



An infill mixed-use redevelopment opportunity combining architectural quality with downtown energy.

280 W BAY DR LARGO, FL 33770

 [727-822-4715](tel:727-822-4715)

 www.cprteam.com



An architectural rendering of a modern, multi-story building named 'The Station'. The building features a dark, angular facade with large glass windows and a balcony on the upper floor where two people are standing. The ground floor has large glass storefronts. In the foreground, there is a paved plaza with a wooden bench, some greenery, and a group of people walking. The background is a clear blue sky. Overlaid on the image are various technical architectural drawings, including floor plans, elevations, and sections with dimensions like 0.50, 1.10, 0.80, 0.24, 0.40, and 0.30. A large white '01' is positioned on the left side of the building. In the top right corner, there is a small white bar chart with four bars of increasing height.

01

PROJECT OVERVIEW

**MODERN CLASS A, MIXED-USE DEVELOPMENT
IN DOWNTOWN LARGO, FLORIDA**

PROJECT
OVERVIEW

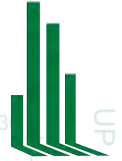
PROJECT
HIGHLIGHTS

LOCATION
ADVANTAGES

PRICING & DEAL
OVERVIEW

DEMOGRAPHIC
DATA

LISTING
TEAM



OVERVIEW



Total Proposed Building Area
±25,779 SF conditioned



Purposeful Design
Retail Storefronts, Executive Offices, Restaurant



Prime Location
Highly walkable location in Downtown core

*Information herein is not warranted and subject to change without notice.
We assume no liabilities for errors and omissions.*

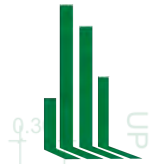
COMMERCIAL PARTNERS REALTY



An architectural rendering of a modern, multi-story building named 'THE STATION'. The building features large glass windows and a dark, angular roofline. A balcony on the upper floor has two people standing on it. The foreground shows a paved plaza with several people walking, some trees, and a bench. The background is a clear blue sky. Overlaid on the image are various technical architectural drawings, including floor plans, elevations, and sections, with dimensions like 0.50, 1.10, 0.80, 0.24, 0.40, and 0.30. A large white number '02' is positioned on the left side of the building. In the top right corner, there is a small white icon consisting of three vertical bars of increasing height.

02

PROJECT HIGHLIGHTS



HIGHLIGHTS

*Land Use***WBD-CRD**
(MIXED-USE CORRIDOR)*Parcel Size***±20,400 SF**
(0.47 acres)*Proposed Height***46'**
(3 stories+ rooftop)

PROJECT SUMMARY - CURRENT CONDITIONS

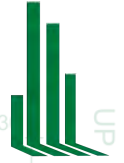
- Address: 280 West Bay Drive, Largo, FL
- Lot size: about 0.47 acres (~20,470 SF)
- Elevation: ~68 ft (top 10% of Pinellas County)
- Zoning: CRD-MUC (Mixed-Use Corridor)
- Flood zone: none
- Frontage: roughly 95 feet along West Bay Drive
- Parking: 6 on-site stalls, 12 angled on 3rd St NW, shared parking agreements, plus access to a 365-stall City garage one block away.

PROPOSED USES:

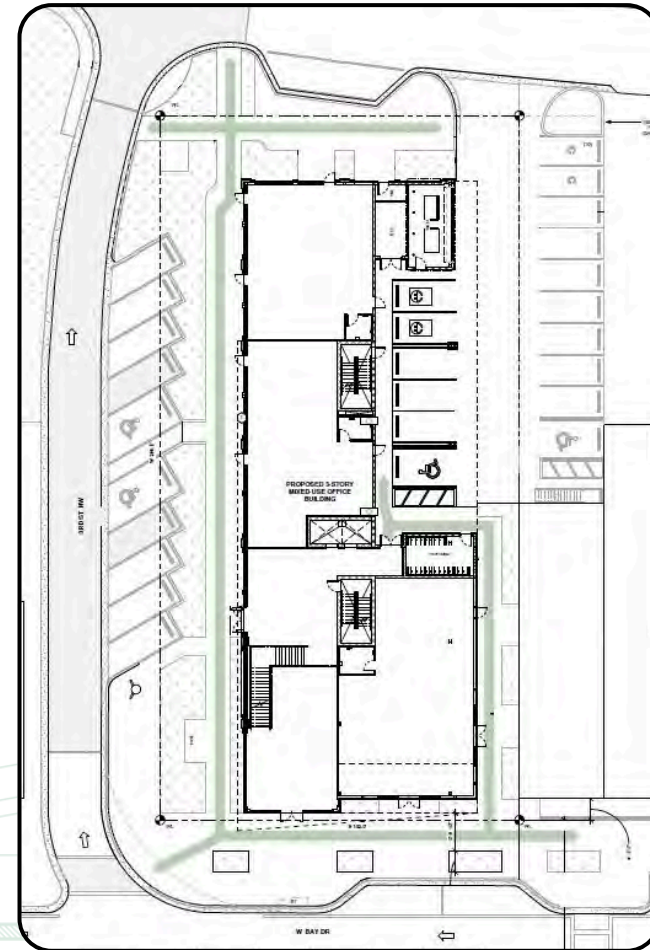
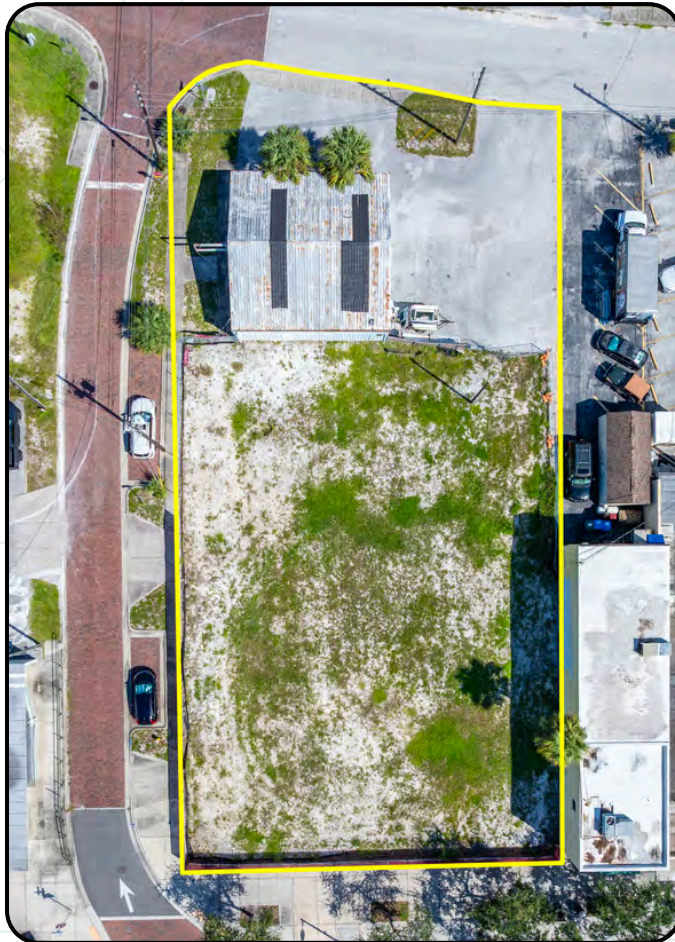
- ±5,400 SF Retail storefronts on the ground floor (Level 1)
- ± 8,100 SF Coworking (Level 2)
- ±11,000 SF Office suites on 2nd & 3rd floors (Level 3)
- ±1,500 SF Restaurant + kitchen + rooftop terrace (Level 3)
- ±6,500 SF Rooftop event or dining space
- ± 1,800 SF Ground-floor shared office

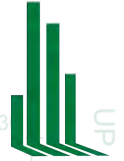
Total conditioned space about 25,800 SF; total rentable area, including patio, roughly 28,500 SF





SITE MAP





FLOOR PLAN





03

LOCATION ADVANTAGES

PROJECT
OVERVIEW

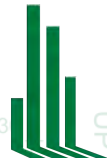
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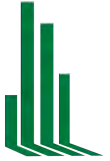
PROJECT
HIGHLIGHTS

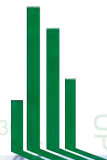
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LOCATION ADVANTAGES

LOCATION & MARKET ADVANTAGE

Central Pinellas location in the heart of Largo, offering quick access to the beaches, Belleair's premier neighborhoods, major golf amenities, and both St. Pete-Clearwater and Tampa International Airports. As the fourth-largest city in Tampa Bay, Largo continues to see strong downtown growth and reinvestment momentum.

HISTORIC CHARACTER & LIFESTYLE ANCHORS

Largo offers an authentic urban character with brick streets, mature oak trees, and historic Craftsman homes that create a strong sense of place. Major cultural anchors like Largo Central Park and Ulmer Park drive year-round activity, while strong walkability scores (81 Walk Score and AreaVibes) support an active, connected environment.

DEMAND DRIVERS & PIPELINE MOMENTUM

More than 1,100 residential units delivered or underway within two miles are driving demand for retail, dining, and flexible workspaces. The area is supported by \$200M+ in nearby development, alongside a diverse employment base anchored by healthcare, government, education, and major technology employers.

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COMMERCIAL PARTNERS REALTY

HIGHLIGHTS

PUBLIC & INFRASTRUCTURE INVESTMENT

The area is anchored by a new 110,000 SF City Hall with ground-floor commercial space and a structured parking garage. Planned West Bay Drive “Complete Streets” improvements will enhance pedestrian, bike, and roadway access, while regional planning initiatives designate Downtown Largo as a priority redevelopment area.

ARCHITECTURAL EXCELLENCE

The property features a corner lot with triple street frontage, delivering exceptional visibility on all sides. Convenient angled parking along 3rd St NW supports easy access, while a dramatic two-story lobby creates a strong arrival experience. A rooftop restaurant with indoor-outdoor dining adds a true destination element with expansive views.

FINANCIAL STRENGTH & RISK MITIGATION

The project offers entitlement certainty with completed design and near permit-ready status, minimizing execution risk. A high-elevation, flood-free site—approximately 68 feet above sea level and outside FEMA flood and county evacuation zones—further strengthens long-term security.

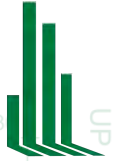
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COMMERCIAL PARTNERS REALTY

The background is a high-quality architectural rendering of a modern, multi-story commercial building. The building features large glass windows and a dark, angular roofline. Overlaid on the image are various white architectural line drawings, including floor plans, elevations, and sections with dimension lines and labels like 'UP', '0.50', '1.10', '0.80', '0.20', and '0.40'. In the top right corner, there is a small white bar chart with four bars of increasing height. The overall aesthetic is professional and technical.

04

PRICING & DEAL OVERVIEW



PRICING OVERVIEW



PURCHASE PRICE
\$2,250,000



PROJECTED NOI
\$850,000



DEAL OVERVIEW

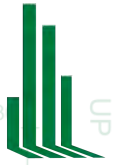


KEY DEAL POINTS

- Prime downtown site supported by public investment and walkability
- Balanced mixed-use program aligned with local demand drivers
- High-elevation, flood-free parcel mitigating insurance risk
- Fully entitled, design complete, and near permit-ready
- Multiple exit strategies, including merchant build, stratified resale, or stabilized hold

05

DEMOGRAPHIC DATA



DEMOGRAPHIC SUMMARY

280 W BAY DR LARGO, FL 33770
DRIVE OF 15 MINUTES



KEY FACTS



258,514
Population

49.4 Median Age



117,422
Households

\$55,691
Median Disposable Income



EDUCATION

7.6% No High School Diploma

30.8% Some College/Associate's Degree

29.5% High School Graduate

32.1% Bachelor's/Grad/Prof Degree



INCOME



\$65,682
Median Household Income



\$43,638
Per Capita Income



\$190,380
Median Net Worth



EMPLOYMENT



69.3%
White Collar

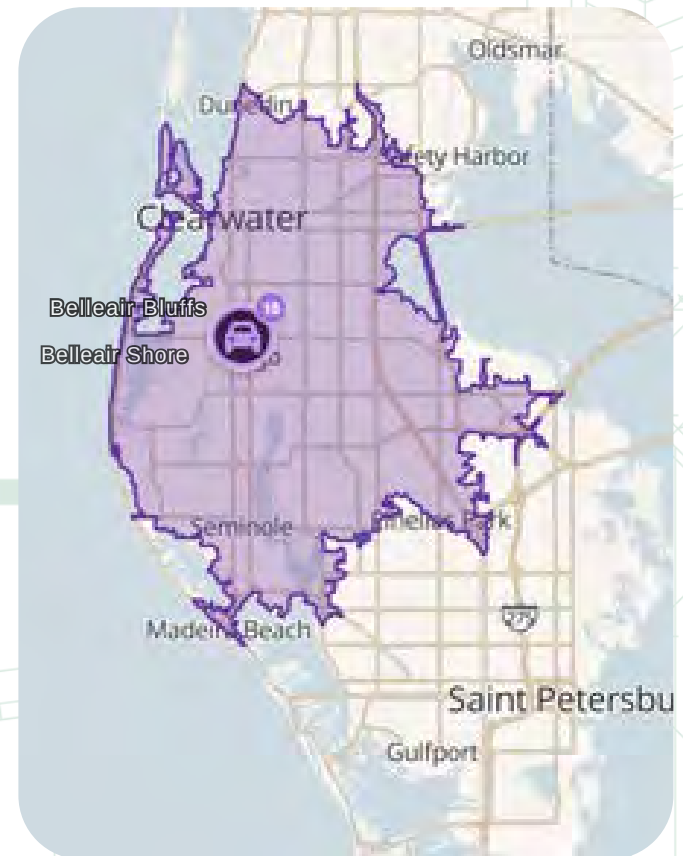


16.6%
Blue Collar

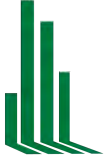


17.6%
Services

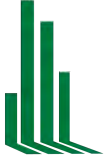
4.1%
Unemployment Rate



Source: This infographic contains data provided by Esri (2024, 2029). © 2025 Esri



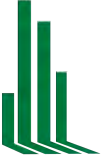
Horizon West Bay introduces Largo's new 110,000 SF City Hall, approximately 18,000 SF of ground-floor retail and restaurant space, and a 365-space public garage. The LEED Platinum-certified project is expected to deliver in Fall 2025 and **will serve as a major civic and employment anchor for Downtown Largo.**



LARGO CENTRAL PARK

101 CENTRAL PARK DR, LARGO, FL 33771

Largo Central Park spans more than 70 acres and serves as the cultural heart of the city. Concerts, festivals, trails, and civic institutions create year-round activity that enhances the appeal of nearby mixed-use development.



HCA Florida Largo Hospital is a 455-bed teaching hospital and major regional employer. Its proximity supports consistent demand for medical office, hospitality, service-oriented retail, and workforce-oriented uses.

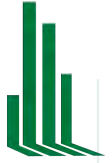
The background is a high-quality architectural rendering of a modern, multi-story commercial building. The building features large glass windows, a flat roof, and a balcony on the upper floor where two people are standing. The name 'THE STATION' is visible on the building's facade. Overlaid on the image are various white architectural line drawings, including floor plans, elevations, and sections with dimension lines and labels like 'UP', '0.50', '1.10', '0.80', '0.20', and '0.40'.

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LISTING TEAM

PROJECT
OVERVIEW

COMMERCIAL PARTNERS REALTY



Frank Bozikovich

Retail Development

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(727) 501-2844

Frank Bozikovich is the Retail and Land Specialist for CPR.

He brings to his clients over 20 years of experience in the Greater Tampa Bay market. This is a key element to his success as he has deep relationships with key decision makers in the government and municipality world that he can use to his client's benefit.

He guides clients through site location analysis, land assemblage, investment sales and commercial lease negotiations. Throughout his career, Frank has worked with many of the nation's 100 largest retailers, the franchise industry, developers, and investors both nationally and locally.

Frank was recently awarded the Top Producer Pinnacle Award for the highest volume of transactions in the Regional Investment Division from the Florida Gulfcoast of Commercial Association of Realtors.

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