

ENGEL & VÖLKERS
COMMERCIAL



LARGO • FL

Office and Retail Space for Lease

Office and Retail Space for Lease

1631-1661 WEST BAY DRIVE | LARGO, FL

Property Details

Address: 1631 West Bay Drive, Largo, FL 33770

Pricing: \$23.94 / Per sq. ft.

Size: Approximately 0.43 acres

Total Area: 5,730 sq. ft.

Zoning: A

Parcel ID: 33-29-15-08874-000-0040

Property Location

This property sits in a prime location directly on West Bay Drive, just 10 minutes from the Gulf of Mexico. Situated on a major east/west corridor in Pinellas County, ensuring high visibility



Investment Highlights

- Total lot size: 18,692 sq. ft.
- 12 month lease
- Highly visible location
- Large suite built out as veterinary office

Virtual Tour



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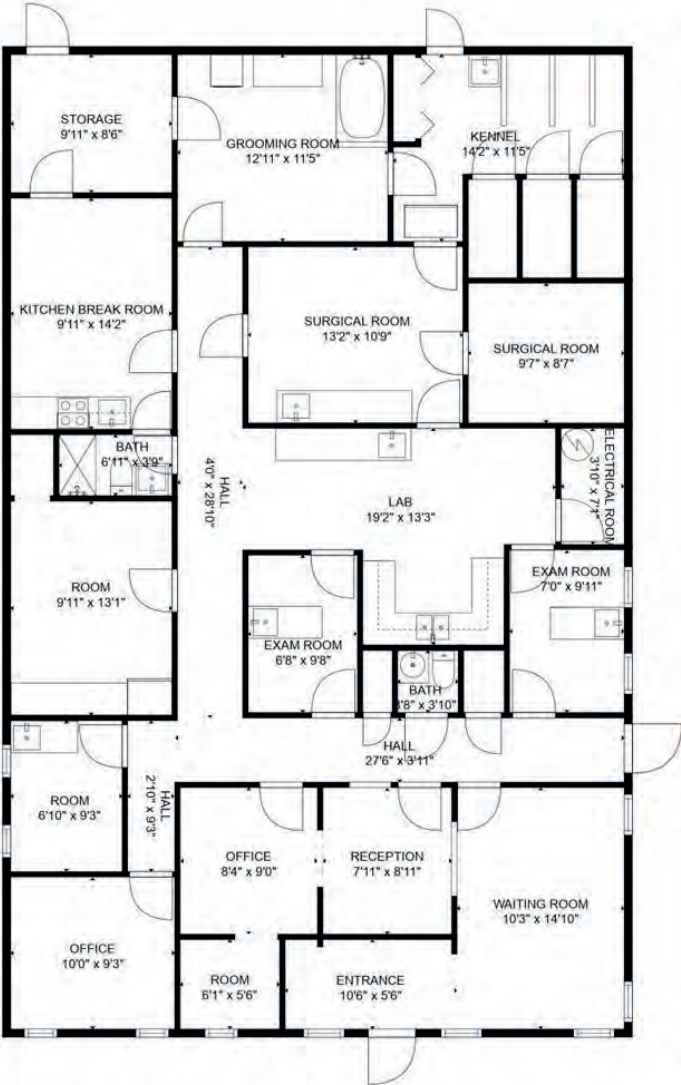
Property Summary

Approximately 852 to 2,400 sq ft of office and retail space available for lease at this highly visible location directly on West Bay Drive! Just 10 minutes to the Gulf of Mexico and situated on a major East/West corridor in Pinellas County. One suite is currently built out a veterinary office. Perfect for a veterinarian, doctor, dentist, law firm or other professional office. The space has multiple offices, waiting area, reception, kitchen and bathroom. Also available at this location is 852 sq ft of open space with a bathroom—this space has multiple possibilities. The property features a large monument sign with digital display that goes with largest suite and another pylon sign for other businesses. Great visibility located directly on West Bay Drive, situated between Indian Rocks Road and Clearwater Largo Road.

Floor Plan-2,135 Sq. Ft.

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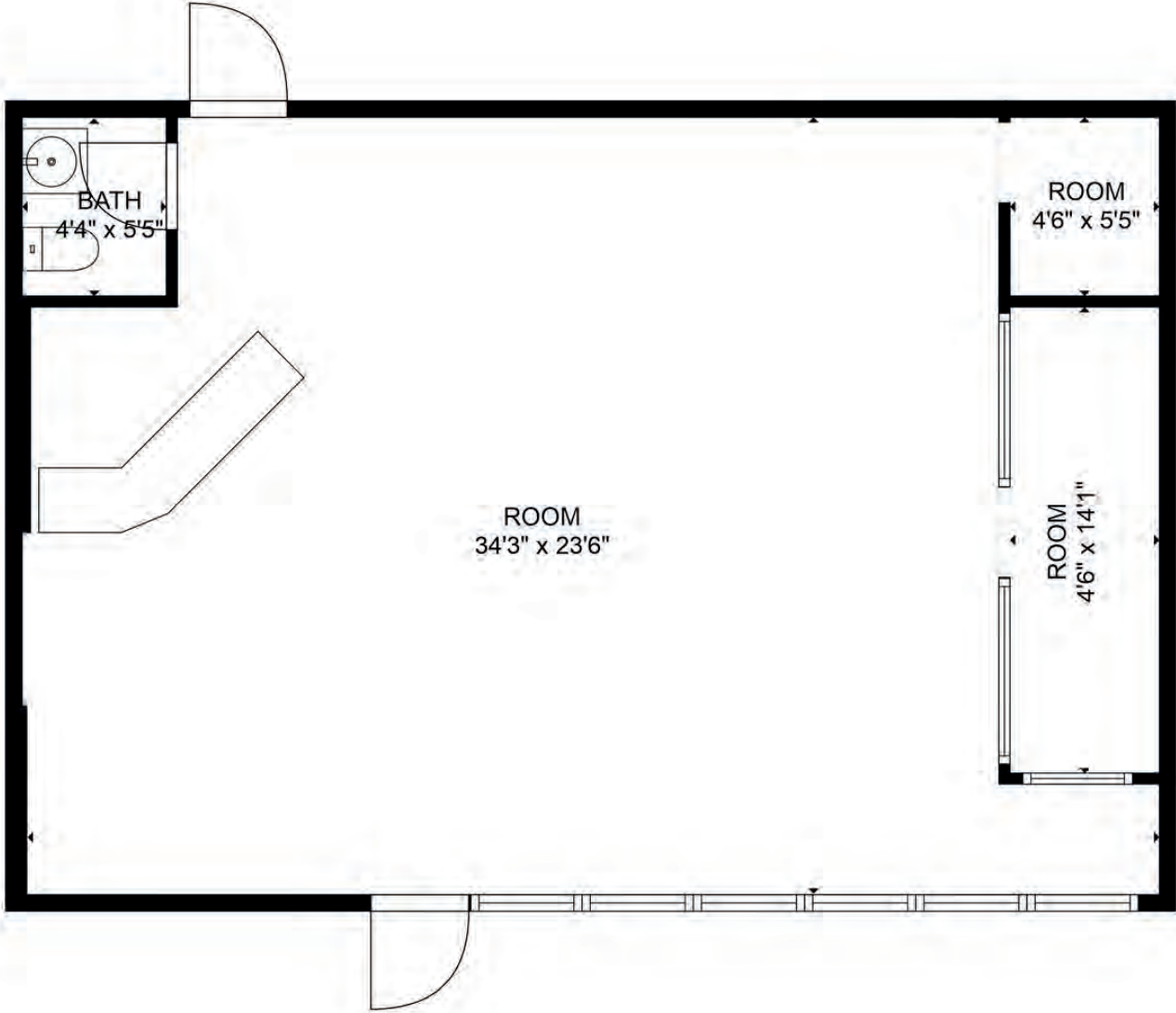
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Floor Plan-852 Sq. Ft.

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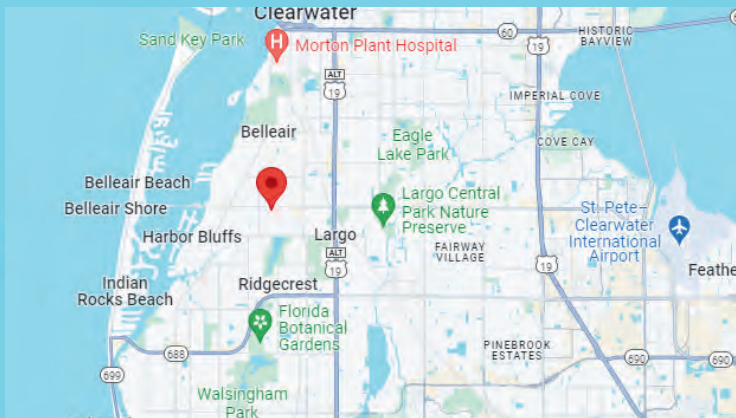


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Drive Time

Destination	Distance	Time
Tampa	25.1 Miles	38 Min
Jacksonville	224 Miles	4 hrs
Miami	285 Miles	4hr 44min



Former Vet Office

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Former Vet Office (Cont.)

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852 sq. ft. Office space

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Exterior

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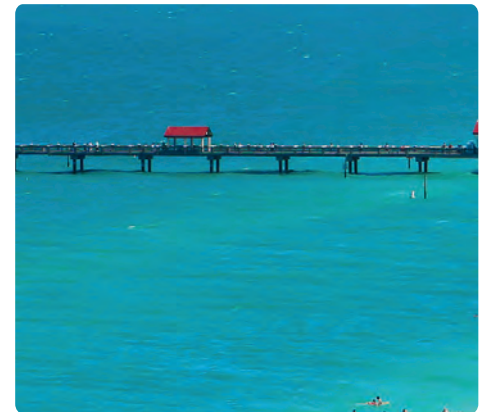
Regional Overview

PINELLAS COUNTY

Pinellas county, on Florida's west coast, is a 280-square mile peninsula bordered by the Gulf of Mexico and Tampa Bay. From tip to tip, the county is 38 miles long and 15 miles wide at it's broadest point.

Pinellas County is a popular destination to visit, live, and work, with attractions and amenities appealing to singles, couples, retirees, and families. Three of the Top Ten beaches in the Nation are located in Pinellas County.

For swimming, boating and fishing, you can't beat Pinellas County's 35 miles of beaches and nearly 588 miles of coastline. Residents and tourists alike enjoy surf, sun and sand year-round. There is also 117 miles of recreational trails for cycling, hiking, paddling and horseback riding.



City Overview

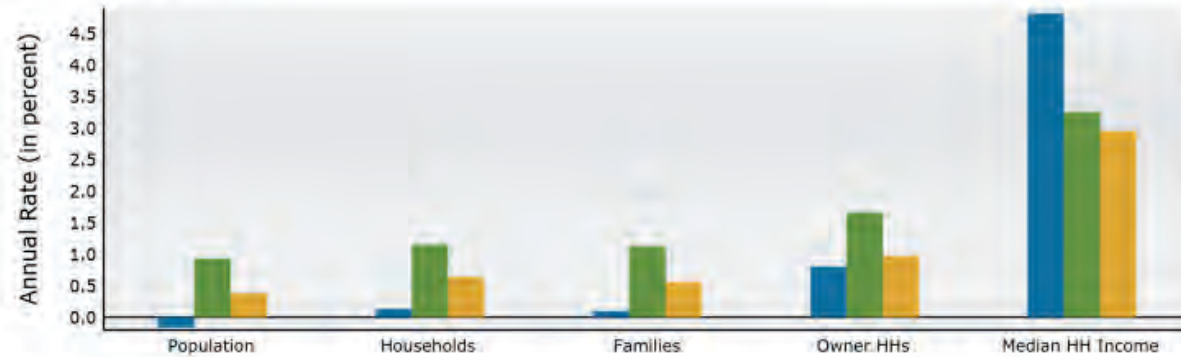
LARGO, FLORIDA

Largo began as a rural farming community and became the third largest city in Florida's most densely populated county. Largo, Florida is a city in Pinellas County, located on a peninsula between Clearwater and St. Petersburg. It's the fourth largest city in the Tampa Bay region and has a population of 82,541. Largo is known for its mix of urban and suburban feel, with beaches, parks, and community events.

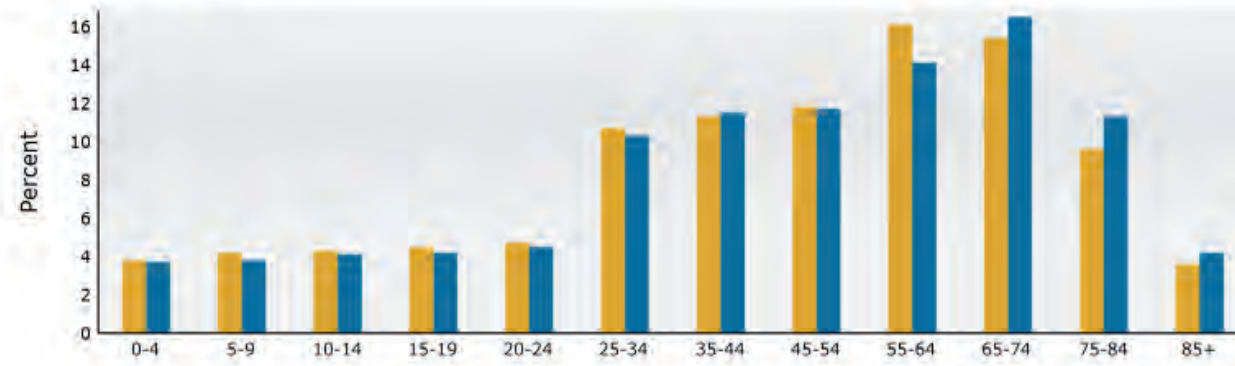
2024 Demographics

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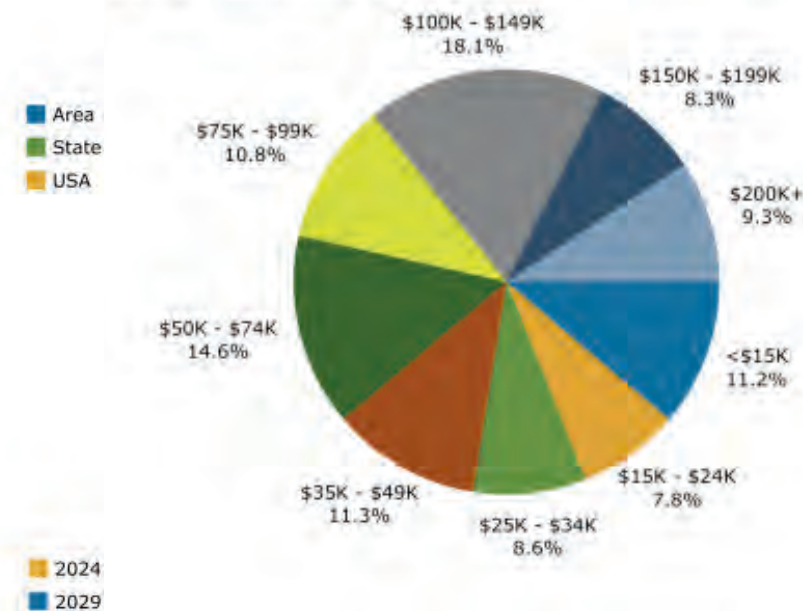
Trends 2024-2029



Population by Age



2024 Household Income



Offering Summary



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