

Retail Space for Lease

Welcome to East Bay Crossings
Major Upscale Renovations
Excellent Tenant Mix
Strategic Location



800 East Bay Drive
Largo, FL 33770

 EUROPEAN EQUITIES
CORPORATION

Property Facts & Highlights

East Bay Crossings
Major Upscale Renovations
Excellent Tenant Mix
Strategic Location

Triple-Net
Up to 3,960 SF Available
Renovations in Progress
Ample Parking
Excellent Tenant Mix
Great Traffic Count
Excellent Visibility
Pylon Sign
Anchored by
Dominos & Hot Tuna
Bus Line

Contact: David McComas
727-410-2800



800 East Bay Drive
Largo, FL 33770

 **EUROPEAN EQUITIES**
CORPORATION

Prime Retail Space Available for Lease | Suites I-L | Triple-Net | In-Line

East Bay Crossings has undergone a stunning transformation, emerging as a sleek, modern destination that's turning heads and drawing in foot traffic. This revitalized center now features:

- Modern new exterior finishes and doors for a fresh, contemporary look
- A repaved parking lot offering smooth access and improved convenience
- Lush, manicured landscaping with vibrant palm trees creating a welcoming atmosphere.
- A new rear walkway under construction, enhancing accessibility for all visitors
- An upgraded pylon sign to boost visibility from busy East Bay Drive.

Situated on East Bay Drive, East Bay Crossings benefits from exceptional visibility to nearly 50,000 vehicles daily. The center is ideally located just 10 minutes from Clearwater Beach, with easy access to Tampa, St. Petersburg, and Clearwater. Nearby attractions and national retailers include Publix, Sprouts, Starbucks, Lowe's, The Home Depot, and Largo Central Park.

East Bay Crossings isn't just revitalized—it's reimagined. Discover the energy and opportunity this refreshed center has to offer.



Prime Retail Space Available for Lease | Suites I-L | Triple-Net | In-Line

This spacious 3,960 square foot unit offers excellent potential in one of the area's most active shopping centers—East Bay Crossings. The layout includes:

- A private break room
- Two large rooms, currently separated by a partition wall
- Private restrooms
- The space is a blank canvas, ready for your vision. While it could use some updates—the previous long-term tenant made minimal modifications—it presents a prime opportunity to customize the space to suit your needs.

Key highlights:

- Can be divided into four separate suites (990 SF minimal)
- Landlord is open to shelling out and building to suit for qualified tenants
- Ideal for retail, service, or office use
- Located in a high-traffic, revitalized center with strong co-tenants and nearly 50,000 vehicles passing daily, this is a rare opportunity to establish your business in a well-known, growing location

This vibrant and well-trafficked center offers exceptional visibility and a customer base already drawn to established national and regional brands. Whether you're launching a new venture or expanding your footprint, this space offers flexibility, convenience, and a built-in customer base in a thriving retail corridor.



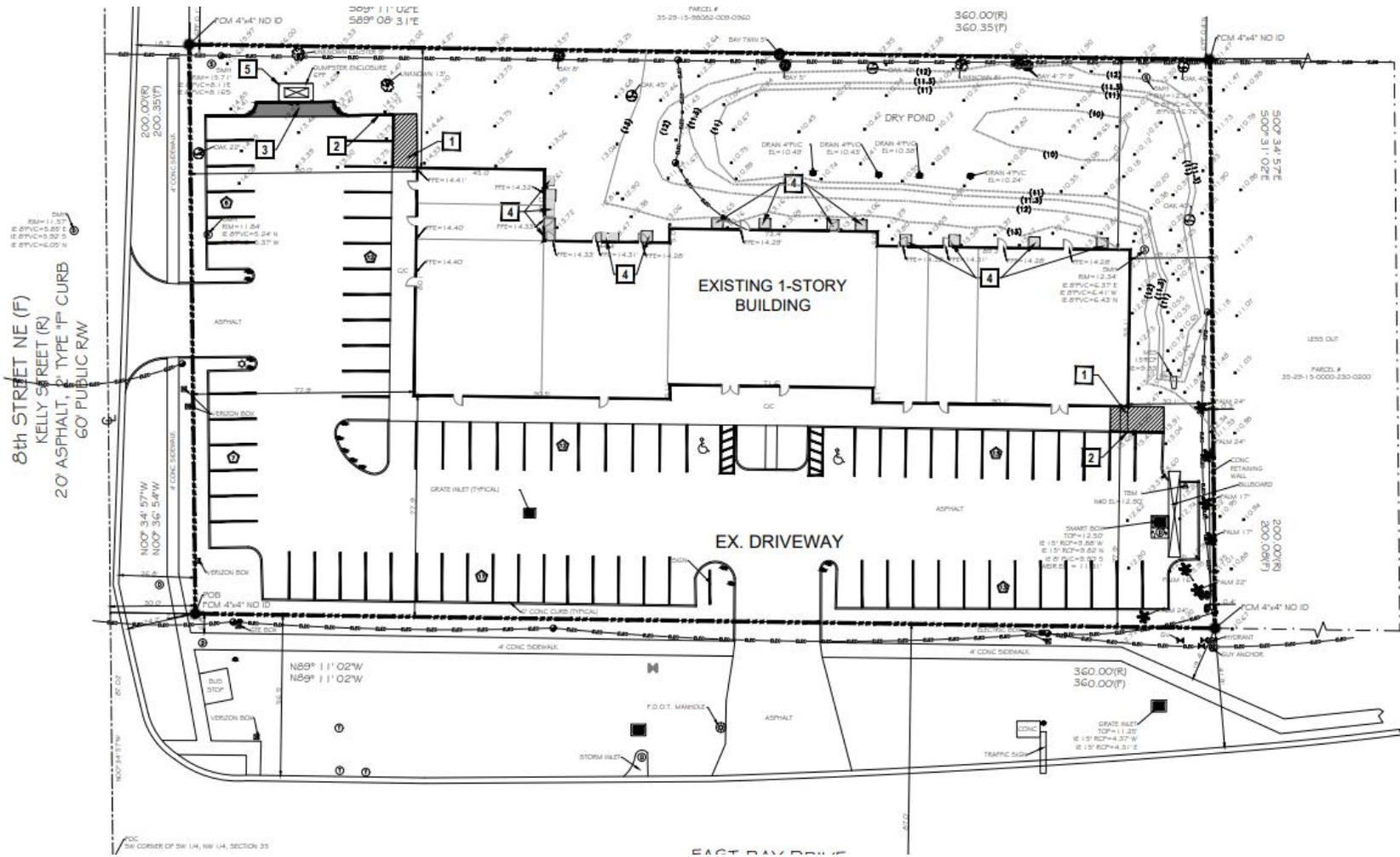
Prime Retail Space Available for Lease

At the heart of East Bay Crossings is Domino's, anchoring a dynamic lineup of long-standing and beloved local businesses, including:

- The upscale Optical Factory Outlet and Showroom, offering eye exams, audiology services, and eyewear for over 20 years
- An upscale nail salon by Kim, Lavang Nails & Spa, providing luxury self-care experiences
- A one-of-a-kind porcelain painting studio, where guests can enjoy group or private classes with Shirl—still teaching at 98 years young!
- Coming Soon! The highly anticipated Hot Tuna Sushi & Bar Restaurant, a local staple renowned for its sushi and Asian fusion cuisine.



Site Plan



This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. Any projections, opinions, assumptions or estimates used herein are for example purposes only and do not represent the current or future performance of the property. European Equities Corporation is a service mark of European Equities Corporation Real Estate Investment Services. ©2024 European Equities Corporation.

Demographics: Population Profiles & Traffic

Population	2 miles	5 miles	10 miles
2020 Population	55,344	258,572	604,472
2024 Population	55,212	262,974	610,368
2029 Population Projection	55,527	265,446	615,288
Annual Growth 2020-2024	-0.10%	0.40%	0.20%
Annual Growth 2024-2029	0.10%	0.20%	0.20%
Median Age	50.9	48.8	49.4
Bachelor's Degree or Higher	23%	28%	30%
U.S. Armed Forces	56	524	1,619

Households	2 miles	5 miles	10 miles
2020 Households	26,713	117,654	279,821
2024 Households	26,363	119,764	282,366
2029 Household Projection	26,462	120,909	284,585
Annual Growth 2020-2024	0.40%	0.60%	0.30%
Annual Growth 2024-2029	0.10%	0.20%	0.20%
Owner Occupied Households	16,058	76,488	186,647
Renter Occupied Households	10,404	44,421	97,938
Avg Household Size	2	2.1	2.1
Avg Household Vehicles	1	2	2
Total Specified Consumer Spending (\$)	\$644.4M	\$3.3B	\$7.9B

Income	2 miles	5 miles	10 miles
Avg Household Income	\$64,744	\$80,213	\$82,681
Median Household Income	\$51,448	\$58,070	\$59,739
< \$25,000	5,698	24,166	55,000
\$25,000 - 50,000	7,102	27,219	62,882
\$50,000 - 75,000	5,491	22,141	51,625
\$75,000 - 100,000	3,184	14,320	34,342
\$100,000 - 125,000	2,284	10,784	26,868
\$125,000 - 150,000	892	6,729	15,609
\$150,000 - 200,000	1,186	7,048	16,884
\$200,000+	526	7,356	19,159

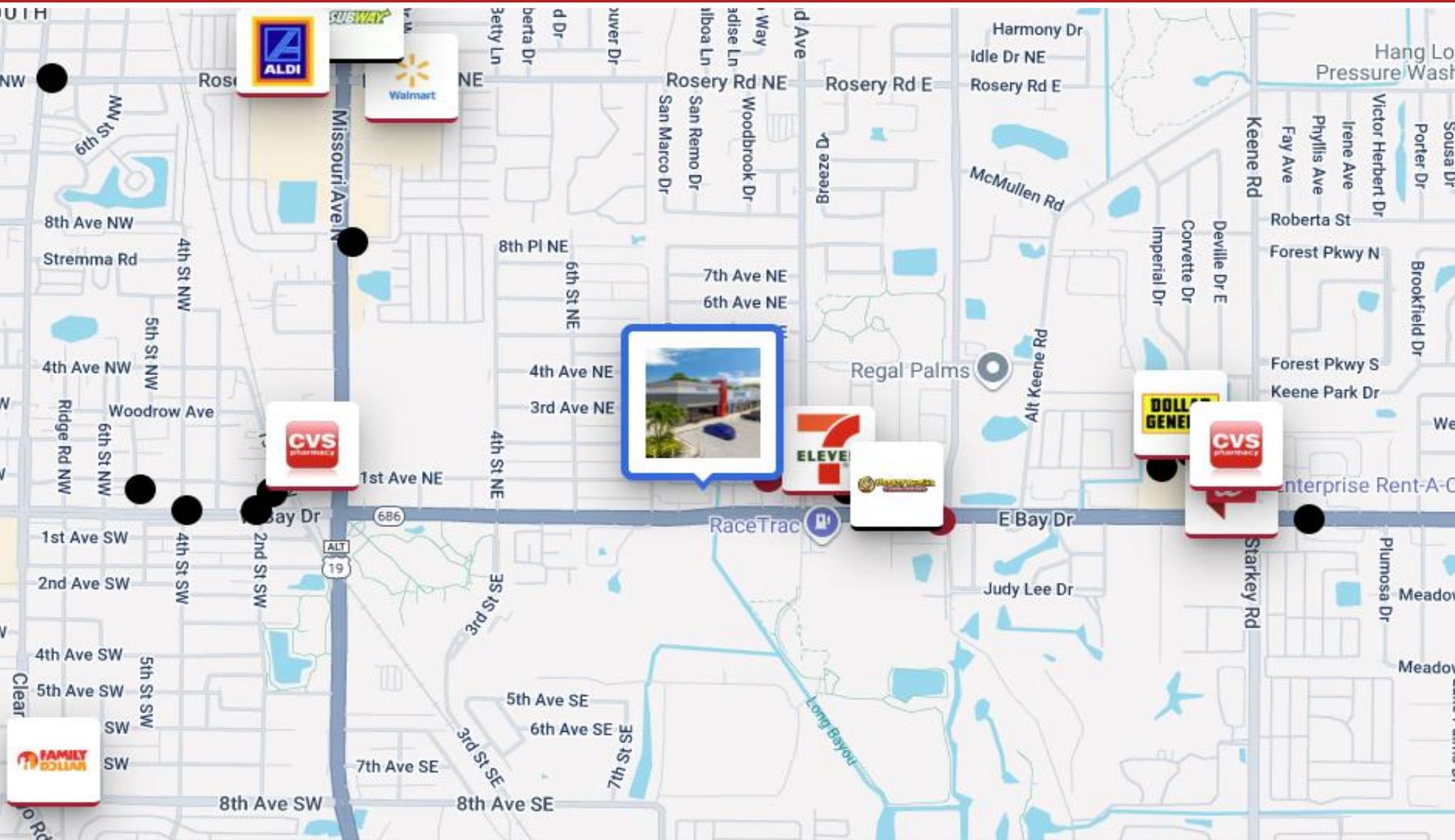
Collection Street	Cross Street	Traffic Volume	Count Year	Distance from Property
E Bay Dr	8th St NE W	43,707	2025	0.07 mi
East Bay Drive	6th St NE NE	42,549	2025	0.19 mi
Lake Ave NE	E Bay Dr S	54,089	2024	0.50 mi
E Bay Dr	2nd St NE E	40,881	2025	0.50 mi
Lake Avenue NE	E Bay Dr S	54,134	2025	0.54 mi
Missouri Ave N	2nd Ave NE N	34,143	2025	0.58 mi
8th Ave SE	3rd St SE W	4,308	2025	0.59 mi
East Bay Drive	Alt Keene Rd NW	54,184	2025	0.59 mi
Missouri Ave N	4th Ave NW N	34,162	2025	0.60 mi
W Bay Dr	Missouri Ave NE	34,062	2025	0.61 mi

Consumer Spending Details	2 mile		5 mile			
	Total Spending	Avg Household	Per Capita	Total Spending	Avg Household	Per Capita
Entertainment, Hobbies & Pets	\$103,989,935	\$5,640	\$2,928	\$257,883,758	\$4,454	\$2,003
Personal Items	\$23,006,052	\$3,018	\$1,567	\$129,829,890	\$2,242	\$1,009
Food & Alcohol	\$175,597,487	\$8,999	\$4,673	\$442,092,100	\$7,636	\$3,434
Food Away From Home	\$30,413,439	\$3,990	\$2,072	\$182,400,662	\$3,150	\$1,417
Alcohol	\$5,518,420	\$724	\$376	\$30,539,842	\$527	\$237
Household	\$28,468,735	\$1,621	\$3,438	\$273,684,786	\$4,727	\$2,126
Total Specified Consumer Spending (\$)	\$619,755,226	\$34,993	\$18,171	\$1,603,765,276	\$27,699	\$12,459

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. Any projections, opinions, assumptions or estimates used herein are for example purposes only and do not represent the current or future performance of the property. European Equities Corporation is a service mark of European Equities Corporation Real Estate Investment Services. ©2024 European Equities Corporation.



Location: Major Retail Corridor



This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. Any projections, opinions, assumptions or estimates used herein are for example purposes only and do not represent the current or future performance of the property. European Equities Corporation is a service mark of European Equities Corporation Real Estate Investment Services. ©2024 European Equities Corporation.

Up to 5,351 SF Available



This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. Any projections, opinions, assumptions or estimates used herein are for example purposes only and do not represent the current or future performance of the property. European Equities Corporation is a service mark of European Equities Corporation Real Estate Investment Services. ©2024 European Equities Corporation.



Confidentiality and Disclaimer

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from European Equities Corporation and should not be made available to any other person or entity without the written consent of European Equities Corporation Real Estate Investment Services of Florida, Inc. ("European Equities Corporation"). This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. European Equities Corporation has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, European Equities Corporation has not verified, and will not verify, any of the information contained herein, nor has European Equities Corporation conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

NON-ENDORSEMENT NOTICE

European Equities Corporation Real Estate Investment Services, Inc. is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of EEC, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of EEC, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.

European Equities Corporation is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of European Equities Corporation, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of European Equities Corporation, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT YOUR EUROPEAN EQUITIES CORPORATION AGENT FOR MORE DETAILS.

Net Lease Disclaimer

European Equities Corporation hereby advises all prospective purchasers of Net Leased property as follows:

The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable. However, European Equities Corporation has not and will not verify any of this information, nor has European Equities Corporation conducted any investigation regarding these matters. European Equities Corporation makes no guarantee, warranty or representation whatsoever about the accuracy or completeness of any information provided.

As the Buyer of a net leased property, it is the Buyer's responsibility to independently confirm the accuracy and completeness of all material information before completing any purchase. This Marketing Brochure is not a substitute for your thorough due diligence investigation of this investment opportunity. European Equities Corporation expressly denies any obligation to conduct a due diligence examination of this Property for Buyer.

Any projections, opinions, assumptions or estimates used in this Marketing Brochure are for example only and do not represent the current or future performance of this property. The value of a net leased property to you depends on factors that should be evaluated by you and your tax, financial and legal advisors.

Buyer and Buyer's tax, financial, legal, and construction advisors should conduct a careful, independent investigation of any net leased property to determine to your satisfaction with the suitability of the property for your needs.

Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newlyconstructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property. By accepting this Marketing Brochure you agree to release European Equities Corporation Real Estate Investment Services and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this net leased property.

By accepting this Marketing Brochure you agree to release European Equities Corporation Real Estate Investment Services and hold it harmless from any kind of claim, cost, expense or liability arising out of your investigation and/or purchase of this net leased property.



Confidentiality and Disclaimer

European Equities Corporation hereby advises all prospective purchasers of Net Leased property as follows:

The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable. However, European Equities Corporation has not and will not verify any of this information, nor has European Equities Corporation conducted any investigation regarding these matters. European Equities Corporation makes no guarantee, warranty or representation whatsoever about the accuracy or completeness of any information provided.

As the Buyer of a net leased property, it is the Buyer's responsibility to independently confirm the accuracy and completeness of all material information before completing any purchase. This Marketing Brochure is not a substitute for your thorough due diligence investigation of this investment opportunity. European Equities Corporation expressly denies any obligation to conduct a due diligence examination of this Property for Buyer.

Any projections, opinions, assumptions or estimates used in this Marketing Brochure are for example only and do not represent the current or future performance of this property. The value of a net leased property to you depends on factors that should be evaluated by you and your tax, financial and legal advisors.

Buyer and Buyer's tax, financial, legal, and construction advisors should conduct a careful, independent investigation of any net leased property to determine to your satisfaction with the suitability of the property for your needs.

Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newlyconstructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property. abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property. By accepting this Marketing Brochure you agree to release European Equities Corporation Real Estate Investment Services and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this net leased property.

By accepting this Marketing Brochure you agree to release European Equities Corporation Real Estate Investment Services and hold it harmless from any kind of claim, cost, expense or liability arising out of your investigation and/or purchase of this net leased property.



Special COVID-19 Notice

All potential buyers are strongly advised to take advantage of their opportunities and obligations to conduct thorough due diligence and seek expert opinions as they may deem necessary, especially given the unpredictable changes resulting from the continuing COVID-19 pandemic. European Equities Corporation has not been retained to perform, and cannot conduct, due diligence on behalf of any prospective purchaser. European Equities Corporation's principal expertise is in marketing investment properties and acting as intermediaries between buyers and sellers. European Equities Corporation and its investment professionals cannot and will not act as lawyers, accountants, contractors, or engineers. All potential buyers are admonished and advised to engage other professionals on legal issues, tax, regulatory, financial, and accounting matters, and for questions involving the property's physical condition or financial outlook. Projections and pro forma financial statements are not guarantees and, given the potential volatility created by COVID-19, all potential buyers should be comfortable with and rely solely on their own projections, analyses, and decision-making.



About Us

David McComas, CEO
18167 US Hwy 19 N, Ste. 450
Clearwater, FL 33764
C: 727.410.2800
P: 727.723.3771
F: 727.723.7150
W: europeanequities.com

Company History

European Equities Corporation started as a retail company in 1988 and has since owned nearly a hundred Subway restaurants and other retail businesses in Florida and Texas. So they tend to look at themselves as retail operators that became a very strong part of developing real estate. Being immersed in these submarkets has forced them to understand the market at a granular level. With that, they have created several layers within the development cycle and really understanding the market from the income-producing level up. Over the years, they have diversified into other sectors of commercial real estate. European Equities Corporation touches every level of the development cycle, where they are fully versed in acquisitions and development, creating meaningful financing structures, stabilizing assets, and managing them post development.

