

Retail Space for Lease

Welcome to East Bay Crossings
Major Upscale Renovations
Excellent Tenant Mix
Strategic Location



800 East Bay Drive
Largo, FL 33770

 EUROPEAN EQUITIES
CORPORATION

Property Facts & Highlights

Triple-Net
Up to 5,351 SF Available
Renovations in Progress
Ample Parking
Excellent Tenant Mix
Great Traffic Count
Excellent Visibility
Pylon Sign
Anchored by
Dominos & Hot Tuna
Bus Line

Contact: David McComas
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Prime Retail Space Available for Lease | Units A, B, & I-L | Triple-Net | In-Line

East Bay Crossings has undergone a stunning transformation, emerging as a sleek, modern destination that's turning heads and drawing in foot traffic. This revitalized center now features:

- Modern new exterior finishes and doors for a fresh, contemporary look
- A repaved parking lot offering smooth access and improved convenience
- Lush, manicured landscaping with vibrant palm trees creating a welcoming atmosphere.
- A new rear walkway under construction, enhancing accessibility for all visitors
- An upgraded pylon sign to boost visibility from busy East Bay Drive.

Situated on East Bay Drive, East Bay Crossings benefits from exceptional visibility to nearly 50,000 vehicles daily. The center is ideally located just 10 minutes from Clearwater Beach, with easy access to Tampa, St. Petersburg, and Clearwater. Nearby attractions and national retailers include Publix, Sprouts, Starbucks, Lowe's, The Home Depot, and Largo Central Park.

East Bay Crossings isn't just revitalized—it's reimaged. Discover the energy and opportunity this refreshed center has to offer.



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Prime Retail Space Available for Lease | Unit I-L | Triple-Net | In-Line

This spacious 3,960 square foot unit offers excellent potential in one of the area's most active shopping centers—East Bay Crossings. The layout includes:

- A private break room
- Two large rooms, currently separated by a partition wall
- Private restrooms
- The space is a blank canvas, ready for your vision. While it could use some updates—the previous long-term tenant made minimal modifications—it presents a prime opportunity to customize the space to suit your needs.

Key highlights:

- Can be divided into two separate suites
- Landlord is open to shelling out and building to suit for qualified tenants
- Ideal for retail, service, or office use
- Located in a high-traffic, revitalized center with strong co-tenants and nearly 50,000 vehicles passing daily, this is a rare opportunity to establish your business in a well-known, growing location

This vibrant and well-trafficked center offers exceptional visibility and a customer base already drawn to established national and regional brands. Whether you're launching a new venture or expanding your footprint, this space offers flexibility, convenience, and a built-in customer base in a thriving retail corridor.



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Prime Retail Space Available for Lease | Unit A & B | Triple-Net

These spacious 671 and 720 square foot units offer excellent potential in one of the area's most active shopping centers—East Bay Crossings. The layouts include:

Suite A: 720 SF End Cap Unit

Suite B: 671 SF Inline Unit, located directly next to anchor tenant Domino's

Both suites feature private restrooms and can be leased separately or combined for a larger layout.

Suite A was previously a hair salon and includes sink plumbing along the rear wall, ideal for salon or spa use. The suite also offers a washer and dryer hookup and a small break area.

Suite B includes a main open room with a rear breakroom or private office, providing flexibility for various business types.

These versatile suites are move-in ready and can be customized or combined to fit your operational needs.

Key Highlights:

- Landlord is open to shelling out and building to suit for qualified tenants
- Ideal for retail, service, or office use
- Located in a high-traffic, revitalized center with strong co-tenants and nearly 50,000 vehicles passing daily, this is a rare opportunity to establish your business in a well-known, growing location

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Prime Retail Space Available for Lease

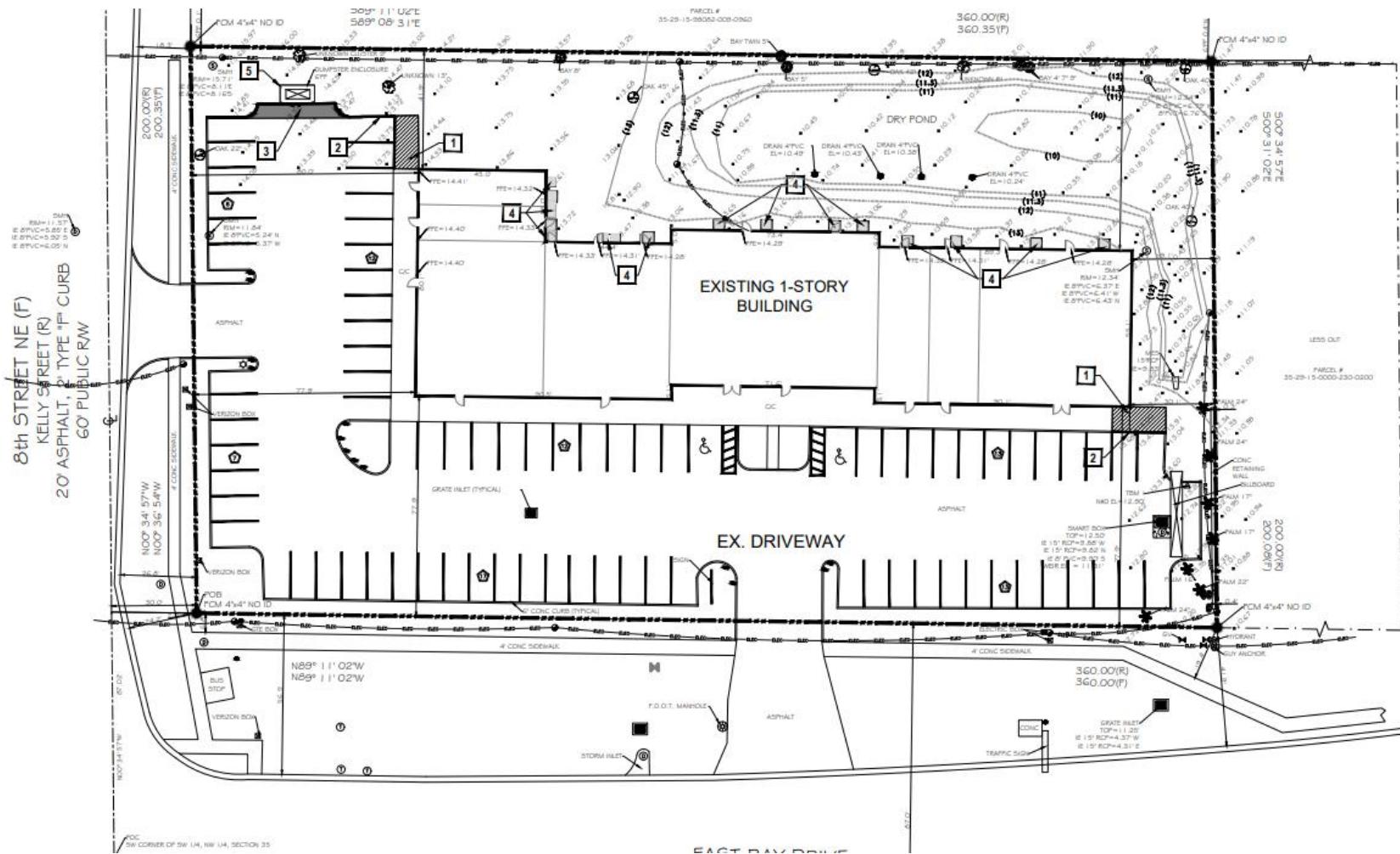
At the heart of East Bay Crossings is Domino's, anchoring a dynamic lineup of long-standing and beloved local businesses, including:

- The upscale Optical Factory Outlet and Showroom, offering eye exams, audiology services, and eyewear for over 20 years
- An upscale nail salon by Kim, Lavang Nails & Spa, providing luxury self-care experiences
- A one-of-a-kind porcelain painting studio, where guests can enjoy group or private classes with Shirl—still teaching at 98 years young!
- Coming Soon! The highly anticipated Hot Tuna Sushi & Bar Restaurant, a local staple renowned for its sushi and Asian fusion cuisine.



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Site Plan



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CORPORATION

Demographics: Population Profiles & Traffic

Population	2 miles	5 miles	10 miles
2020 Population	55,344	258,572	604,472
2024 Population	55,212	262,974	610,368
2029 Population Projection	55,527	265,446	615,288
Annual Growth 2020-2024	-0.10%	0.40%	0.20%
Annual Growth 2024-2029	0.10%	0.20%	0.20%
Median Age	50.9	48.8	49.4
Bachelor's Degree or Higher	23%	28%	30%
U.S. Armed Forces	56	524	1,619
Households	2 miles	5 miles	10 miles
2020 Households	26,713	117,654	279,821
2024 Households	26,363	119,764	282,366
2029 Household Projection	26,462	120,909	284,585
Annual Growth 2020-2024	0.40%	0.60%	0.30%
Annual Growth 2024-2029	0.10%	0.20%	0.20%
Owner Occupied Households	16,058	76,488	186,647
Renter Occupied Households	10,404	44,421	97,938
Avg Household Size	2	2.1	2.1
Avg Household Vehicles	1	2	2
Total Specified Consumer Spending (\$)	\$644.4M	\$3.3B	\$7.9B
Income	2 miles	5 miles	10 miles
Avg Household Income	\$64,744	\$80,213	\$82,681
Median Household Income	\$51,448	\$58,070	\$59,739
< \$25,000	5,698	24,166	55,000
\$25,000 - 50,000	7,102	27,219	62,882
\$50,000 - 75,000	5,491	22,141	51,625
\$75,000 - 100,000	3,184	14,320	34,342
\$100,000 - 125,000	2,284	10,784	26,868
\$125,000 - 150,000	892	6,729	15,609
\$150,000 - 200,000	1,186	7,048	16,884
\$200,000+	526	7,356	19,159

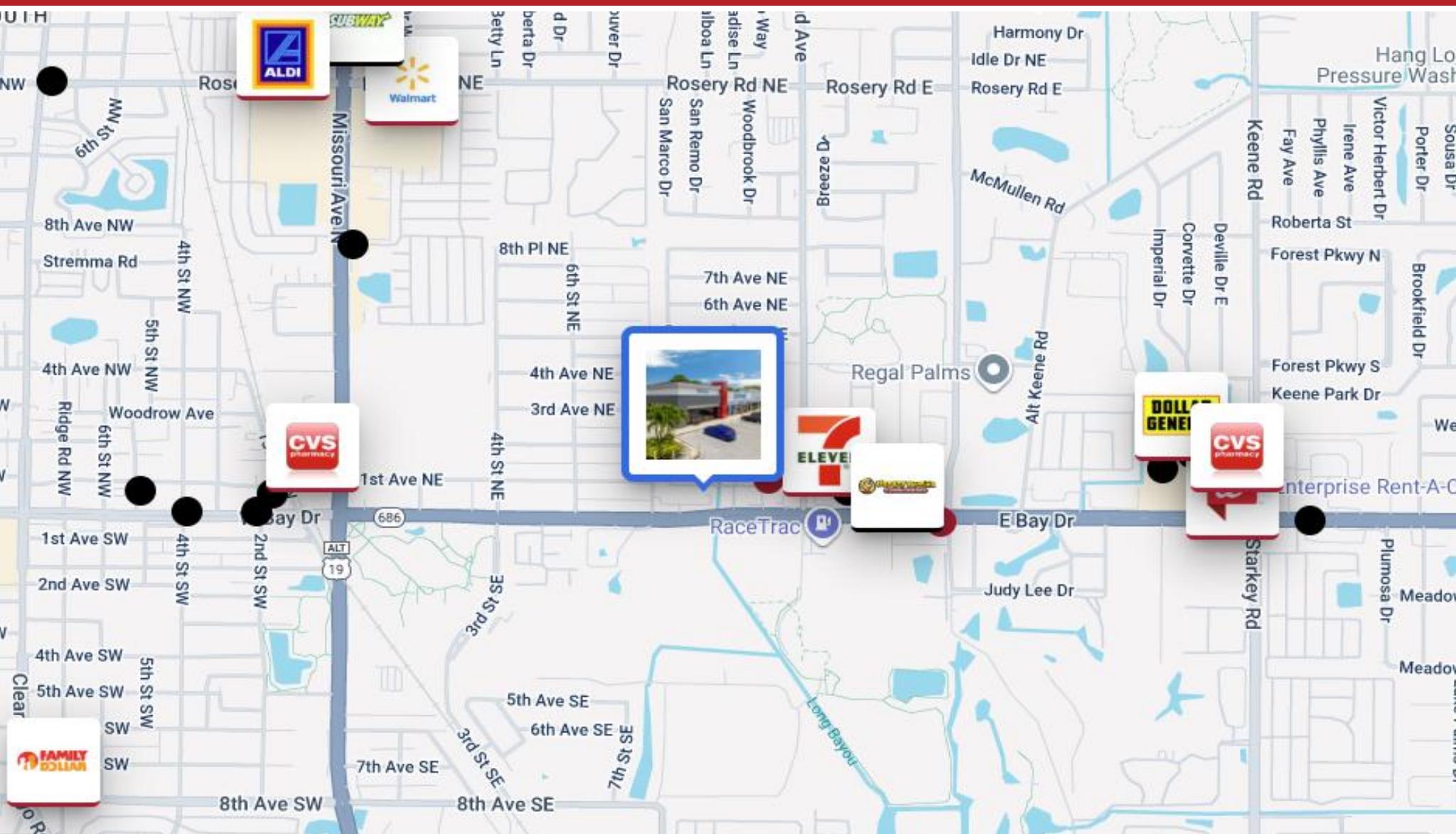
Collection Street	Cross Street	Traffic Volume	Count Year	Distance from Property
E Bay Dr	8th St NE W	43,707	2025	0.07 mi
East Bay Drive	6th St NE NE	42,549	2025	0.19 mi
Lake Ave NE	E Bay Dr S	54,089	2024	0.50 mi
E Bay Dr	2nd St NE E	40,881	2025	0.50 mi
Lake Avenue NE	E Bay Dr S	54,134	2025	0.54 mi
Missouri Ave N	2nd Ave NE N	34,143	2025	0.58 mi
8th Ave SE	3rd St SE W	4,308	2025	0.59 mi
East Bay Drive	Alt Keene Rd NW	54,184	2025	0.59 mi
Missouri Ave N	4th Ave NW N	34,162	2025	0.60 mi
W Bay Dr	Missouri Ave NE	34,062	2025	0.61 mi

Consumer Spending Details	2 mile		5 mile			
	Total Spending	Avg Household	Per Capita	Total Spending	Avg Household	Per Capita
Entertainment, Hobbies & Pets	\$103,989,935	\$5,640	\$2,928	\$257,883,758	\$4,454	\$2,003
Personal Items	\$23,006,052	\$3,018	\$1,567	\$129,829,890	\$2,242	\$1,009
Food & Alcohol	\$175,597,487	\$8,999	\$4,673	\$442,092,100	\$7,636	\$3,434
Food Away From Home	\$30,413,439	\$3,990	\$2,072	\$182,400,662	\$3,150	\$1,417
Alcohol	\$5,518,420	\$724	\$376	\$30,539,842	\$527	\$237
Household	\$28,468,735	\$1,621	\$3,438	\$273,684,786	\$4,727	\$2,126
Total Specified Consumer Spending (\$)	\$619,755,226	\$34,993	\$18,171	\$1,603,765,276	\$27,699	\$12,459

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Location: Major Retail Corridor



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About Us

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Company History

European Equities Corporation started as a retail company in 1988 and has since owned nearly a hundred Subway restaurants and other retail businesses in Florida and Texas. So they tend to look at themselves as retail operators that became a very strong part of developing real estate. Being immersed in these submarkets has forced them to understand the market at a granular level. With that, they have created several layers within the development cycle and really understanding the market from the income-producing level up. Over the years, they have diversified into other sectors of commercial real estate. European Equities Corporation touches every level of the development cycle, where they are fully versed in acquisitions and development, creating meaningful financing structures, stabilizing assets, and managing them post development.



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