

WEST BAY PLAZA - FOR LEASE

131 1ST AVENUE NW



PROPERTY OVERVIEW

Great retail location near Downtown Largo with a variety of tenants including Restaurant, Massage, Locksmith, Cigars and a Hair Salon.

PROPERTY DESCRIPTION

975 SF retail space available soon at this busy strip center. Great exposure and easy to find being located just west of Seminole Blvd at the corner of West Bay Dr and 1st Ave NW. The Inline space has 2 offices within and a restroom. Plenty of on site parking.

OFFERING SUMMARY

AVAILABLE SF:	975
LEASE RATE:	\$25
LEASE TERM:	3-5 years
FRONTAGE:	1st Ave NW
PARKING:	On Site
ZONING:	MUC Miced Use Corridor



KW COMMERCIAL | CLEARWATER

30522 US 19 N, Suite 107
Palm Harbor, FL 34684



Each Office Independently Owned and Operated

DEANA AULD

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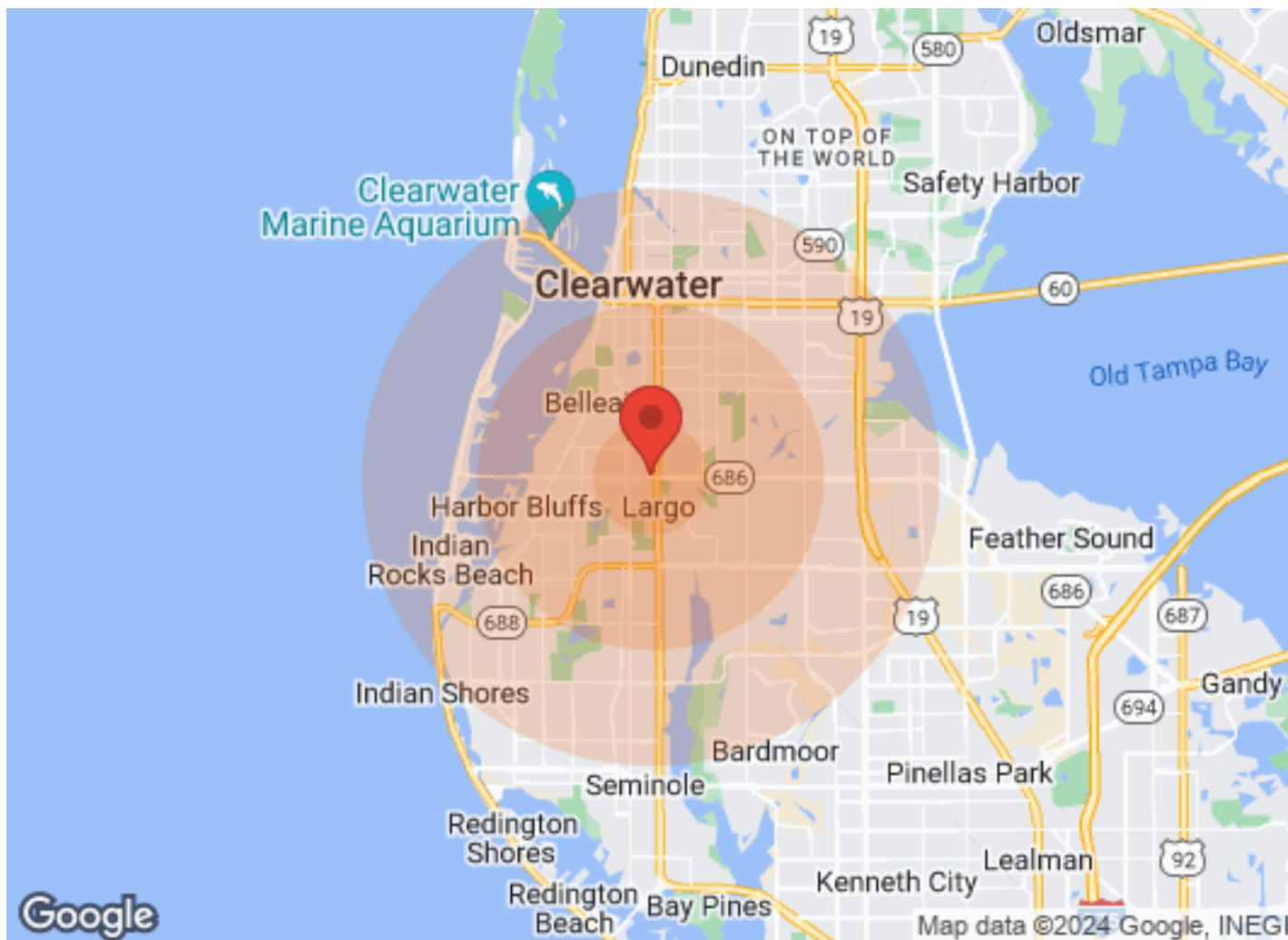


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DEMOGRAPHICS

131 1ST AVENUE NW



Population	1 Mile	3 Miles	5 Miles	Income	1 Mile	3 Miles	5 Miles
Male	6,829	50,518	112,741	Median	\$38,052	\$42,673	\$43,849
Female	7,320	55,964	122,934	< \$15,000	1,086	6,583	13,427
Total Population	14,149	106,482	235,675	\$15,000-\$24,999	1,297	7,290	15,478
				\$25,000-\$34,999	1,195	6,757	13,835
				\$35,000-\$49,999	1,380	8,736	18,850
				\$50,000-\$74,999	1,214	9,770	20,102
				\$75,000-\$99,999	574	4,784	11,559
				\$100,000-\$149,999	187	3,454	8,365
				\$150,000-\$199,999	29	1,045	2,445
				> \$200,000	58	1,138	2,695
Age	1 Mile	3 Miles	5 Miles	Housing	1 Mile	3 Miles	5 Miles
Ages 0-14	1,974	14,548	33,101	Total Units	9,520	61,224	134,071
Ages 15-24	1,255	10,767	24,132	Occupied	7,377	51,073	109,497
Ages 25-54	5,473	38,022	84,442	Owner Occupied	3,697	32,994	72,465
Ages 55-64	1,767	14,343	32,556	Renter Occupied	3,680	18,079	37,032
Ages 65+	3,680	28,802	61,444	Vacant	2,143	10,151	24,574
Race	1 Mile	3 Miles	5 Miles				
White	12,200	94,215	206,106				
Black	683	6,964	15,573				
Am In/AK Nat	37	75	175				
Hawaiian	3	23	54				
Hispanic	1,539	8,172	21,518				
Multi-Racial	1,730	8,238	21,730				

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