

# Retail Space for Lease

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



800 East Bay Drive  
Largo, FL 33770



# Property Facts & Highlights

**East Bay Crossings**  
Major Upscale Renovations  
Excellent Tenant Mix  
Strategic Location

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

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**Largo, FL 33770**

 **EUROPEAN EQUITIES**  
CORPORATION

# 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 reimagined. Discover the energy and opportunity this refreshed center has to offer.



# 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.



# 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.

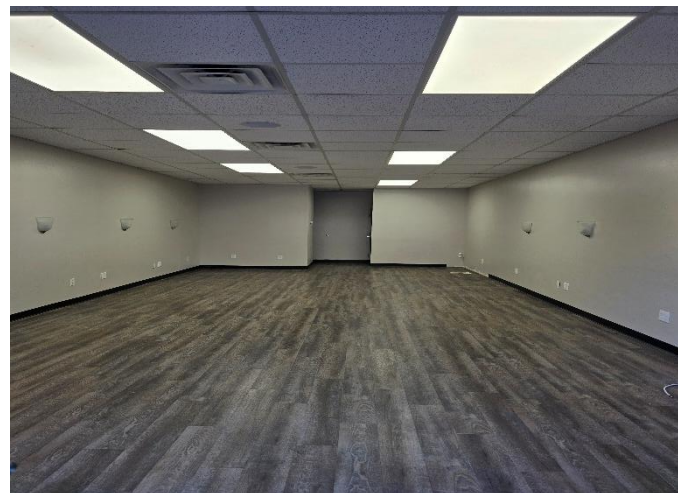
Suite B includes a main open room with a rear breakroom or private office, providing flexibility for various business types.

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

## Key Highlights:

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- Ideal for retail, service, or office use
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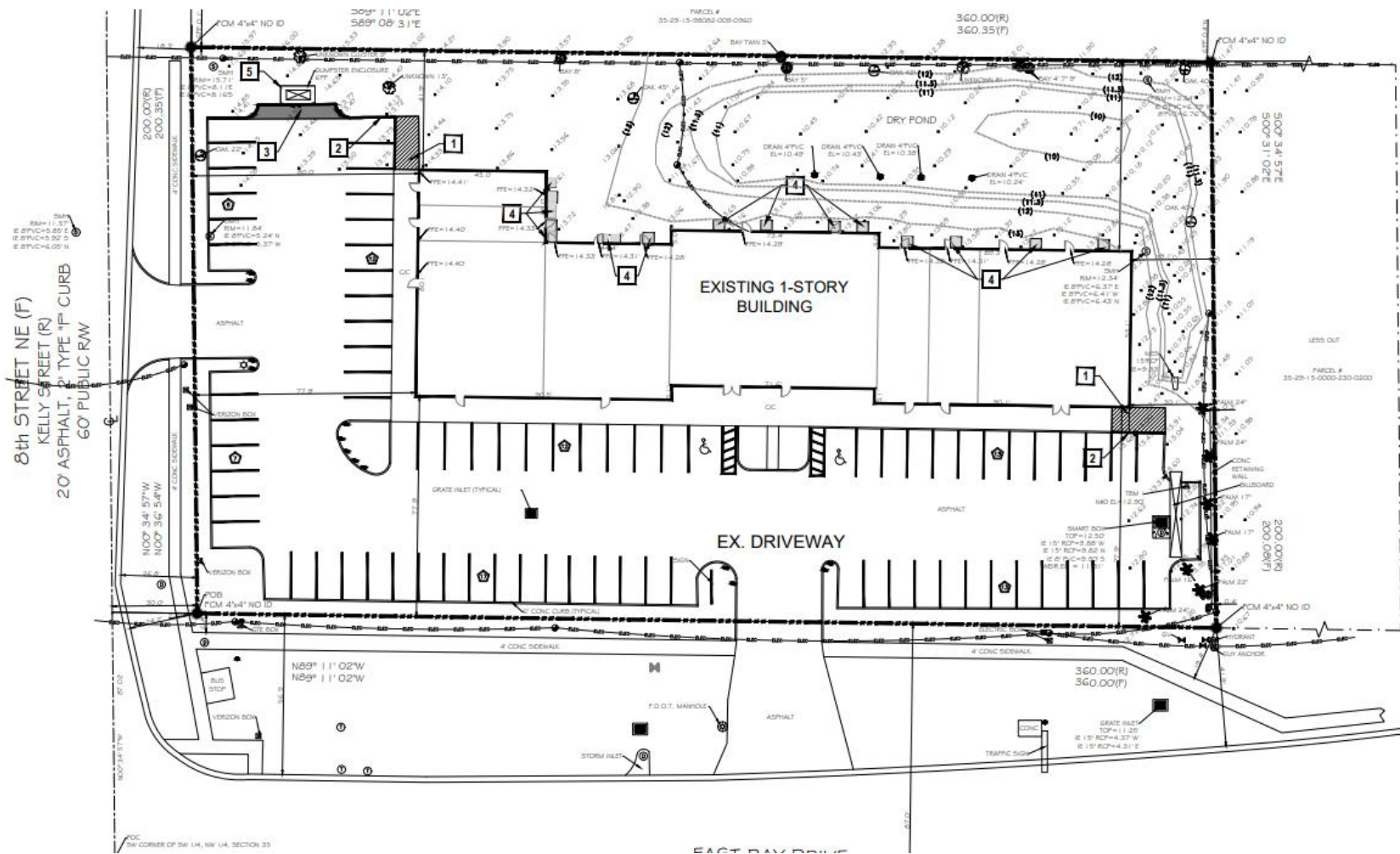
# Prime Retail Space Available for Lease

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.



## Site Plan



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EUROPEAN EQUITIES  
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# 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

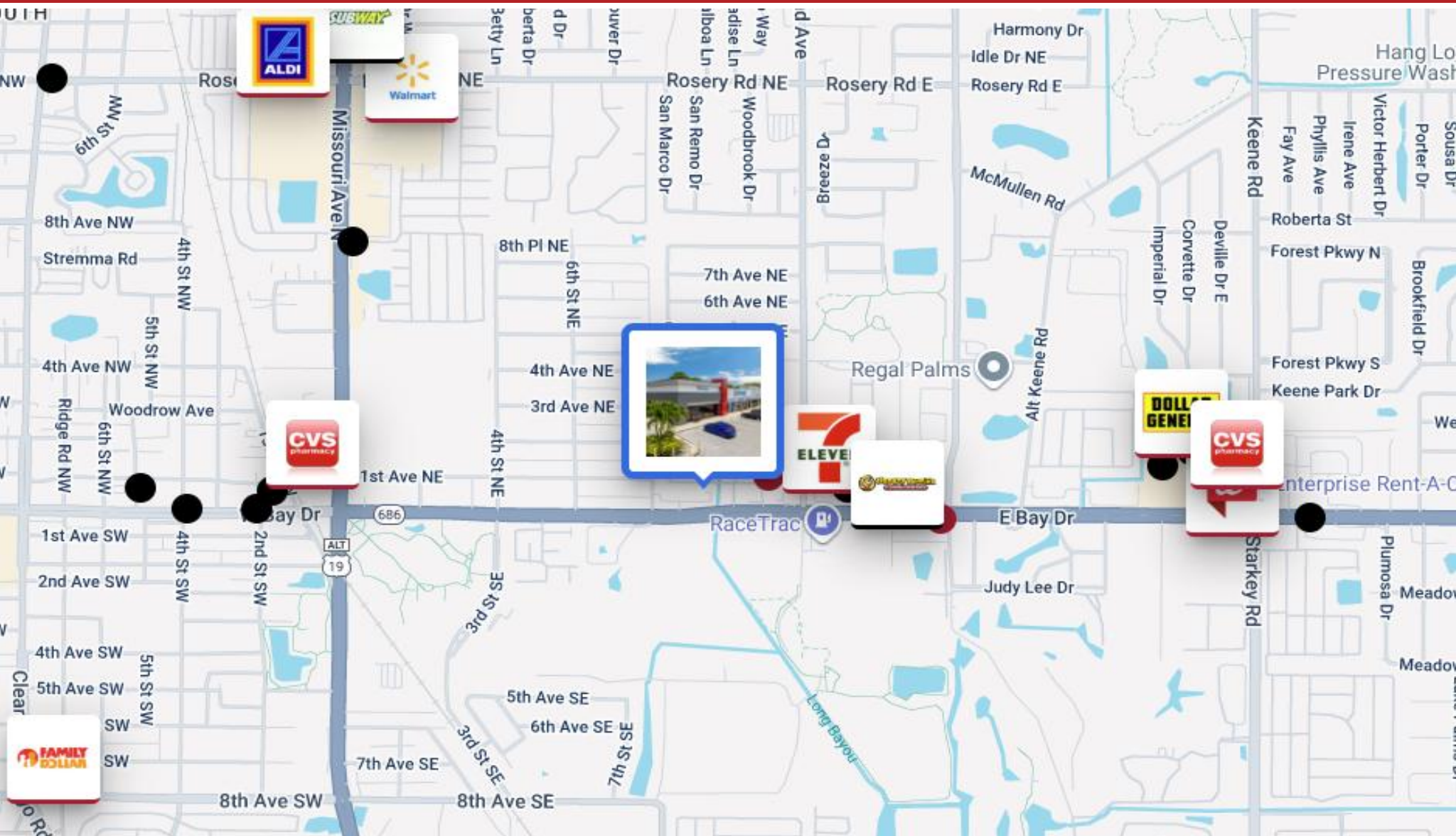
Collection Street	Cross Street	Traffic Volume	Count Year	Distance from Property
E Bay Dr	8th St NE W	43,707	2025	0.07 mi
East Bay Drive	6th St NE NE	42,549	2025	0.19 mi
Lake Ave NE	E Bay Dr S	54,089	2024	0.50 mi
E Bay Dr	2nd St NE E	40,881	2025	0.50 mi
Lake Avenue NE	E Bay Dr S	54,134	2025	0.54 mi
Missouri 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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Up to 5,351 SF Available



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Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newlyconstructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property. By accepting this Marketing Brochure you agree to release European Equities Corporation Real Estate Investment Services and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this net leased property.

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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.

