

NEIGHBORHOOD CENTER

LARGO TOWN SQUARE

3690 East Bay Drive Largo, FL 33771

LARGO | FLORIDA

±875 – 2,820 SF

FOR LEASE



RIPCO
REAL ESTATE

CORINNA GATTASSO
cg@ripcofl.com • 813.607.5291

GENE RUIZ
gruiz@ripcofl.com • 813.921.5641

SPACE DETAILS

SIZE

Unit E	±1,200 SF	Unit Q-R	±2,820 SF
Unit D	±1,200 SF	Unit U2-V	±875 SF

CO-TENANTS

Outback Steakhouse, Addicted to the Bean, Westshore Pizza, Mobility City, Advanced Dental Care, Physical Therapy Now, M Sushi Asian Grill, and Partners Personnel

COMMENTS

- Abundant on-site parking
- Prominent pylon signage
- Located in one of the most traveled east-west corridors in Pinellas County
- 62,500 AADT on E Bay Drive and 16,800 AADT on Belcher Road
- 255,079 total population within a 7 mile radius

DEMOGRAPHICS

POPULATION

1 Miles	16,890	1 Miles	13,205
3 Miles	116,313	3 Miles	115,887
5 Miles	254,886	5 Miles	283,260

DAYTIME POPULATION

1 Miles	13,205
3 Miles	115,887
5 Miles	283,260

TOTAL HOUSEHOLDS

1 Miles	7,913	1 Miles	\$80,436
3 Miles	53,774	3 Miles	\$86,112
5 Miles	114,681	5 Miles	\$91,414

AVERAGE HH INCOME

TOTAL BUSINESSES

1 Miles	581	1 Miles	5,151
3 Miles	5,459	3 Miles	61,721
5 Miles	14,407	5 Miles	160,296

TOTAL EMPLOYEES

4211 West Boy Scout Blvd. Suite 690 Tampa, FL 33607 • 813.320.0050 • ripcofl.com
This information has been secured from sources we believe to be reliable, but we make no representations as to the accuracy of the information. References to square footage are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

SITE PLAN

SUITE	TENANT	SIZE
A-C	Outback Steakhouse	7,153 SF
D	AVAILABLE	1,200 SF
E	AVAILABLE	1,200 SF
F-G	Mobility City	2,400 SF
H	M Sushi Asian Grill	1,200 SF
I	Audiology Innovations	1,200 SF
J	Sapphire Nail Bar	1,200 SF
K-L	Advanced Dental Care	4,018 SF
M	Vein Center	2,100 SF
N-P	CSL Plasma	6,300 SF
Q-R	AVAILABLE	2,820 SF
S	Physical Therapy Now	1,630 SF
T-U1	Partners Personnel	1,578 SF
U2-V	AVAILABLE	875 SF
W-X	Westshore Pizza	1,200 SF
Y	Addicted To The Bean	1,500 SF
Outparcel	Dentist	2,800 SF



MARKET AERIAL

