

RETAIL SPACE AVAILABLE IN BUSY LARGO TOWN SQUARE

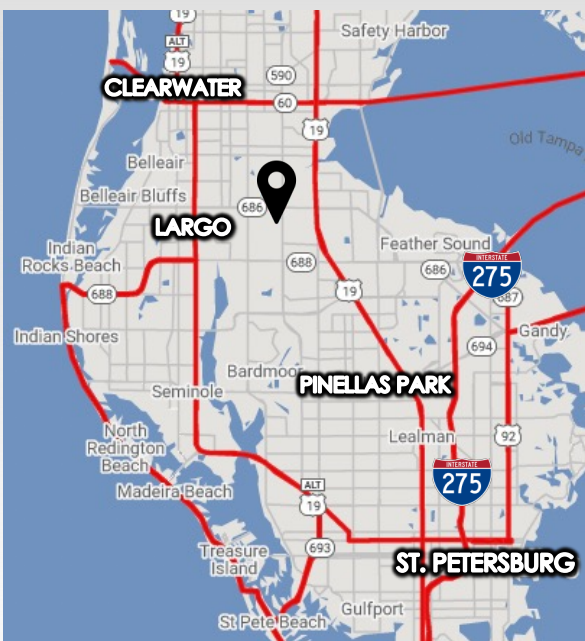


THE PROPERTY

- 3690 EAST BAY DRIVE
LARGO, FL 33771
- GLA: 37,574 SF
- 875-2,820 SF AVAILABLE

PROPERTY FEATURES

- 2ND GEN RESTAURANT AVAILABLE
- INLINE OPPORTUNITIES AVAILABLE
- STRONG TENANT LINEUP INCLUDING MEDICAL, HEALTH, AND FOOD OPERATORS
- HIGH TRAFFIC COUNTS- 62,371 CARS PER DAY ON EAST BAY DRIVE
- LOCATED ON A PROMINENT THOROUGHFARE IN PINELLAS COUNTY
- AMPLE PARKING- 190 SPACES/ PARKING RATIO OF 5.0
- EXCELLENT VISIBILITY
- STRONG RETAILERS:



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SITE PLAN



SUITE	TENANT	SQ. FT
A-C	OUTBACK STEAKHOUSE	7,153
D	JET'S BARBER SHOP	1,200
E	VACANT	1,200
F-G	MOBILITY CITY	2,400
H	VACANT (2ND GEN RESTAURANT)	1,200
I	AUDIOLOGY INNOVATIONS	1,200
J	SAPPHIRE NAIL BAR	1,200
K-L	DENTAL CARE ALLIANCE	4,018

SUITE	TENANT	SQ. FT
M	VEIN CENTER	2,100
N-P	CSL PLASMA	6,300
Q-R	AVAILABLE	2,820
S	PHYSICAL THERAPY NOW	1,630
T-U1	AT LEASE	1,578
U2-V	VACANT	875
W-X	WESTSHORE PIZZA	1,200
Y	ADDICTED TO THE BEAN	1,500

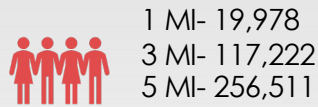
SUITE	TENANT	SQ. FT
OUTPARCEL	THE DENTAL BOUTIQUE	2,800

RETAIL MAP/ DEMOS

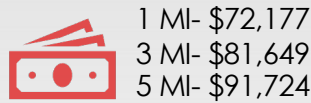


2024 DEMOGRAPHICS

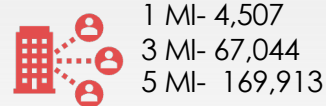
POPULATION



AVG HH INCOME



DAYTIME POPULATION



MEDIAN AGE

