



# FOR LEASE

3350 E. Bay Dr, Largo, FL 33771

\$25/sqft - Modified Gross

- **Property Type** – Commercial Retail
- **Property Subtype** – Storefront
- **Gross Leasable Area (GLA)** – 3,000 SF
- **Year Built** – 2002
- **Parking Ratio** – 2.16 per 1,000 SF



## Capstone Realty & Associates

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- Former pharmacy with open layout and partial built-out condition
- Existing shelves, back office area, two restrooms
- Excellent frontage and signage visibility on East Bay Drive
- Ideal for retail, medical, professional office, or service users
- Modified Gross lease structure (tenant pays pro-rated pass-throughs)
- Ample frontage, high traffic count, strong consumer exposure



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