

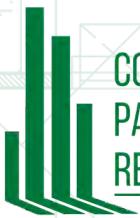


An infill mixed-use redevelopment opportunity combining architectural quality with downtown energy.

280 W BAY DR LARGO, FL 33770

 727-822-4715

 www.cprteam.com

 **COMMERCIAL
PARTNERS
REALTY**
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01

PROJECT OVERVIEW

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



OVERVIEW



Total Proposed Building Area
±25,779 SF conditioned



Purposeful Design
Retail Storefronts, Executive Offices, Restaurant



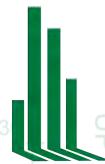
Prime Location
Highly walkable location in Downtown core



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

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

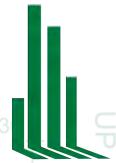
- Address: 280 West Bay Drive, Largo, FL
- Lot size: about 0.47 acres (~20,470 SF)
- Elevation: ~68 ft (top 10% of Pinellas County)
- Zoning: CRD-MUC (Mixed-Use Corridor)
- Flood zone: none
- Frontage: roughly 95 feet along West Bay Drive
- Parking: 6 on-site stalls, 12 angled on 3rd St NW, shared parking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

PROPOSED USES:

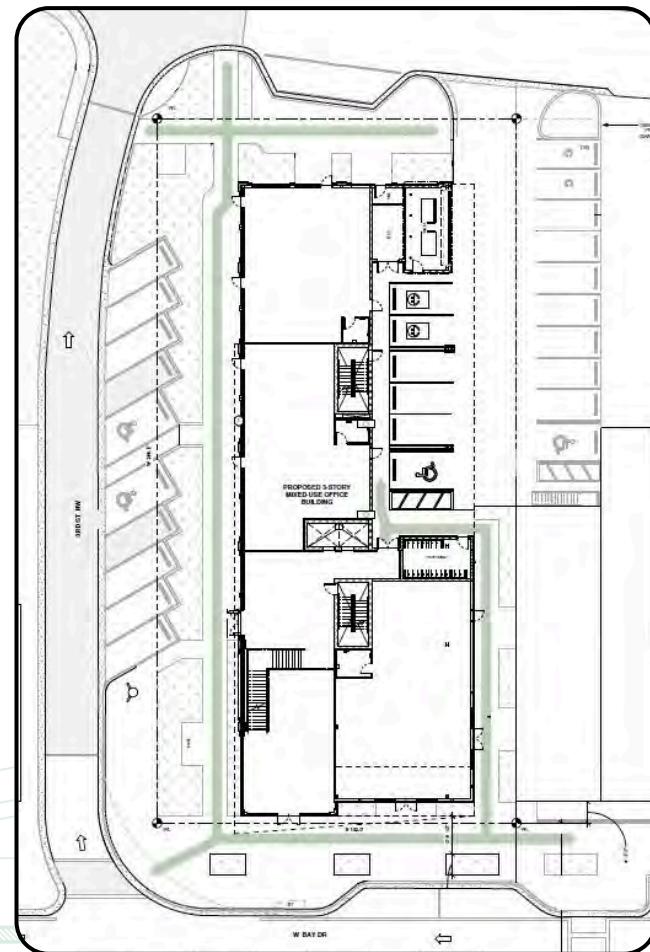
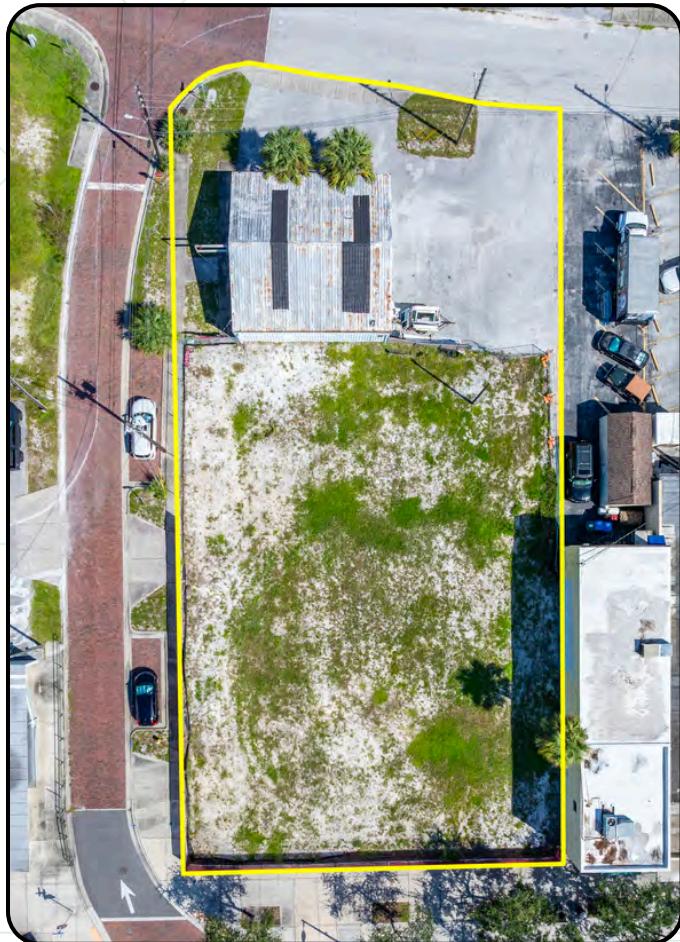
- ±5,400 SF Retail storefronts on the ground floor (Level 1)
- ± 8,100 SF Coworking (Level 2)
- ±11,000 SF Office suites on 2nd & 3rd floors (Level 3)
- ±1,500 SF Restaurant + kitchen + rooftop terrace (Level 3)
- ±6,500 SF Rooftop event or dining space
- ± 1,800 SF Ground-floor shared office

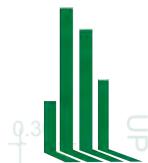
Total conditioned space about 25,800 SF; total rentable area, including patio, roughly 28,500 SF





SITE MAP





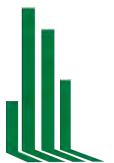
FLOOR PLAN

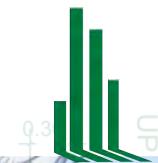


03

LOCATION ADVANTAGES







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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PRICING & DEAL OVERVIEW

PRICING OVERVIEW



PURCHASE PRICE
\$2,250,000



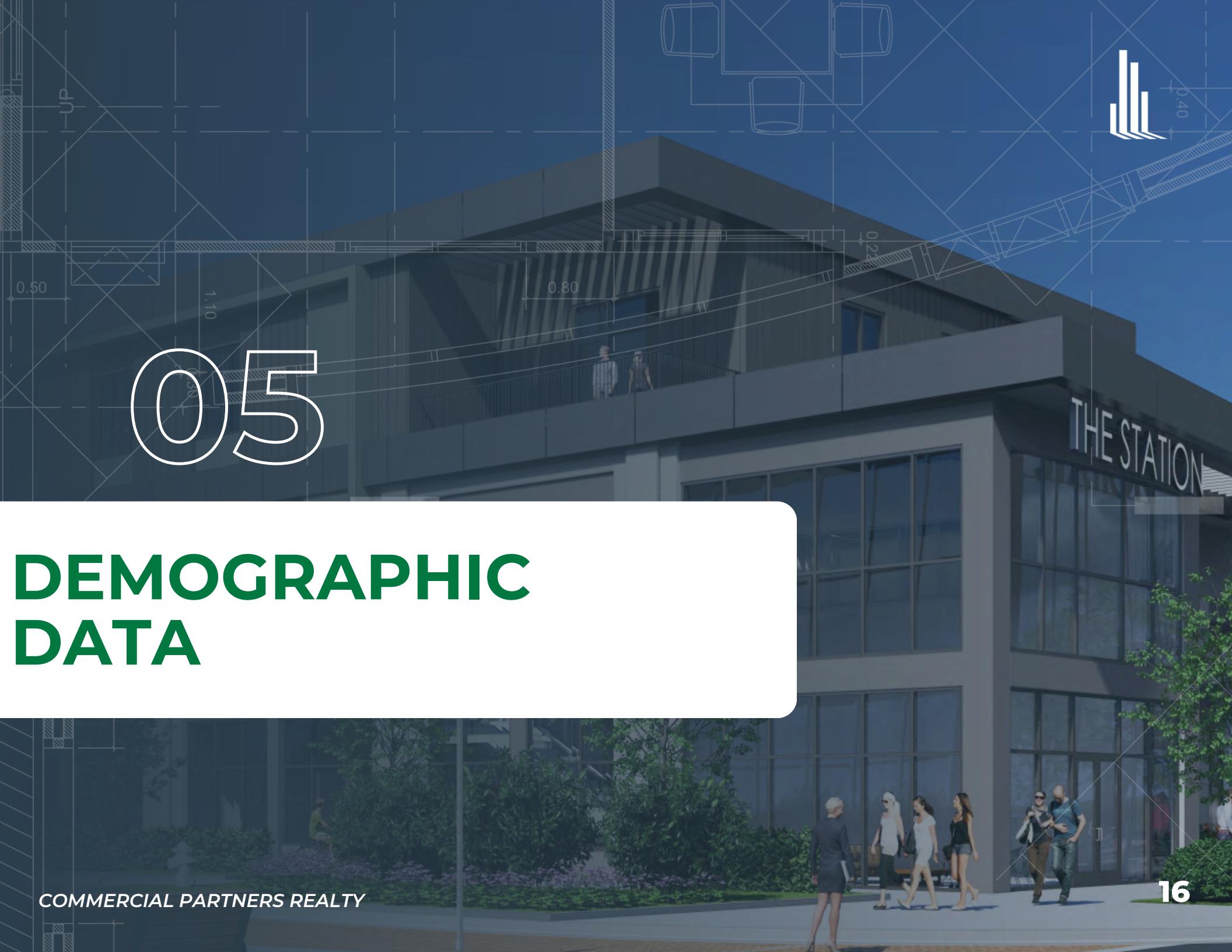
PROJECTED NOI
\$850,000

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



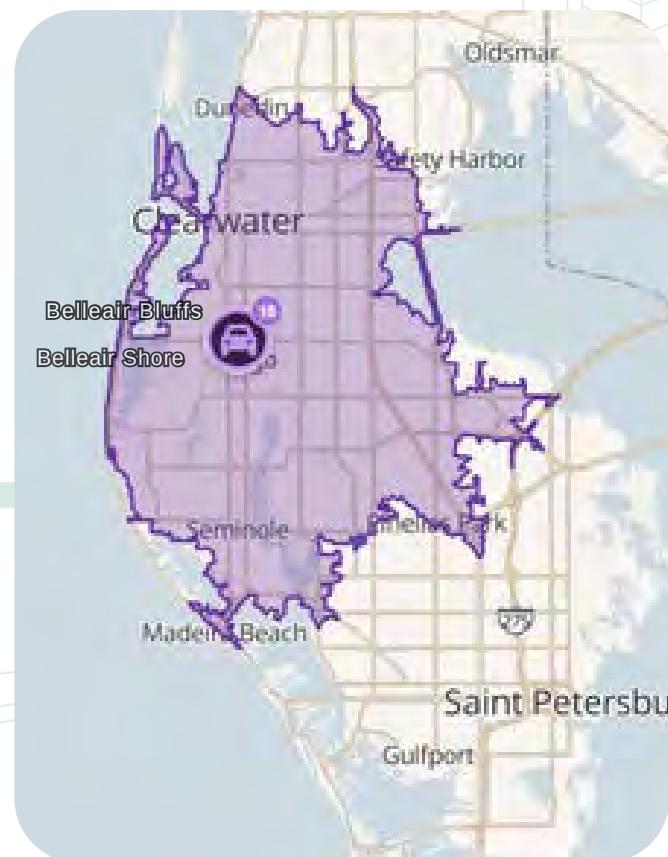
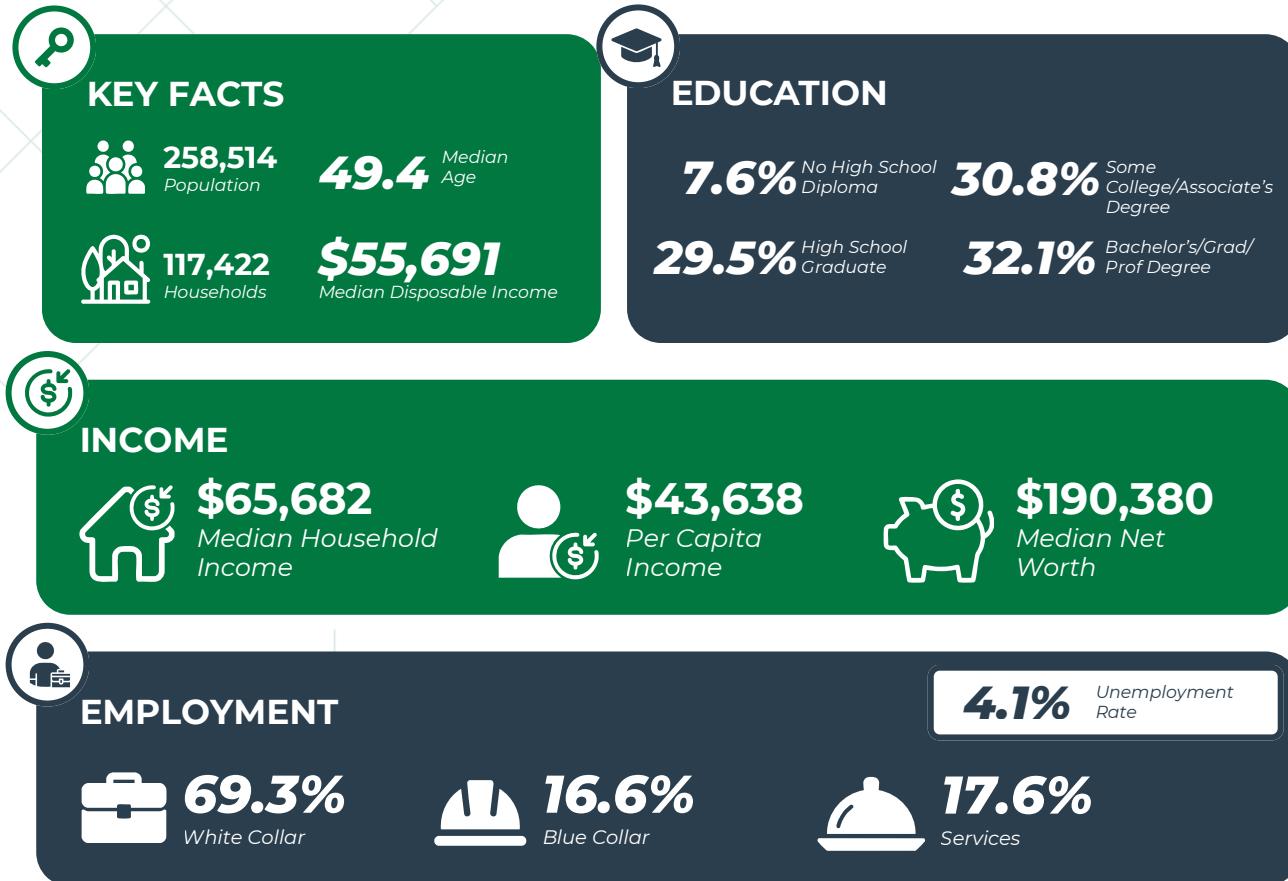
05

DEMOGRAPHIC DATA



DEMOGRAPHIC SUMMARY

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



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.

06

LISTING TEAM

COMMERCIAL PARTNERS REALTY

PROJECT
OVERVIEW



Frank Bozikovich

Retail Development

frank@cprteam.com

(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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