

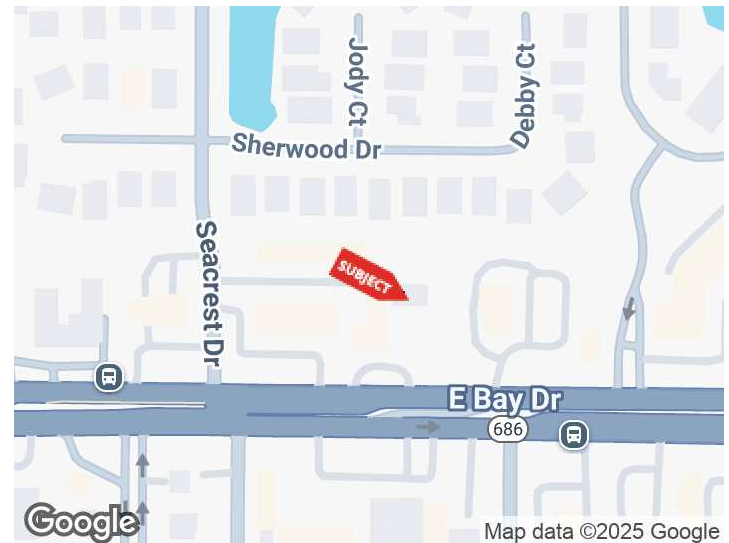


3460 EAST BAY DRIVE

LARGO, FLORIDA 33771

PROPERTY HIGHLIGHTS

- 0.66-acre parcel
- Square configuration for efficient site planning
- Over 60,000 vehicles per day
- Direct frontage along East Bay Drive
- High-traffic, high-exposure location



DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	874	2,692	8,351
Total Population	1,587	5,299	17,028
Average HH Income	\$62,940	\$73,564	\$76,149

For More Information

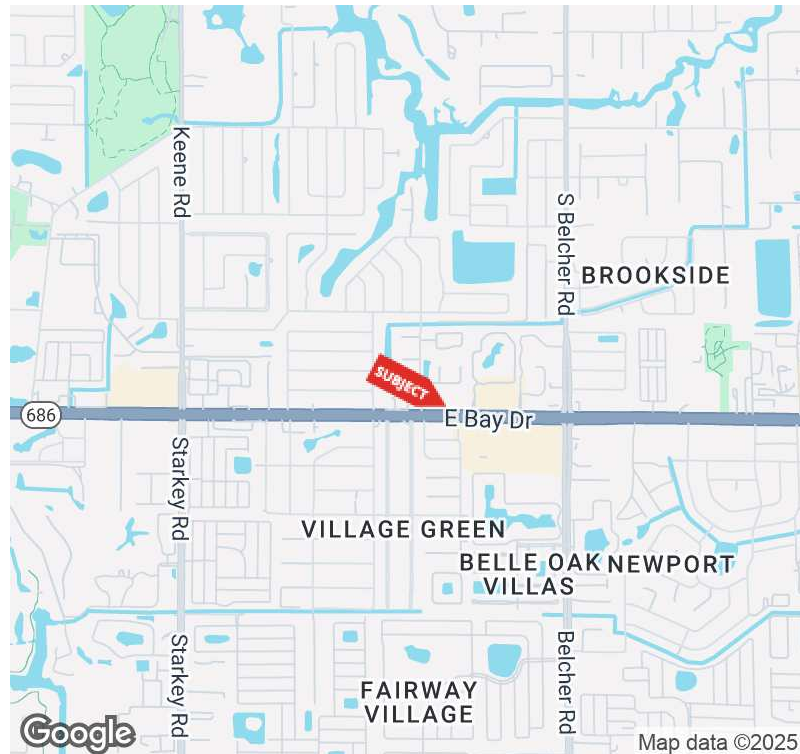
TYLER SLUMAN

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OFFERING SUMMARY

Sale Price:	\$975,000
Available SF:	0.66 Acres
Lot Size:	0.66 Acres
Price / Acre:	\$1,477,273

PROPERTY OVERVIEW

American Property Group of Sarasota, Inc. presents 3460 East Bay Drive

Property Type: Commercial Land

Lot Size: 0.66 Acres

Positioned directly on East Bay Drive, this highly sought-after parcel offers unmatched visibility with more than 60,000 vehicles passing daily. The square-shaped 0.66-acre site provides excellent frontage and accessibility, making it an ideal location for redevelopment. Whether for retail, office, or mixed-use purposes, this property is a rare opportunity to secure a prime piece of commercial land in one of the area's busiest corridors.

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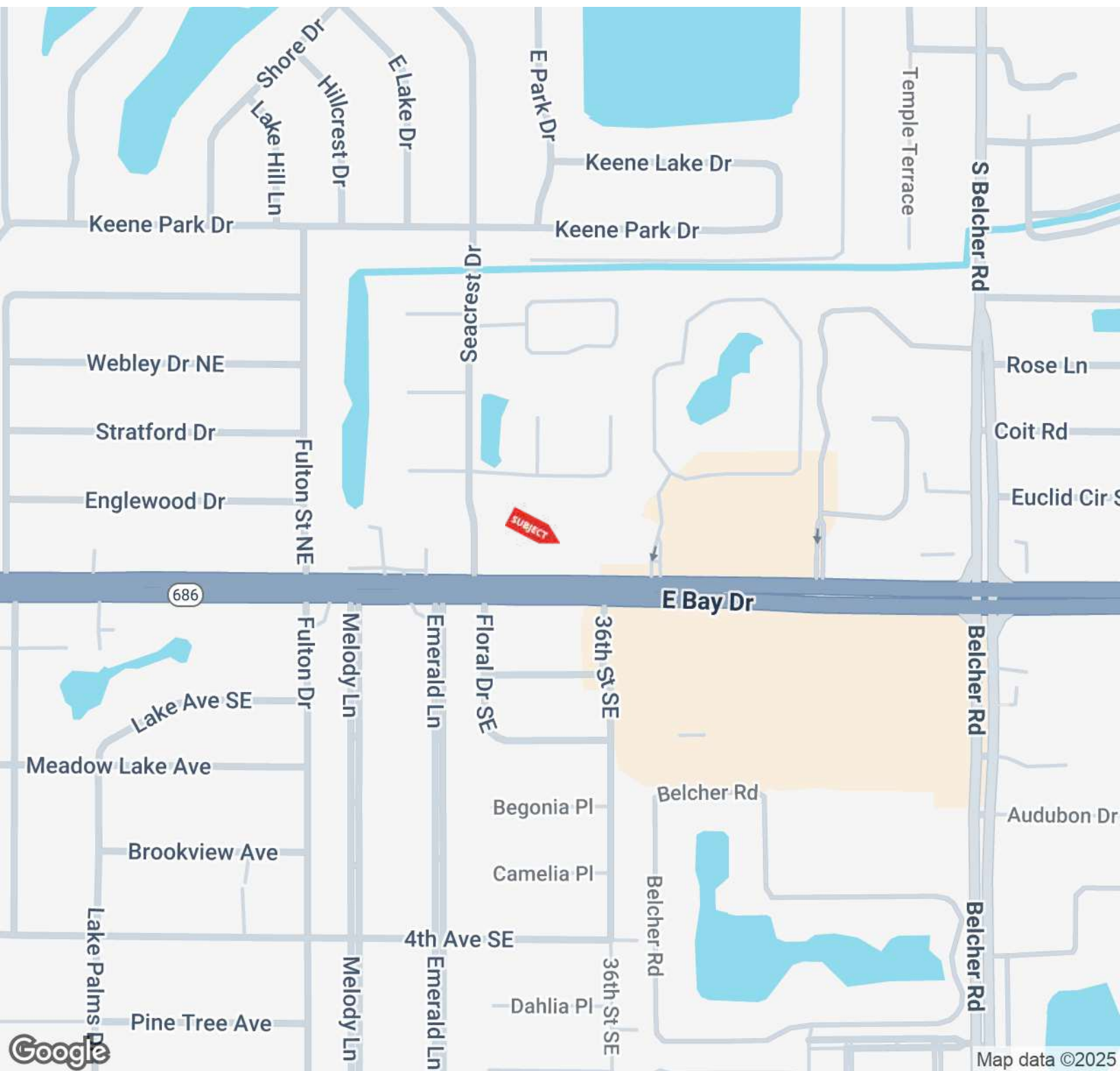
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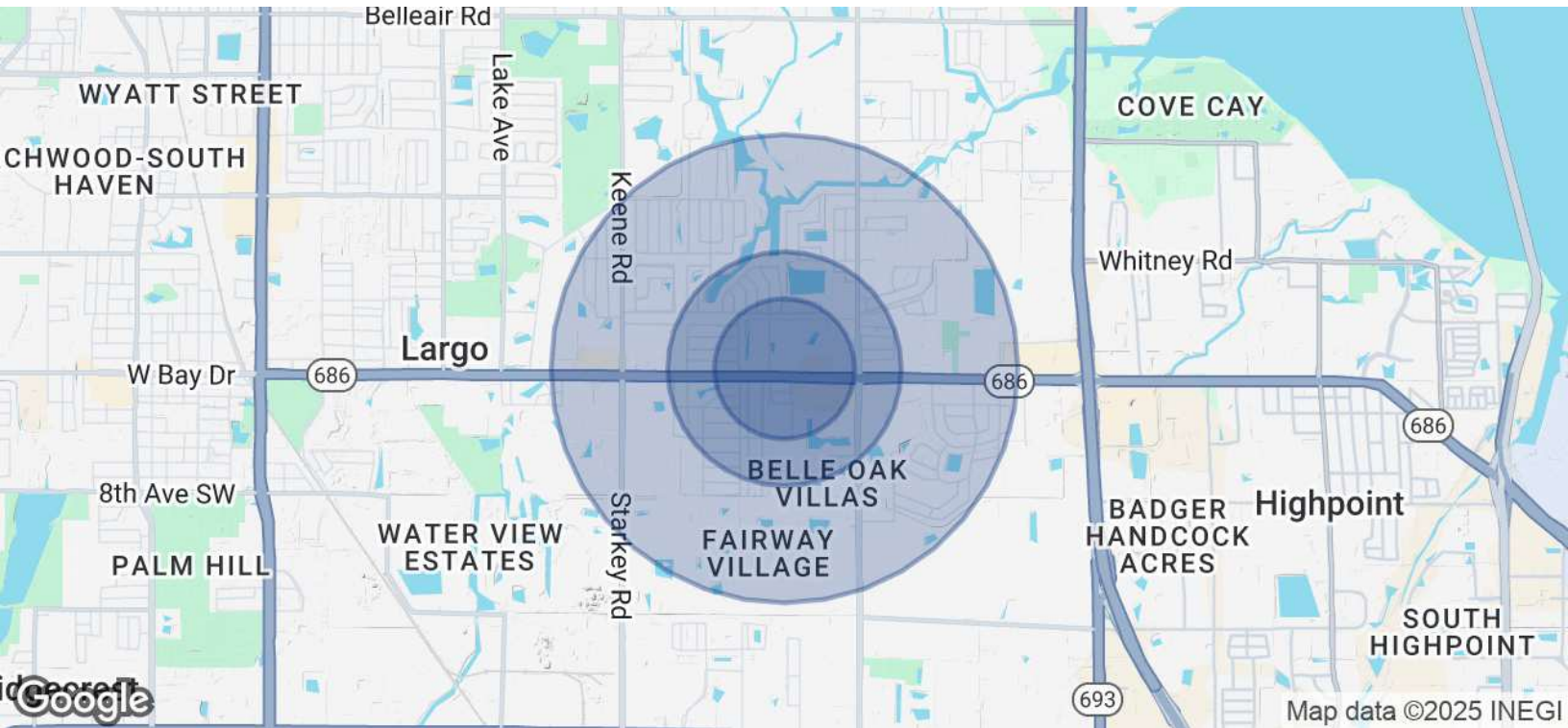


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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,587	5,299	17,028
Average Age	39	44	49
Average Age (Male)	39	43	48
Average Age (Female)	40	45	50

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	874	2,692	8,351
# of Persons per HH	1.8	2	2
Average HH Income	\$62,940	\$73,564	\$76,149
Average House Value	\$310,725	\$290,067	\$267,415

Demographics data derived from AlphaMap

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