

Colliers

For Lease



# Cross Bayou

11701 S Belcher Rd, Largo, FL 33773

For Available Units  
[See Here](#)

Renowned professional business center



Plentiful natural light  
through the property's  
high glass lines



Varying suite sizes  
allows for growth  
potential



Nearby amenities  
enhance employee  
retention

Accelerating success.



## Park Overview

Cross Bayou is a single-story flex building with direct frontage on Belcher Road – one of the most heavily utilized north-south thoroughfares throughout Pinellas County. The front of each unit contains a full glass-line of windows which provides enhanced interior natural light for businesses and employee satisfaction. With an above-market parking ratio of 3.8/1,000 SF, Cross Bayou services both office businesses as well as light industrial operations that require grade level loading and heightened customer parking. Recently transitioning to a new and proactive ownership group, Cross Bayou is slated to receive immediate capital improvements to enhance the professional atmosphere & welcoming landscaping efforts. Cross Bayou breaks the norm of a traditional single-story flex building and can accommodate a diverse mix of tenants looking to locate their business to Pinellas County.

[▶ View Available Suites](#)



# Portfolio Overview



## Numbers at a Glance

58,088 sf  
Total building size

3.8/1,000  
Parking ratio

## Building Information

| Building | Address            | Size (SF) | Year Built | Parking Ratio |
|----------|--------------------|-----------|------------|---------------|
| N/A      | 11701 S Belcher Rd | 58,088    | 1985       | --            |
| Total    |                    | 58,088    |            | 3.8/1,000     |

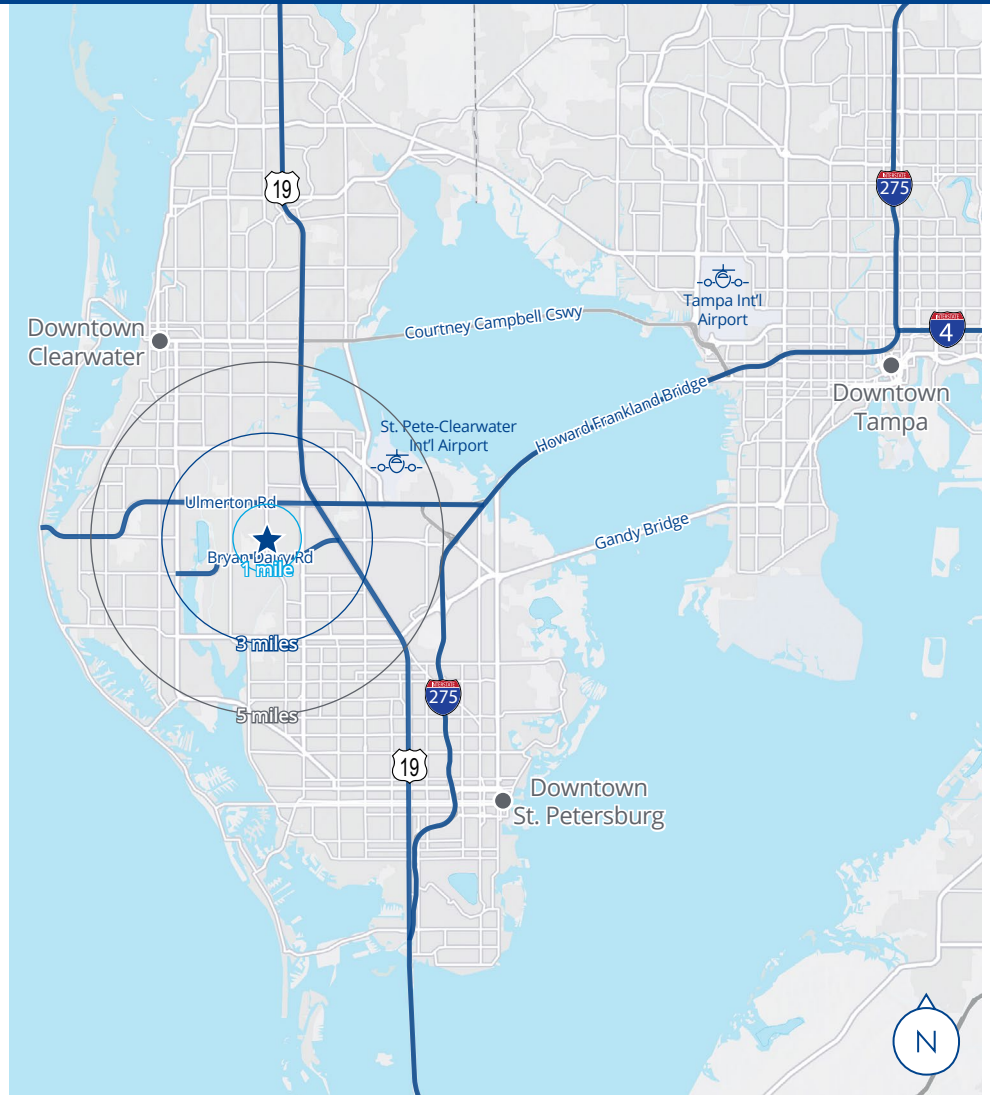
# Updated Common Area



# Location & Access

## Travel Distances

|   |            |
|---|------------|
| Bryan Dairy Rd                            | 0.5 miles  |
| U.S. Highway 19                           | 2.6 miles  |
| Interstate 275                            | 6.9 miles  |
| Downtown Clearwater                       | 9.4 miles  |
| Downtown St. Pete                         | 14.2 miles |
| Downtown Tampa                            | 20.6 miles |
| St. Pete-Clearwater International Airport | 5.4 miles  |
| Tampa International Airport               | 18.7 miles |



## Surrounding Demographics

|                  | 1 Mile   | 3 Miles  | 5 Miles  |
|------------------|----------|----------|----------|
| Total Population | 8,084    | 101,924  | 273,513  |
| Total Households | 3,468    | 44,953   | 121,086  |
| Median Age       | 47.2     | 49.2     | 50.0     |
| Median HH Income | \$71,140 | \$52,120 | \$52,882 |

[View Available Suites](#)



## Contact

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## Our Leasing Process

Acquiring Cross Bayou in July 2021, along with four other nearby portfolios, Birtcher Anderson & Davis have partnered with the Colliers agents above in local leasing efforts. Please reach out to either of the above agents for more information on currently available suites, rental rate information, or to schedule an on-site tour.

## Our Available Suites

Be sure to check out our available suites throughout Cross Bayou and our additional four nearby portfolios by clicking the link at the top of this page.



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