

Safety Harbor

	1 MILE	3 MILE	5 MILE
EST. POPULATION '24	12,937	85,000	195,060
PROJ. POPULATION '29	+ 0.4%	-	-0.20%
AVG. HOUSEHOLD INCOME	\$99,601	\$106,648	\$107,276
MEDIAN HOME VALUE	\$375,600	\$364,752	\$356,438
MEDIAN AGE	46.4	51.2	50.6
TOTAL EMPLOYEES	2,360	27,743	89,314
EST. HOUSEHOLDS	5,831	41,191	92,511
TOTAL BUSINESSES	546	4,887	12,899



Source: REGIS

