



COMMERCIAL REAL ESTATE SERVICES
TAMPA BAY



SEMINOLE BLVD.

E. BAY DR.



S. BELCHER RD.

U.S. HWY. 19

FREE-STANDING RETAIL BUILDING FOR SALE OR LEASE

3760 E. BAY DR. LARGO, FL 33771 - OWNER FINANCING AVAILABLE

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All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

FREE-STANDING RETAIL BUILDING AVAILABLE FOR SALE OR LEASE

2,784 SF | 0.57 ACRES | OWNER FINANCING AVAILABLE

3760 E. BAY DR. LARGO, FL 33771



PROPERTY OVERVIEW

TOTAL SIZE: 0.57 Acres | 2,784 SF

AVAILABLE: Now

LAYOUT: Open Area, 3 Bathrooms, 2 Demising Walls

PARKING: 37 Spaces

ZONING: CG (Commercial General)

FINANCING: Owner Financing Available

TRAFFIC: 62,500 AADT

Positioned along one of Largo's most heavily traveled corridors, 3760 E. Bay Drive offers prime retail exposure to thousands of daily drivers. This free-standing building boasts a prominent street presence, making it ideal for businesses looking to capture high-volume commuter traffic. With its direct access and convenient ingress/egress, tenants can capitalize on the steady flow of potential customers traveling this key east-west thoroughfare in Pinellas County.

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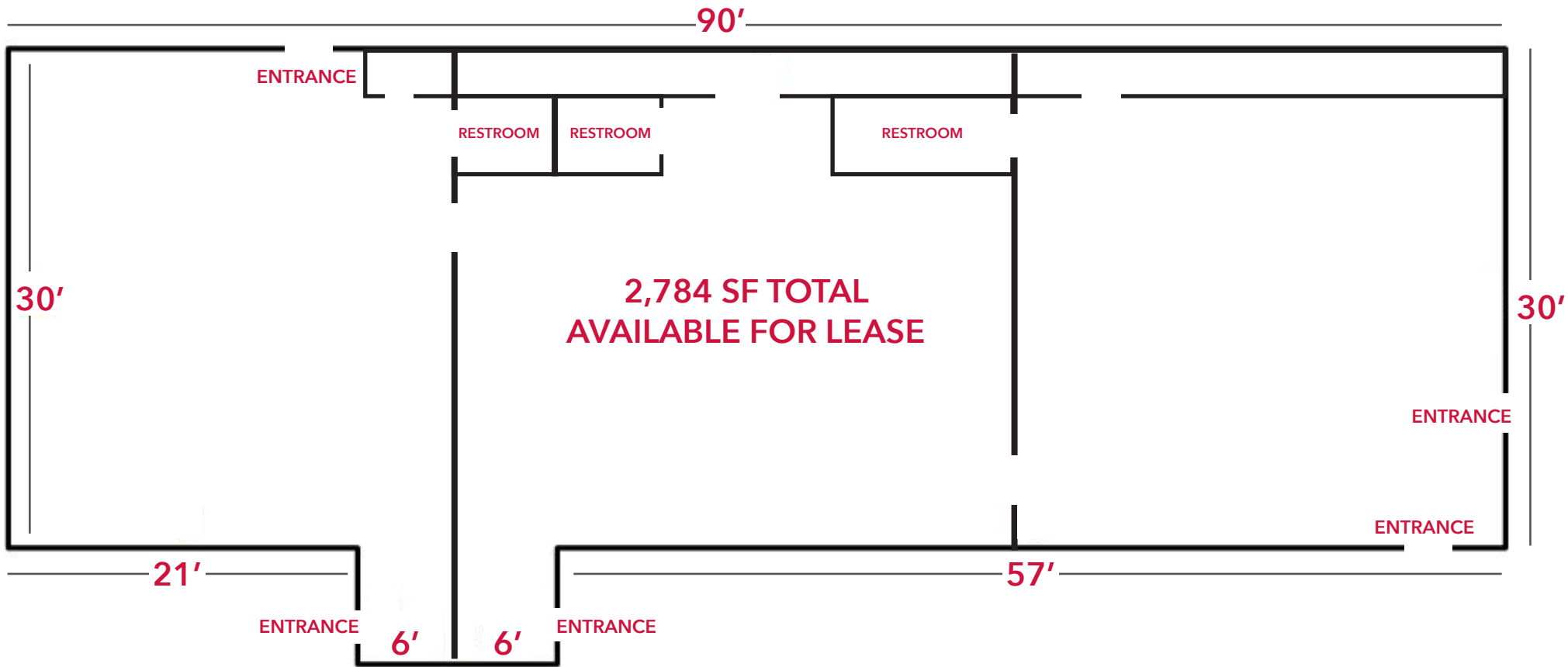
62,500 AVERAGE ANNUAL
DAILY TRAFFIC COUNT

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FLOOR PLAN*



*This conceptual floor plan is provided for marketing purposes only and is not a substitute for field measurements or a surveyed plan. Layout, dimensions, and square footage are approximate and subject to change without notice. Landlord/Owner and Broker make no representation or warranty as to accuracy or completeness. Prospective tenants/buyers should verify all information independently.

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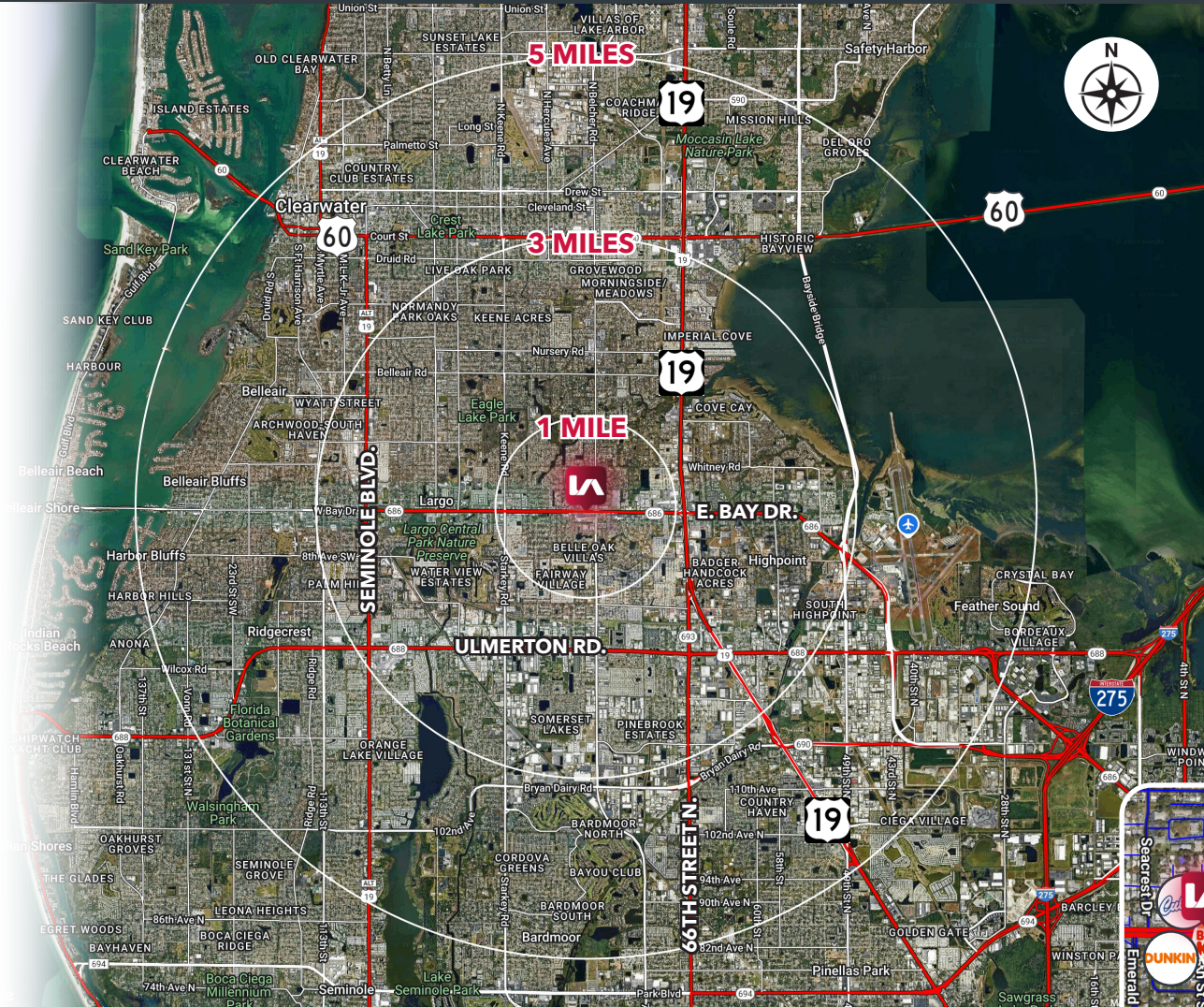


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DEMOGRAPHICS

	POPULATION	INCOME
1 MILE:	14,859	\$69,289
3 MILES:	112,864	\$72,155
5 MILES:	245,659	\$76,010

In addition to its exceptional frontage and signage opportunities, the property features ample on-site parking. Located within close proximity to national retailers, dining establishments, and service businesses, the building benefits from a built-in customer base and a vibrant commercial atmosphere. This strategic location is perfect for a retailer looking to thrive in a high-traffic, high-visibility setting surrounded by a dynamic mix of complementary businesses.



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