

# 14040 WALSLINGHAM ROAD

3,190 SF | 0.99 Acres

**SUBLEASE OPPORTUNITY**

LARGO (TAMPA MSA), FL



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**CUSHMAN &  
WAKEFIELD**

## INVESTMENT SUMMARY

Cushman & Wakefield is pleased to offer for sublease a 3,190 square foot freestanding former bank branch located at 14040 Walsingham Road, Largo (Tampa Bay MSA) FL, 33774.

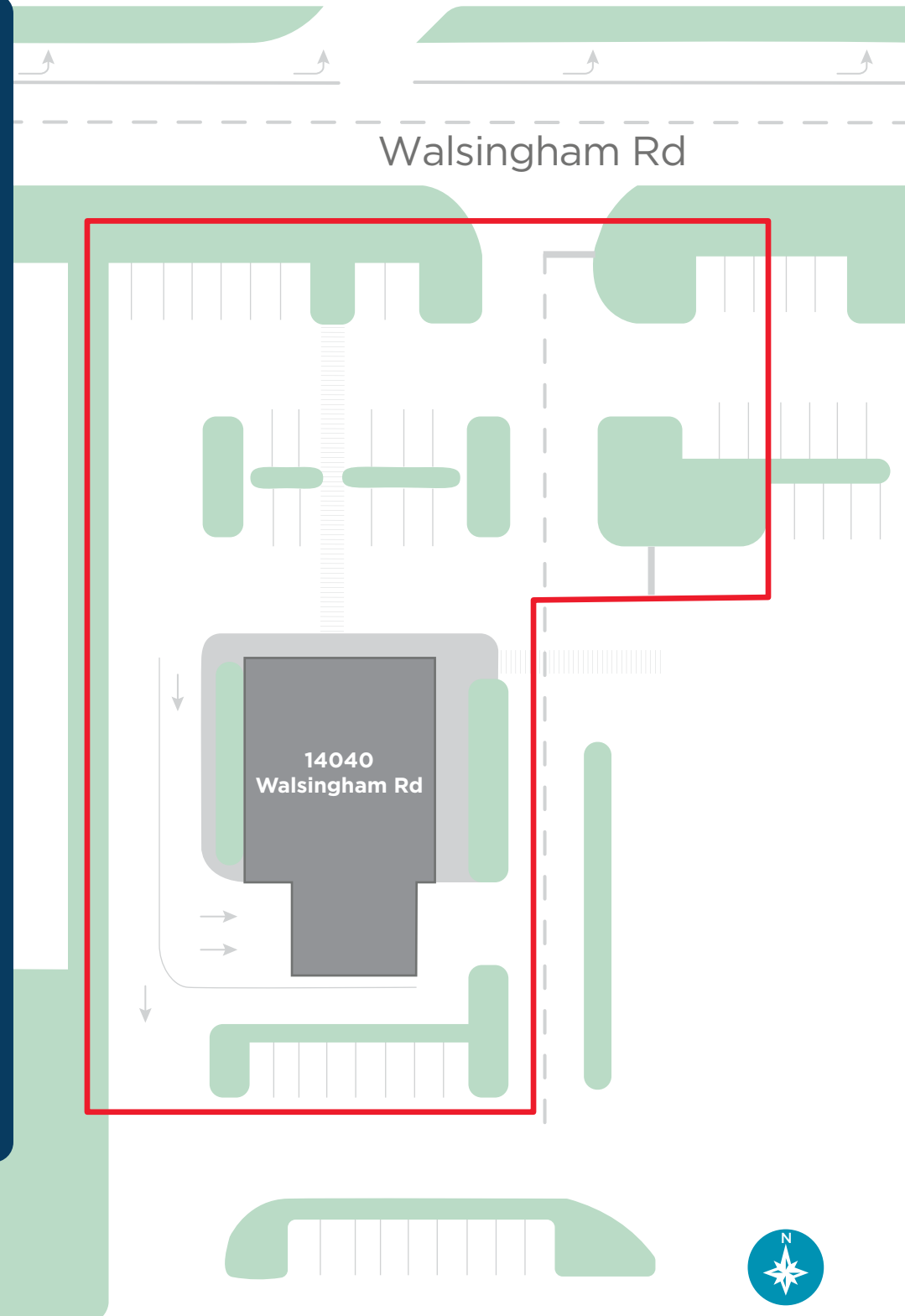
### RENTAL RATE

9/1/21 to 8/31/26 - \$143,500 NNN

9/1/26 to 8/31/31 - \$157,300 NNN

### PROPERTY STRENGTHS

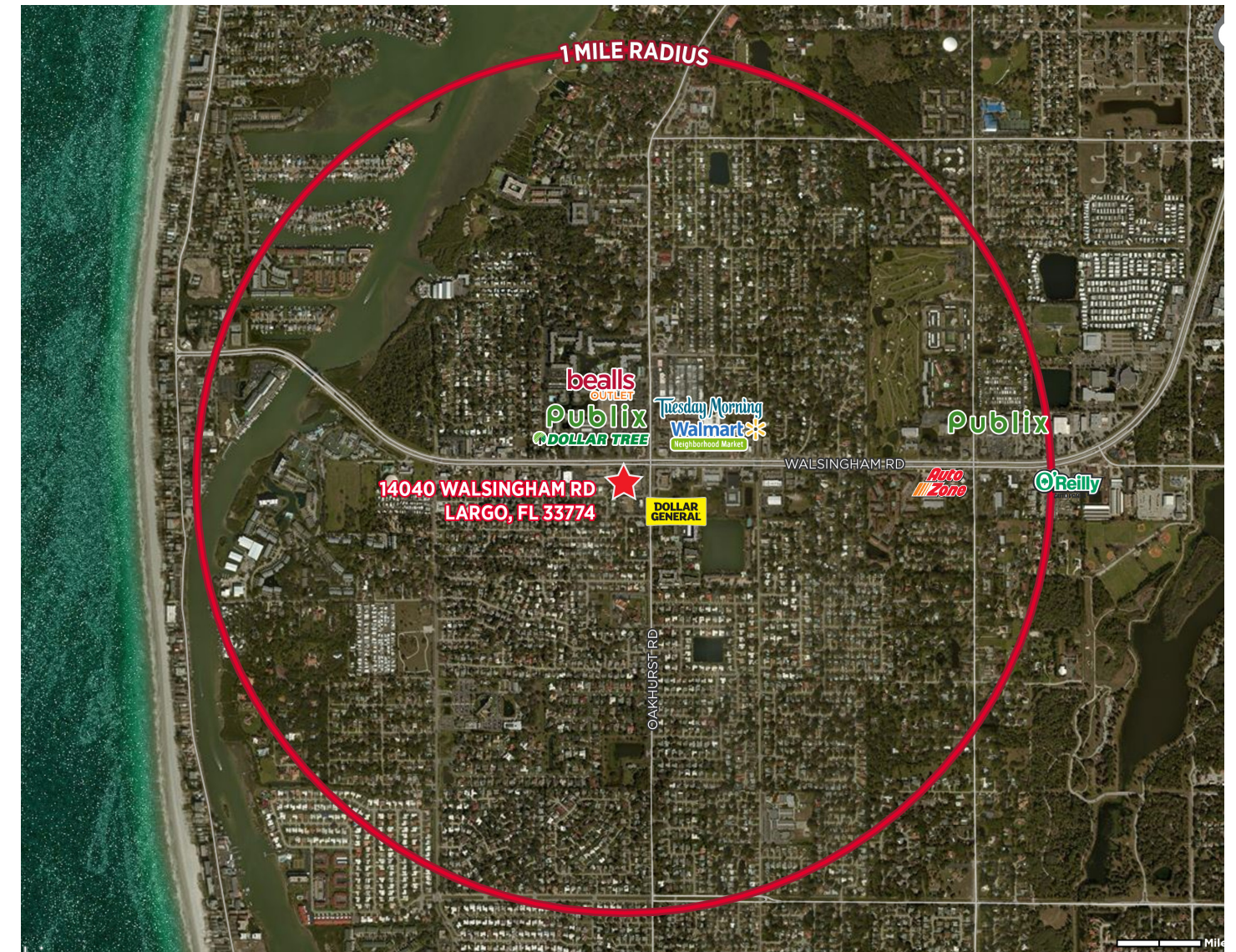
- The property shares signalized access with an adjacent Walgreens store
- 28,000 Cars per Day on Walsingham Road
- Excellent site-line visibility and access (three points of ingress/ egress)
- Primary trade area (3-mile radius) includes 74,029 residents, 15,145 employees, average HH Income of \$77,354, 5.00% projected population growth (5-years) and \$820 M+ in retail sales
- Strong national co-tenancy includes Walgreens, Walmart Neighborhood Market, CVS and Publix
- Extensively renovated in 2016



## LOCATION OVERVIEW

### PRIME LOCATION

Well-positioned in an urban infill trade area, the property is located adjacent to Walgreens, at the signalized "Hard Corner" intersection of Walsingham Road and Oakhurst Road. The property has a highly accessible and visible location. Nearby retailers include: McDonald's, Speedway, Wawa, Taco Bell, 7 Eleven, KFC and Chase Bank. The average daily traffic count on Walsingham Road is 28,000 VPD; 8,600 VPD on Oakhurst Road. This prime Largo location is minutes from Alt U.S. Hwy 19, the Gulf beaches and Ulmerton Road (S.R. 688).

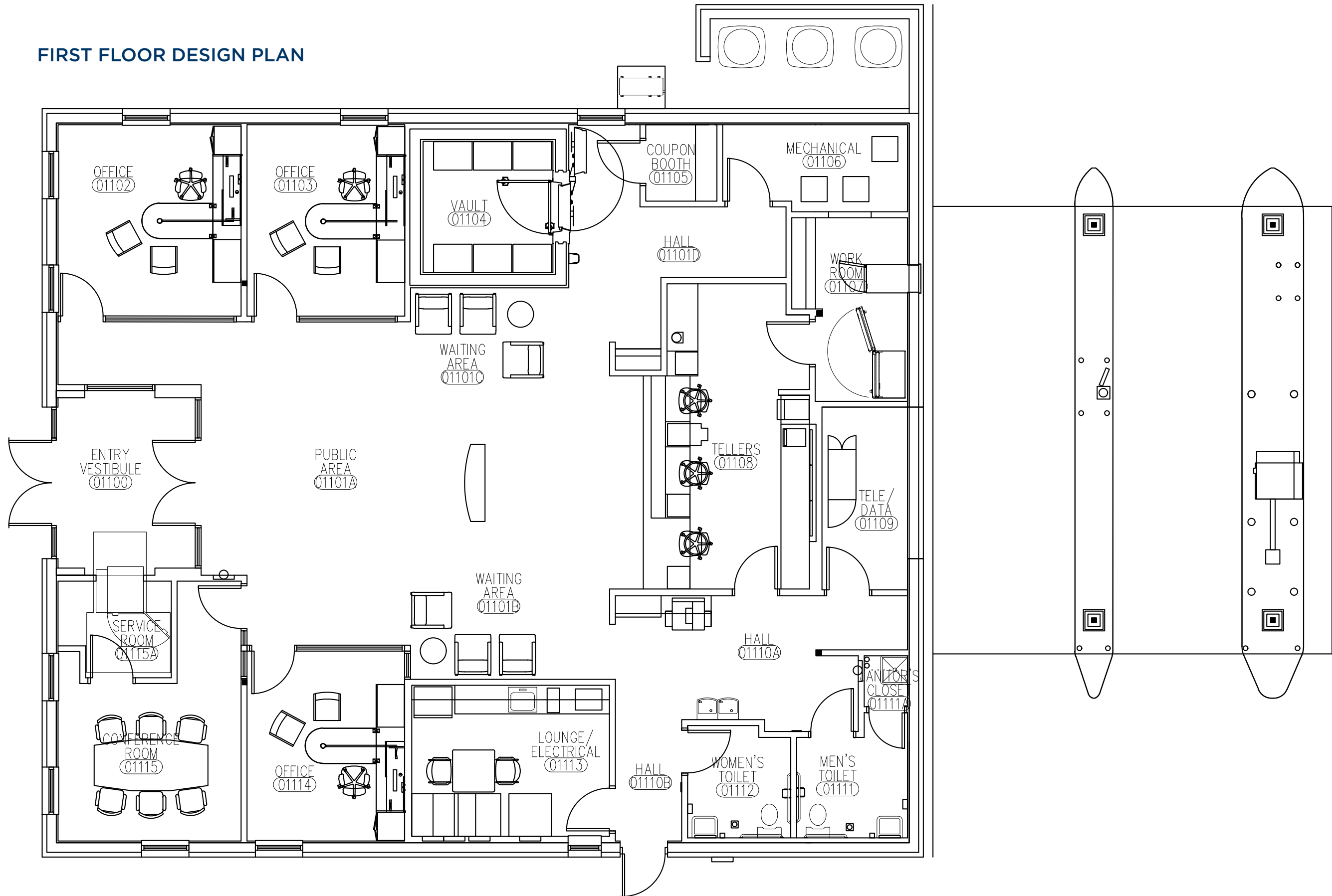


### DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
Population	11,808	34,713	70,620
Total Households	5,715	15,972	31,534
Employees	3,088	8,387	18,058
Avg. HH Income	\$75,918	\$84,391	\$81,412
Median Age	55.8	53.5	52.2
Retail Sales ('19)	\$264M	\$765M	\$1.50B

**11,808**  
residents within a  
1-Mile Radius

FIRST FLOOR DESIGN PLAN



INDIAN ROCKS BEACH



WALSINGHAM ROAD (28,000 VPD)

OAKHURST ROAD



## CUSHMAN & WAKEFIELD RETAIL TEAM CONTACTS



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