

# Ulmerton & Starkey - Outparcel Avail...

9040 Ulmerton Road, Largo, FL 33771

Presented by  
Belleair Development Group



# Ulmerton & Starkey - Outparcel Available

9040 Ulmerton Road, Largo, FL 33771

Confidentiality Agreement



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**Belleair Development  
Group**

6654 78th Avenue

Pinellas Park, FL 33781

Notes

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## Property Details

Prime outparcel fronting Ulmerton Road, 39,000 SF of land with off site retention.

**Price: \$2.95 /SF/Year**

- Great visibility
- Cross access with entire center
- Off site retention
- Access to Starkey Road as well.

View the full listing here: <http://www.crelisting.net/Dwp4OMu0Q/?StepID=107>

Total Space Available:	39,000 SF
Rental Rate:	\$2.95 /SF/Year
Property Type:	Retail
Property Sub-type:	Retail Pad
Building Size:	6,000 SF
Lot Size:	39,000 SF
Traffic Count:	80,000
Cross Streets:	Ulmerton Rd and Starkey Rd
Zoning Description:	Commercial

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## Listing space

### Space 1

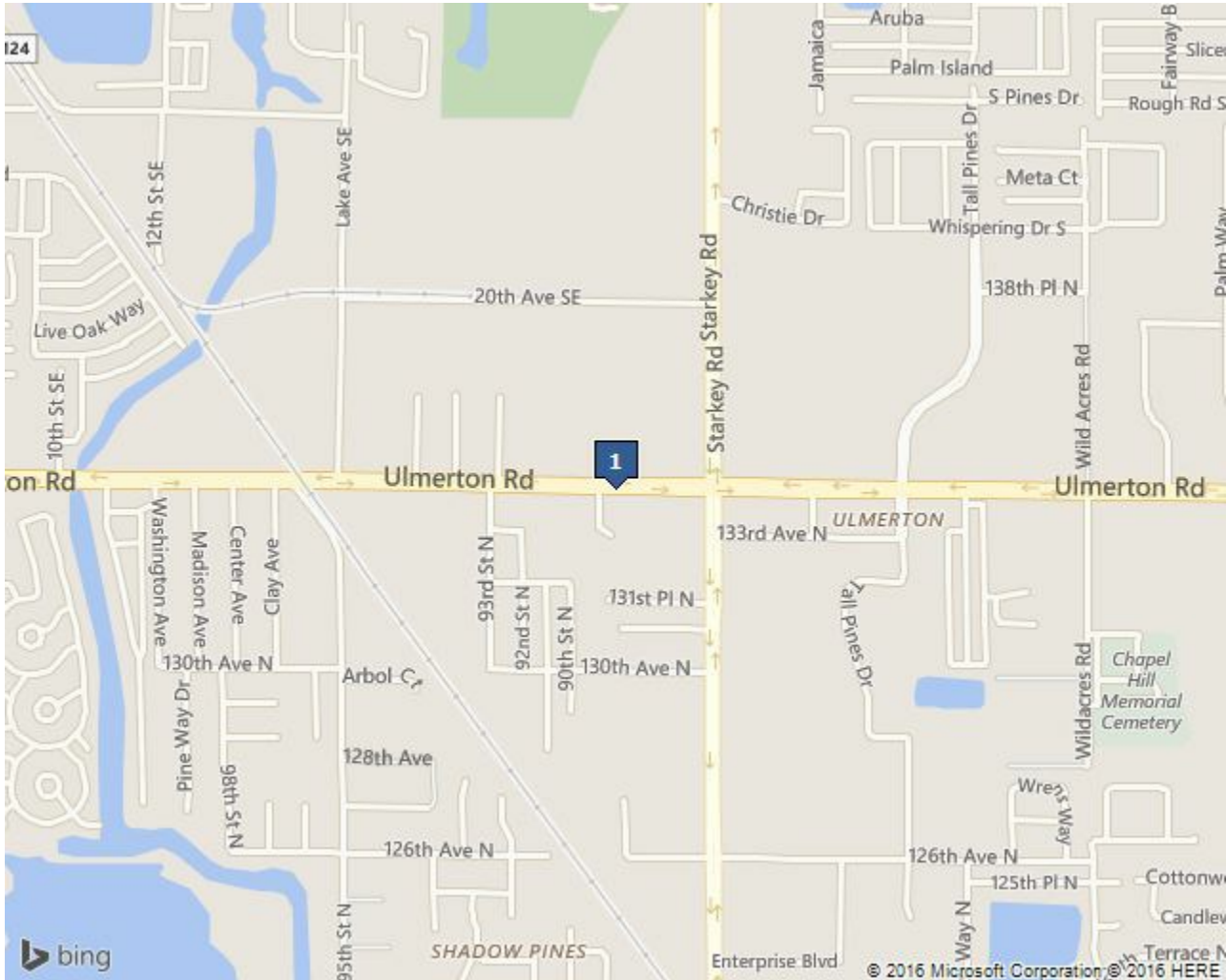
Space Available:	39,000 SF
Rental Rate:	\$115,000 /Year
Space / Lot Type:	Retail Pad
Lease Type:	NNN
Date Available:	Apr 2016

Outparcel to Neighborhood Walmart.

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## Location



## Location Description

Located at the major intersection of Ulmerton Rd. and Starkey Rd, this site is visible to over 80,000 cars per day. Tenants in the center include Wal-Mart Neighborhood Market and Wawa.

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## Property Photos

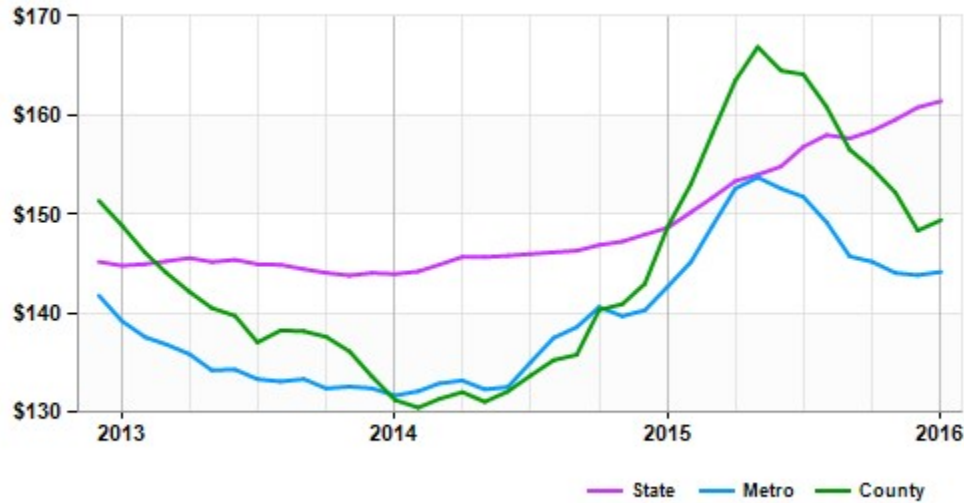


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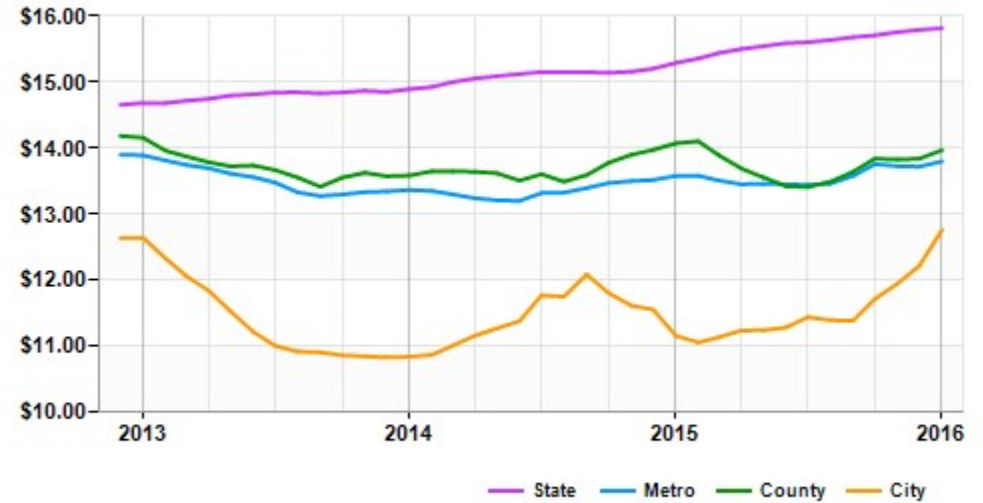
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## Market Trends

Asking Prices Retail for Sale Largo, FL (\$/SF)



Asking Rent Retail for Lease Largo, FL (\$/SF/Year)



	Jan 16	vs. 3 mo. prior	Y-O-Y
State	\$161	+1.9%	+8.6%
Metro	\$144	-0.7%	+1.0%
County	\$149	-3.4%	+0.4%

	Jan 16	vs. 3 mo. prior	Y-O-Y
State	\$15.81	+0.7%	+3.4%
Metro	\$13.80	+0.3%	+1.6%
County	\$13.97	+0.9%	-0.7%
City	\$12.76	+8.9%	+14.4%

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## Demographics

Population	1-mi.	3-mi.	5-mi.
2015 Male Population	4,676	49,806	131,957
2015 Female Population	5,233	54,960	141,592
% 2015 Male Population	47.19%	47.54%	48.24%
% 2015 Female Population	52.81%	52.46%	51.76%
2015 Total Population: Adult	8,529	87,728	227,406
2015 Total Daytime Population	15,132	121,020	315,025
2015 Total Employees	8,936	59,411	154,101
2015 Total Population: Median Age	53	49	47
2015 Total Population: Adult Median Age	59	55	54
2015 Total population: Under 5 years	398	4,673	12,327
2015 Total population: 5 to 9 years	383	4,772	12,931
2015 Total population: 10 to 14 years	389	4,802	13,181
2015 Total population: 15 to 19 years	361	4,813	13,351
2015 Total population: 20 to 24 years	415	5,517	15,053
2015 Total population: 25 to 29 years	458	5,898	15,524
2015 Total population: 30 to 34 years	592	5,914	15,381
2015 Total population: 35 to 39 years	466	5,171	14,071
2015 Total population: 40 to 44 years	533	6,040	16,294
2015 Total population: 45 to 49 years	556	6,737	18,329
2015 Total population: 50 to 54 years	642	7,983	21,369
2015 Total population: 55 to 59 years	738	8,123	21,540



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## Demographics

Population (Cont.)	1-mi.	3-mi.	5-mi.
2015 Total population: 60 to 64 years	809	7,636	19,220
2015 Total population: 65 to 69 years	934	7,766	18,809
2015 Total population: 70 to 74 years	815	6,388	15,065
2015 Total population: 75 to 79 years	584	4,698	11,055
2015 Total population: 80 to 84 years	406	3,555	8,918
2015 Total population: 85 years and over	430	4,280	11,131
% 2015 Total population: Under 5 years	4.02%	4.46%	4.51%
% 2015 Total population: 5 to 9 years	3.87%	4.55%	4.73%
% 2015 Total population: 10 to 14 years	3.93%	4.58%	4.82%
% 2015 Total population: 15 to 19 years	3.64%	4.59%	4.88%
% 2015 Total population: 20 to 24 years	4.19%	5.27%	5.50%
% 2015 Total population: 25 to 29 years	4.62%	5.63%	5.68%
% 2015 Total population: 30 to 34 years	5.97%	5.64%	5.62%
% 2015 Total population: 35 to 39 years	4.70%	4.94%	5.14%
% 2015 Total population: 40 to 44 years	5.38%	5.77%	5.96%
% 2015 Total population: 45 to 49 years	5.61%	6.43%	6.70%
% 2015 Total population: 50 to 54 years	6.48%	7.62%	7.81%
% 2015 Total population: 55 to 59 years	7.45%	7.75%	7.87%
% 2015 Total population: 60 to 64 years	8.16%	7.29%	7.03%
% 2015 Total population: 65 to 69 years	9.43%	7.41%	6.88%
% 2015 Total population: 70 to 74 years	8.22%	6.10%	5.51%

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## Demographics

Population (Cont.)	1-mi.	3-mi.	5-mi.
% 2015 Total population: 75 to 79 years	5.89%	4.48%	4.04%
% 2015 Total population: 80 to 84 years	4.10%	3.39%	3.26%
% 2015 Total population: 85 years and over	4.34%	4.09%	4.07%
2015 White alone	8,594	88,673	231,490
2015 Black or African American alone	416	6,302	16,053
2015 American Indian and Alaska Native alone	22	377	1,003
2015 Asian alone	402	3,805	10,206
2015 Native Hawaiian and OPI alone	7	144	344
2015 Some Other Race alone	205	2,769	7,621
2015 Two or More Races alone	263	2,696	6,832
2015 Hispanic	691	9,451	27,506
2015 Not Hispanic	9,218	95,315	246,043
% 2015 White alone	86.73%	84.64%	84.62%
% 2015 Black or African American alone	4.20%	6.02%	5.87%
% 2015 American Indian and Alaska Native alone	0.22%	0.36%	0.37%
% 2015 Asian alone	4.06%	3.63%	3.73%
% 2015 Native Hawaiian and OPI alone	0.07%	0.14%	0.13%
% 2015 Some Other Race alone	2.07%	2.64%	2.79%
% 2015 Two or More Races alone	2.65%	2.57%	2.50%
% 2015 Hispanic	6.97%	9.02%	10.06%
% 2015 Not Hispanic	93.03%	90.98%	89.94%

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<b>Population (Cont.)</b>	<b>1-mi.</b>	<b>3-mi.</b>	<b>5-mi.</b>
2015 Not Hispanic: White alone	7,897	87,731	229,253
2015 Not Hispanic: Black or African American alone	194	4,490	10,437
2015 Not Hispanic: American Indian and Alaska Native alone	21	259	675
2015 Not Hispanic: Asian alone	201	2,203	5,371
2015 Not Hispanic: Native Hawaiian and OPI alone	9	68	158
2015 Not Hispanic: Some Other Race alone	11	121	310
2015 Not Hispanic: Two or More Races	97	1,110	3,088
% 2015 Not Hispanic: White alone	90.40%	87.57%	87.45%
% 2015 Not Hispanic: Black or African American alone	2.22%	4.48%	3.98%
% 2015 Not Hispanic: American Indian and Alaska Native alone	0.24%	0.26%	0.26%
% 2015 Not Hispanic: Asian alone	2.30%	2.20%	2.05%
% 2015 Not Hispanic: Native Hawaiian and OPI alone	0.10%	0.07%	0.06%
% 2015 Not Hispanic: Some Other Race alone	0.13%	0.12%	0.12%
% 2015 Not Hispanic: Two or More Races	1.11%	1.11%	1.18%
<b>Population Change</b>	<b>1-mi.</b>	<b>3-mi.</b>	<b>5-mi.</b>
Total: Employees (NAICS)	n/a	n/a	n/a
Total: Establishments (NAICS)	n/a	n/a	n/a

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<b>Population Change (Cont.)</b>	<b>1-mi.</b>	<b>3-mi.</b>	<b>5-mi.</b>
2015 Total Population	9,909	104,766	273,549
2015 Households	4,599	46,999	118,547
Population Change 2010-2015	75	3,090	7,277
Household Change 2010-2015	-120	-155	-383
% Population Change 2010-2015	0.76%	3.04%	2.73%
% Household Change 2010-2015	-2.54%	-0.33%	-0.32%
Population Change 2000-2015	1,173	4,583	11,396
Household Change 2000-2015	563	1,148	1,983
% Population Change 2000 to 2015	13.43%	4.57%	4.35%
% Household Change 2000 to 2015	13.95%	2.50%	1.70%

<b>Housing</b>	<b>1-mi.</b>	<b>3-mi.</b>	<b>5-mi.</b>
2015 Housing Units	4,802	53,158	132,169
2015 Occupied Housing Units	4,037	45,852	116,564
2015 Owner Occupied Housing Units	3,346	32,814	85,645
2015 Renter Occupied Housing Units	691	13,038	30,919
2015 Vacant Housings Units	766	7,306	15,604
% 2015 Occupied Housing Units	84.07%	86.26%	88.19%

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<b>Housing (Cont.)</b>	<b>1-mi.</b>	<b>3-mi.</b>	<b>5-mi.</b>
% 2015 Owner occupied housing units	82.88%	71.57%	73.47%
% 2015 Renter occupied housing units	17.12%	28.43%	26.53%
% 2000 Vacant housing units	15.95%	13.74%	11.81%

<b>Income</b>	<b>1-mi.</b>	<b>3-mi.</b>	<b>5-mi.</b>
2015 Household Income: Median	\$38,827	\$40,657	\$42,795
2015 Household Income: Average	\$52,103	\$55,757	\$59,246
2015 Per Capita Income	\$24,466	\$25,295	\$26,332
2015 Household income: Less than \$10,000	405	3,903	9,241
2015 Household income: \$10,000 to \$14,999	299	2,836	7,076
2015 Household income: \$15,000 to \$19,999	414	3,888	8,952
2015 Household income: \$20,000 to \$24,999	321	3,316	8,532
2015 Household income: \$25,000 to \$29,999	343	3,135	7,257
2015 Household income: \$30,000 to \$34,999	284	3,334	7,743
2015 Household income: \$35,000 to \$39,999	305	2,731	6,725
2015 Household income: \$40,000 to \$44,999	283	2,708	6,701
2015 Household income: \$45,000 to \$49,999	232	2,412	5,818
2015 Household income: \$50,000 to \$59,999	422	3,872	10,003
2015 Household income: \$60,000 to \$74,999	387	4,142	10,761
2015 Household income: \$75,000 to \$99,999	379	4,723	12,174
2015 Household income: \$100,000 to \$124,999	257	2,747	7,550
2015 Household income: \$125,000 to \$149,999	115	1,335	3,980
2015 Household income: \$150,000 to \$199,999	83	989	3,284

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<b>Income (Cont.)</b>	<b>1-mi.</b>	<b>3-mi.</b>	<b>5-mi.</b>
2015 Household income: \$200,000 or more	70	928	2,750
% 2015 Household income: Less than \$10,000	8.81%	8.30%	7.80%
% 2015 Household income: \$10,000 to \$14,999	6.50%	6.03%	5.97%
% 2015 Household income: \$15,000 to \$19,999	9.00%	8.27%	7.55%
% 2015 Household income: \$20,000 to \$24,999	6.98%	7.06%	7.20%
% 2015 Household income: \$25,000 to \$29,999	7.46%	6.67%	6.12%
% 2015 Household income: \$30,000 to \$34,999	6.18%	7.09%	6.53%
% 2015 Household income: \$35,000 to \$39,999	6.63%	5.81%	5.67%
% 2015 Household income: \$40,000 to \$44,999	6.15%	5.76%	5.65%
% 2015 Household income: \$45,000 to \$49,999	5.04%	5.13%	4.91%
% 2015 Household income: \$50,000 to \$59,999	9.18%	8.24%	8.44%
% 2015 Household income: \$60,000 to \$74,999	8.41%	8.81%	9.08%
% 2015 Household income: \$75,000 to \$99,999	8.24%	10.05%	10.27%
% 2015 Household income: \$100,000 to \$124,999	5.59%	5.84%	6.37%
% 2015 Household income: \$125,000 to \$149,999	2.50%	2.84%	3.36%
% 2015 Household income: \$150,000 to \$199,999	1.80%	2.10%	2.77%
% 2015 Household income: \$200,000 or more	1.52%	1.97%	2.32%
<b>Retail Sales Volume</b>	<b>1-mi.</b>	<b>3-mi.</b>	<b>5-mi.</b>
2015 Childrens/Infants clothing stores	\$1,126,538	\$11,751,903	\$29,932,458
2015 Jewelry stores	\$415,568	\$4,296,720	\$11,028,214
2015 Mens clothing stores	\$1,349,829	\$13,999,638	\$35,819,558
2015 Shoe stores	\$1,363,460	\$14,129,168	\$36,141,711

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Retail Sales Volume (Cont.)	1-mi.	3-mi.	5-mi.
2015 Womens clothing stores	\$2,402,943	\$24,616,093	\$62,863,477
2015 Automobile dealers	\$18,543,939	\$190,895,847	\$488,741,447
2015 Automotive parts and accessories stores	\$3,714,651	\$38,052,344	\$97,098,838
2015 Other motor vehicle dealers	\$562,021	\$5,700,688	\$14,424,278
2015 Tire dealers	\$1,660,243	\$16,991,559	\$43,339,532
2015 Hardware stores	\$76,530	\$776,861	\$2,003,072
2015 Home centers	\$788,208	\$8,005,588	\$20,514,377
2015 Nursery and garden centers	\$984,252	\$9,922,739	\$25,400,213
2015 Outdoor power equipment stores	\$442,631	\$4,504,815	\$11,469,774
2015 Paint andwallpaper stores	\$90,028	\$910,497	\$2,329,084
2015 Appliance, television, and other electronics stores	\$2,524,940	\$25,833,850	\$66,089,291
2015 Camera andphotographic supplies stores	\$184,117	\$1,901,261	\$4,904,973
2015 Computer andsoftware stores	\$6,963,144	\$71,357,240	\$181,552,395
2015 Beer, wine, and liquor stores	\$1,182,596	\$12,174,469	\$31,115,819
2015 Convenience stores	\$5,121,424	\$53,182,938	\$135,707,918
2015 Restaurant Expenditures	\$4,887,836	\$50,295,515	\$128,706,394
2015 Supermarkets and other grocery (except convenience) stores	\$19,697,785	\$201,995,929	\$513,545,820
2015 Furniture stores	\$1,739,836	\$17,865,268	\$45,800,498
2015 Home furnishings stores	\$6,355,189	\$64,798,649	\$165,302,709
2015 General merchandise stores	\$32,753,162	\$334,540,141	\$855,160,965
2015 Gasoline stations with convenience stores	\$16,550,472	\$170,392,306	\$434,104,282

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Retail Sales Volume (Cont.)	1-mi.	3-mi.	5-mi.
2015 Other gasoline stations	\$12,035,133	\$123,514,596	\$314,443,101
2015 Department stores (excl leased depts)	\$32,337,594	\$330,243,421	\$844,132,751
2015 General merchandise stores	\$32,753,162	\$334,540,141	\$855,160,965
2015 Other health and personal care stores	\$1,277,823	\$13,067,802	\$33,434,630
2015 Pharmacies and drug stores	\$5,290,900	\$53,792,470	\$136,919,027
2015 Pet and pet supplies stores	\$1,418,912	\$14,440,152	\$36,770,233
2015 Book, periodical, and music stores	\$215,223	\$2,193,122	\$5,614,237
2015 Hobby, toy, and game stores	\$588,293	\$6,053,487	\$15,434,829
2015 Musical instrument and supplies stores	\$56,487	\$586,432	\$1,516,558
2015 Sewing, needlework, and piece goods stores	\$115,865	\$1,176,011	\$3,002,928
2015 Sporting goods stores	\$555,168	\$5,717,738	\$14,708,444



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## Broker Profile



**Christian Yepes**

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