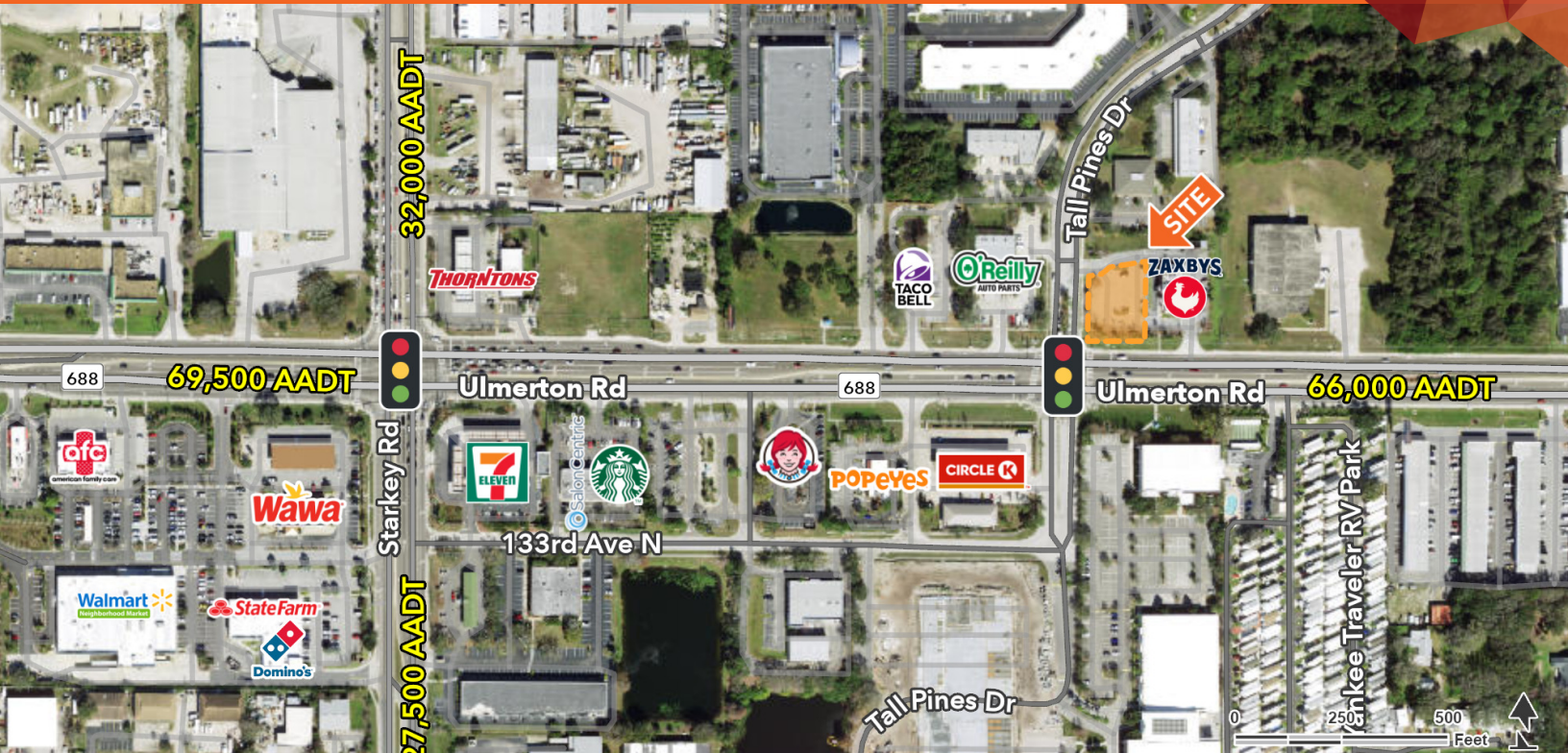


# GROUND LEASE ULMERTON AND TALL PINES DR

8585 ULMERTON ROAD, LARGO, FL 33771

# FOR GROUND LEASE



## LOCATION DESCRIPTION

Ulmerton Road and Tall Pines Drive

## PROPERTY HIGHLIGHTS

- Ground Lease - ~0.33 acres - buildable up to 950 SF
- Located in Pinellas County's bustling retail submarket with excellent traffic counts and demographics supporting consumer spending
- Nearby Retailers: Publix, Target, Marshalls, Michaels, PetSmart, Dollar Tree, Staples, Regal cinemas and many others
- Easy access to Seminole Boulevard and nearby roadways for daily commuters and local residents
- Traffic Count (AADT): Ulmerton Rd - 66,000



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Population	11,298	105,435	274,440
Daytime Population	13,424	114,116	280,548
Total Household	5,307	50,260	126,444
Average HH Income	\$87,115	\$87,539	\$95,191



**DOUG HOLTZMAN**

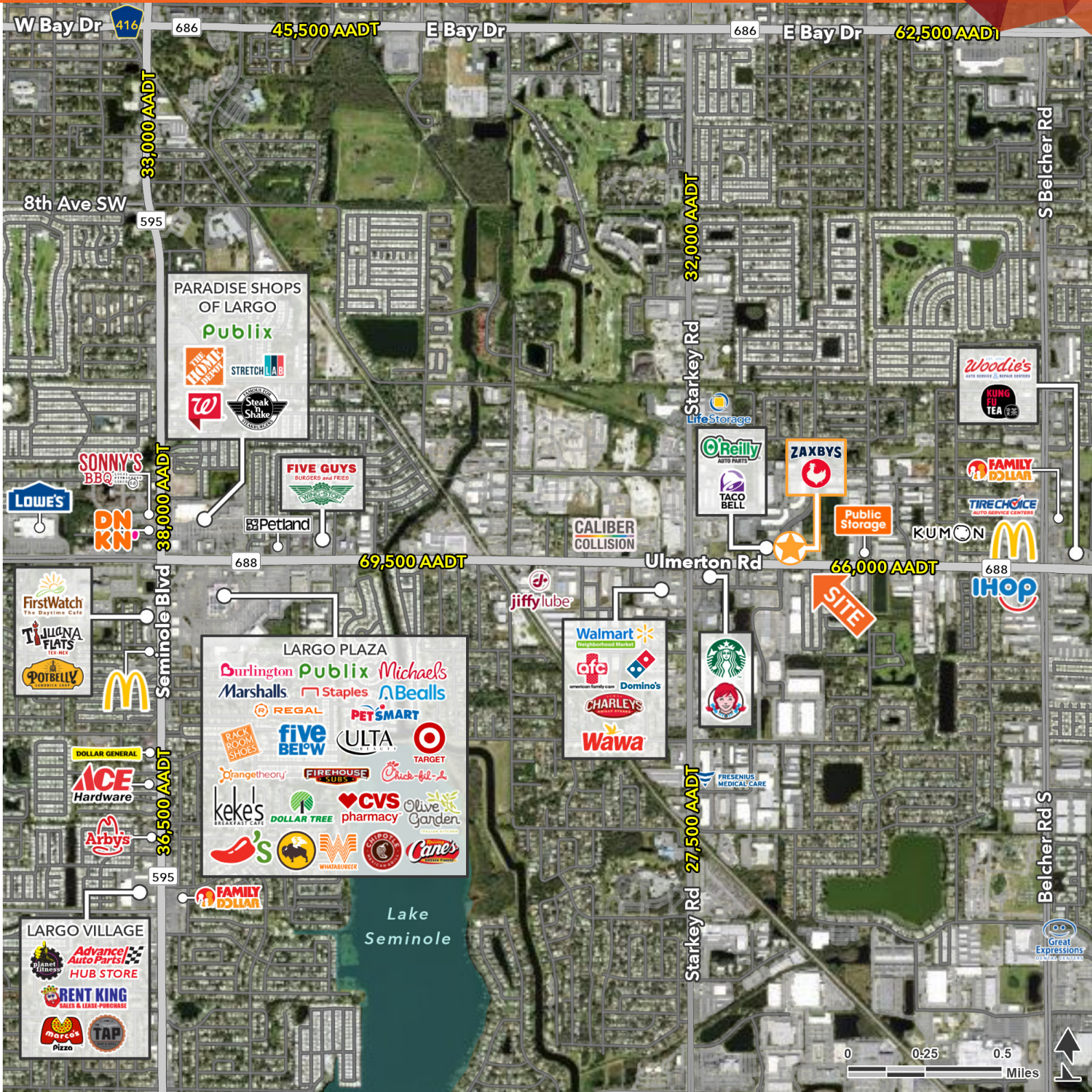
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