

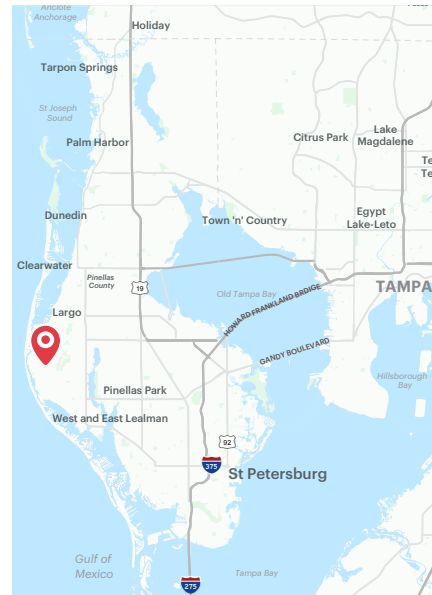
# RETAIL SPACES FOR LEASE

## BARCLAY SQUARE

13801-13847 Walsingham Rd Largo, FL 33774

LARGO | FLORIDA

**± 975 SF – 7,575 SF**  
FOR LEASE



### SPACE DETAILS

#### AVAILABILITY

Suite 60:	± 1,200	SF	*Suite 170:	± 1,355	SF
Suite 120:	± 975	SF	*Suite 180:	± 1,555	SF
Suite 150:	± 1,355	SF	*Suite 190:	± 1,750	SF

\*Combinable suites up to ±7,575 SF

#### POSSESSION

Available immediately

#### GLA

99,054 SF

#### CO-TENANTS

Walmart Neighborhood Market, Get Fitness, Chase Bank, NAPA Auto Parts, Regions Bank, Verizon, The UPS Store, MCDonalds, Goodyear

#### NEIGHBORS

Publix, Dollar Tree, Bealls, Walgreens, CVS

#### COMMENTS

- Join strong performing Walmart Neighborhood Market, Get Fitness, and others
- Hard corner location at signalized intersection with 40,000+ AADT
- Active Largo intersection of Walsingham Rd. and Indian Rocks Rd.
- Strong demographics with 72,903 population of people and an average income of \$104,648 within 3 miles
- Ample parking and multiple points of ingress/egress

# SITE PLAN



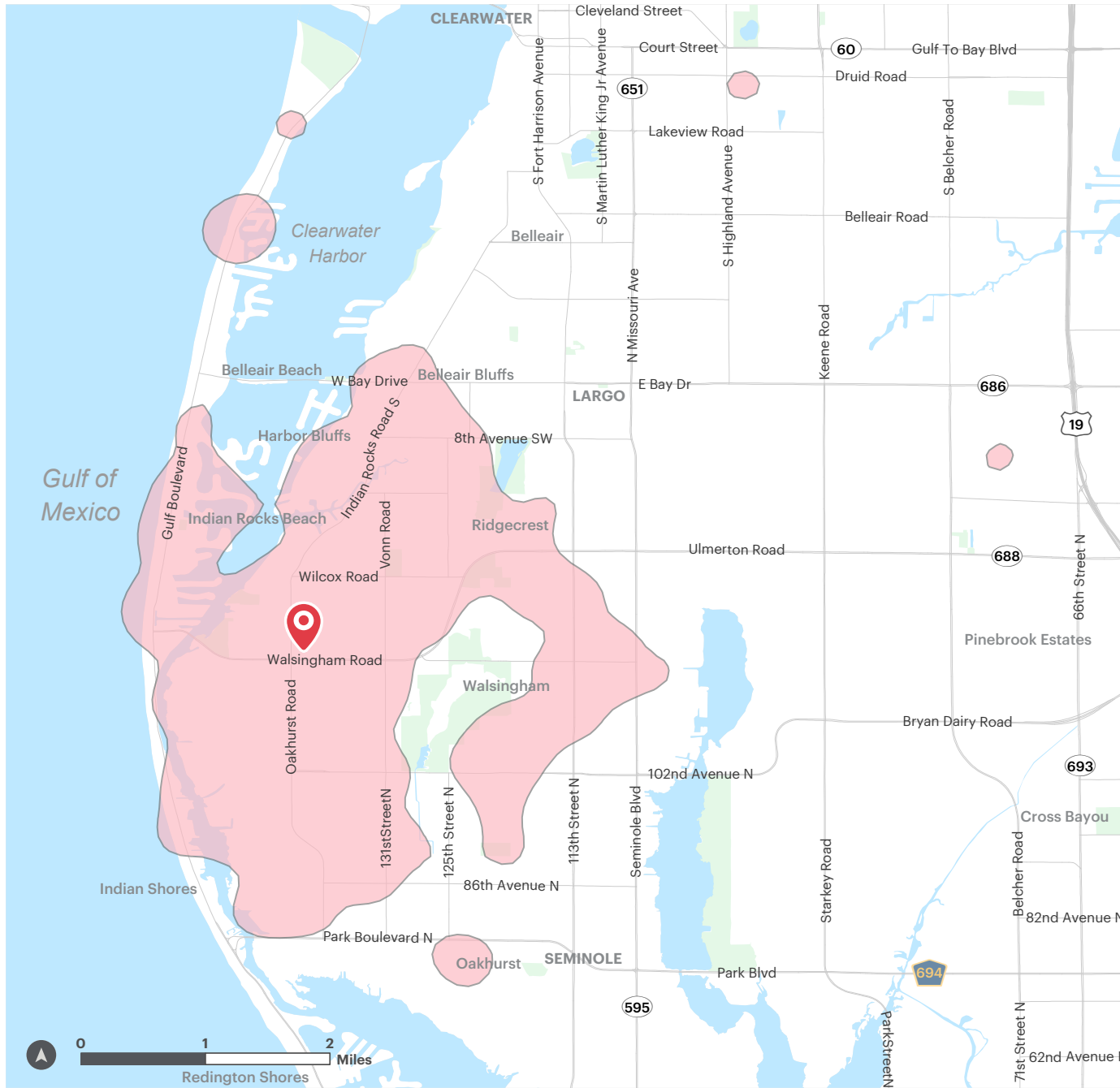
SUITE	TENANT	SF
10	Goodyear Tires	6,000
20	Any Lab Test Now	1,000
25/30	Sunshine Nails	1,750
40/50	OEC Sushi & Hibachi	1,625
<b>60</b>	<b>AVAILABLE (OCCUPIED)</b>	<b>1,200</b>
75	Surge Studio	3,600

SUITE	TENANT	SF
80	Get Fitness	11,157
90	NAPA Auto Parts	8,629
<b>120</b>	<b>AVAILABLE (FORMER SALON)</b>	<b>975</b>
130/140	One Health Systems	2,175
<b>150</b>	<b>AVAILABLE</b>	<b>1,355</b>
160	H&R Block	1,560

SUITE	TENANT	SF
<b>170</b>	<b>AVAILABLE (OCCUPIED)</b>	<b>1,355</b>
<b>180</b>	<b>AVAILABLE (OCCUPIED)</b>	<b>1,555</b>
<b>190</b>	<b>AVAILABLE</b>	<b>1,750</b>
200	Walmart Neighborhood Market	42,018
210	Select Physical Therapy	2,800
220-240	Southern Vet Partners	5,702

SUITE	TENANT	SF
240A	UPS Store	1,424
240B	Verizon	1,424

# PLACER TRADE AREA AND 2023 DEMOGRAPHICS



TOTAL POPULATION

**51,469**

TOTAL HOUSEHOLDS

**23,081**

MEDIAN AGE

**53.6**

TOTAL EMPLOYEES (SIC)

**13,214**

RETAIL GOODS

**\$665,724,531**

TOTAL DAYTIME POPULATION

**38,018**

AVERAGE HOUSEHOLD INCOME

**\$104,559**

TOTAL BUSINESSES (SIC)

**1,672**



# AREA RETAIL MAP

