

FOR SUBLEASE

±7,597 SF AVAILABLE

619-621 MISSOURI AVENUE N, LARGO, FL 33770



FULLY RENOVATED CENTER

EXCLUSIVE RETAIL LEASING

**KATZ & ASSOCIATES**

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# PROPERTY OVERVIEW

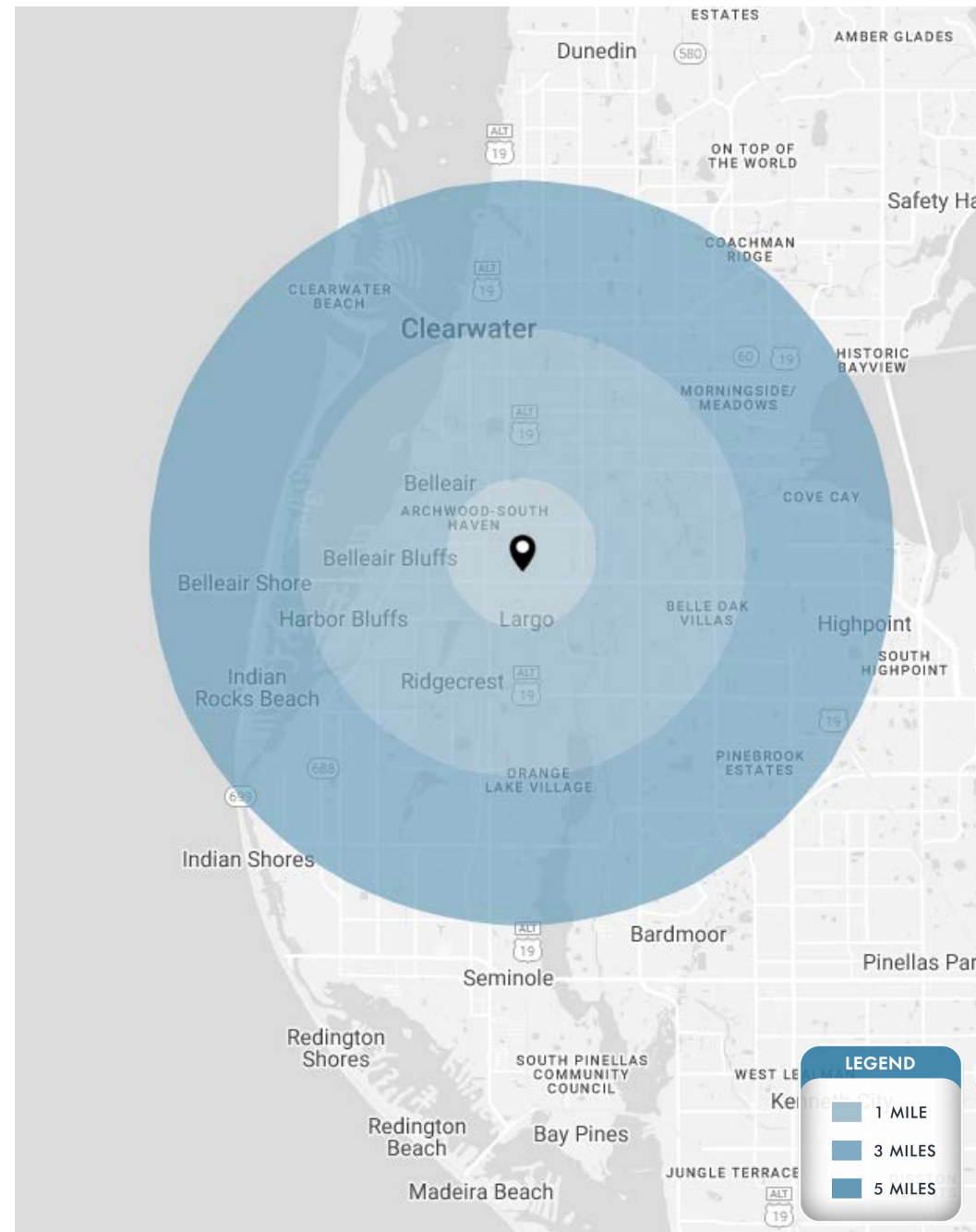
## HIGHLIGHTS

- Up to ±7,597 SF available
- High traffic location with unobstructed visibility - 35,000 cars per day
- Multiple access points and 47 parking spaces available
- 2 Pylon Signs on site, new storefronts, elevated building façade, LED exterior lighting, paint and ADA entrances
- Corner location on the West side of Missouri Ave, N (Alt 19) b/w East Bay Dr & Rosery Rd, near popular retailers

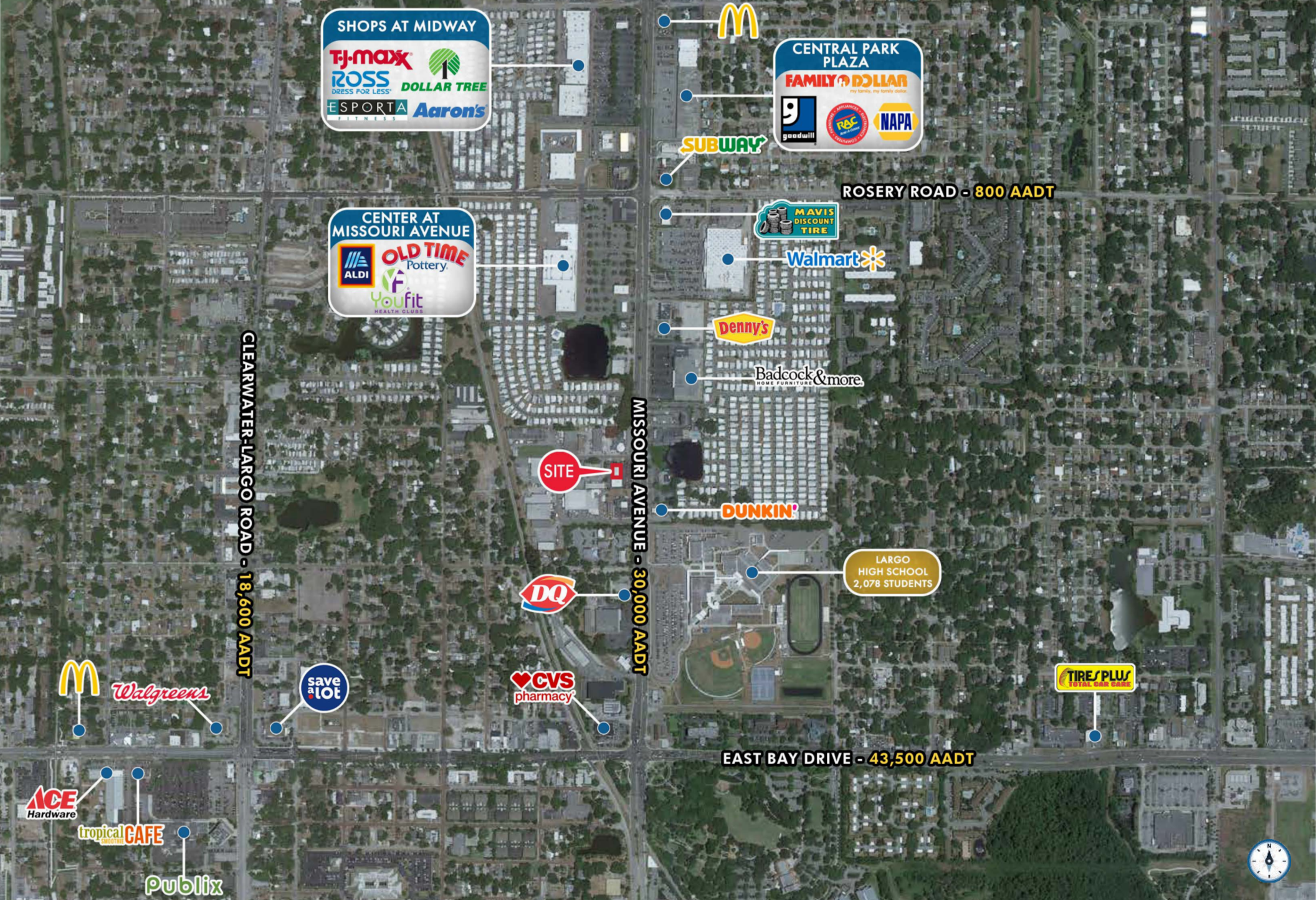
Located near:

## DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
POPULATION	15,286	111,393	244,117
HOUSEHOLDS	7,142	51,084	110,163
DAYTIME EMPLOYEES	12,461	92,791	202,883
AVERAGE HH INCOME	\$61,537	\$74,911	\$80,740
	5 Minutes	10 Minutes	15 Minutes
POPULATION	41,180	138,904	273,698
HOUSEHOLDS	19,545	63,049	123,651
DAYTIME EMPLOYEES	34,152	115,595	227,269
AVERAGE HH INCOME	\$67,152	\$75,585	\$80,518

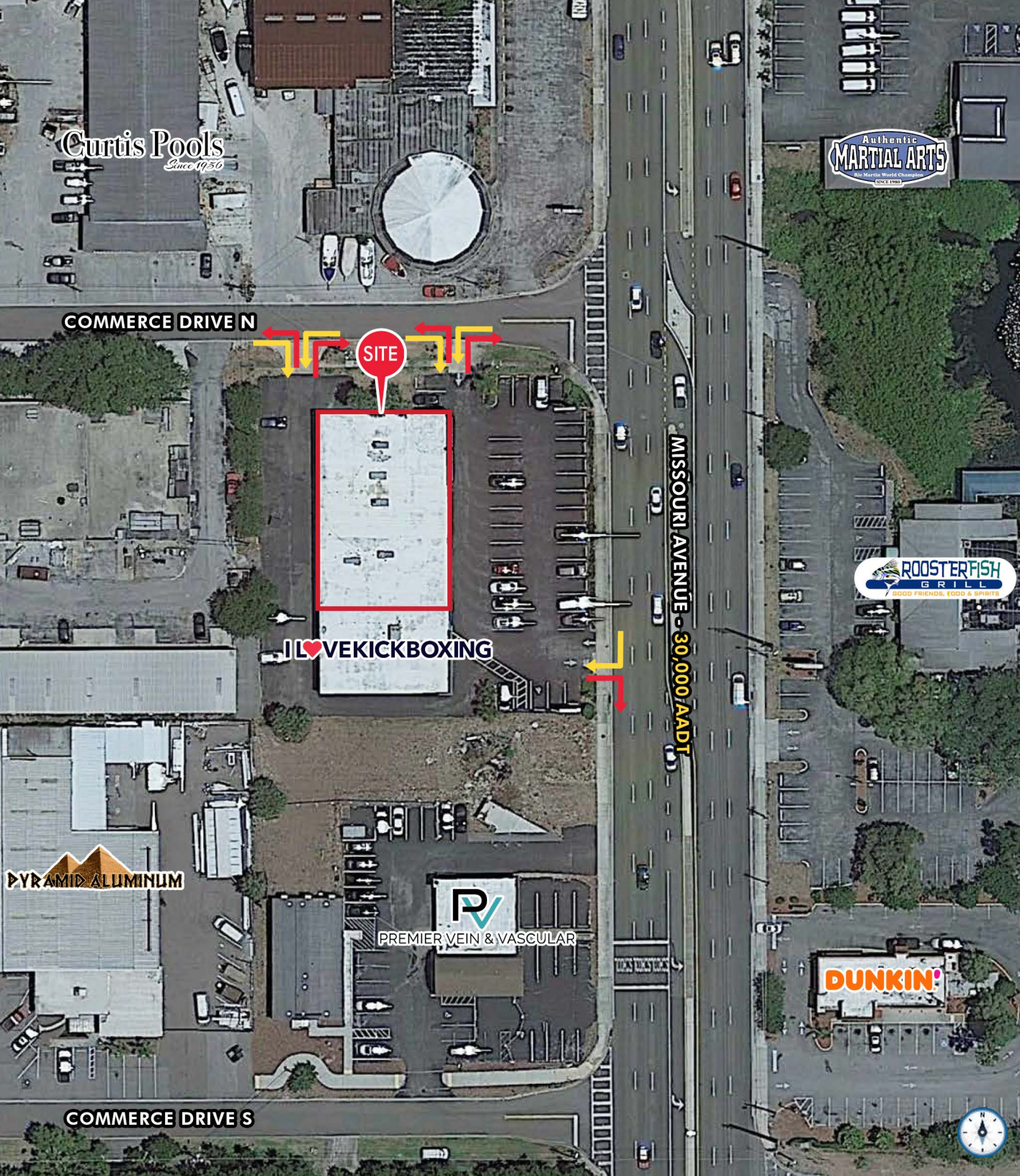






619-621 MISSOURI AVENUE N | TRADE AERIAL





Curtis Pools  
Since 1956

Authentic  
MARTIAL ARTS  
All Martial World Champions  
1983-1999

COMMERCE DRIVE N

SITE

MISSOURI AVENUE - 30,000 AADT

ROOSTERFISH  
GRILL  
GOOD FRIENDS, GOOD & SPIRITS

I LOVE KICKBOXING

PYRAMID ALUMINUM

PREMIER VEIN & VASCULAR

DUNKIN'

COMMERCE DRIVE S



## CONTACT AGENTS

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