

CENTRAL PARK PLAZA

1280 - 1420 Missouri Ave N | Largo, FL 33770



PROPERTY HIGHLIGHTS:

- Excellent Visibility and frontage to Missouri Avenue (US Alt 19)
- Pylon Sign Panel Available
- Across the street from Ross, TJ Maxx and close proximity to WalMart, Aldi and Gabe's
- Traffic Count of 32,000 AADT on Missouri Avenue
- Strong demographics include a population of over 251,000 and an average household income of more than \$100,000 within a 5-mile radius
- Shopping center total GLA: 47,653 SF (MOL)

KEY DEMOS	1 MILE	3 MILES	5 MILES
POPULATION			
2025 Estimated Population	17,703	108,315	253,378
2025 Estimated Households	7,901	50,627	117,410
INCOME			
2025 Estimated Avg HH	\$81,230	\$97,748	\$118,369
AGE			
Median Age	44	48	47
DAYTIME DEMOS			
Number of Businesses	803	8,136	18,271
Number of Employees	4,555	54,179	142,010
Total Daytime Population	11,327	97,701	241,135
TRAFFIC COUNTS			
Missouri Ave	32,000 AADT		

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UNIT	TENANT	SF
1280	AMA Medical Group	6,818
1300	NAPA Auto Parts	14,850
1330	Laandro Clean	4,000
1340	AVAILABLE SOON	2,000
1350	Tobacco Road Stores of Largo	2,250
1360	Boost Mobile	1,125

UNIT	TENANT	SF
1370	Shiny Nails	900
1380-1400	Rent-A-Center	4,875
1404	AVAILABLE	2,400
1410	AVAILABLE SOON Second Generation Restaurant	5,935
1404-1410	AVAILABLE - Combined Units	8,335
1420	Ace Cash Express	2,500

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