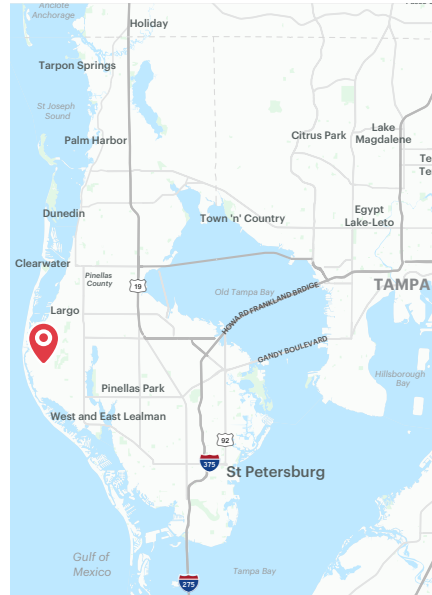


# RETAIL SPACES FOR LEASE

## BARCLAY SQUARE

13801-13847 Walsingham Rd Largo, FL 33774

LARGO | FLORIDA



**± 1,200 SF – 7,575 SF**  
FOR LEASE

### SPACE DETAILS

#### AVAILABILITY

Suite 60:	± 1,200	SF	*Suite 180:	± 1,555	SF
Suite 150:	± 1,355	SF	*Suite 190:	± 1,750	SF
*Suite 170:	± 1,355	SF			

\*Combinable suites up to ±7,575 SF

#### POSSESSION

Available immediately

#### GLA

99,054 SF

#### CO-TENANTS

Walmart Neighborhood Market, Get Fitness, Chase Bank, NAPA Auto Parts, Regions Bank, Verizon, The UPS Store, McDonalds, Goodyear

#### NEIGHBORS

Publix, Dollar Tree, Bealls, Walgreens, CVS

#### COMMENTS

- Join strong performing Walmart Neighborhood Market, Get Fitness, and others
- Hard corner location at signalized intersection with 40,000+ AADT
- Active Largo intersection of Walsingham Rd. and Indian Rocks Rd
- Strong demographics with 72,903 population of people and an average income of \$104,648 within 3 miles
- Ample parking and multiple points of ingress/egress

**RIPCO**  
REAL ESTATE

#### CONTACT EXCLUSIVE AGENTS

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This information has been secured from sources we believe to be reliable, but we make no representations as to the accuracy of the information. References to square footage are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

## SITE PLAN



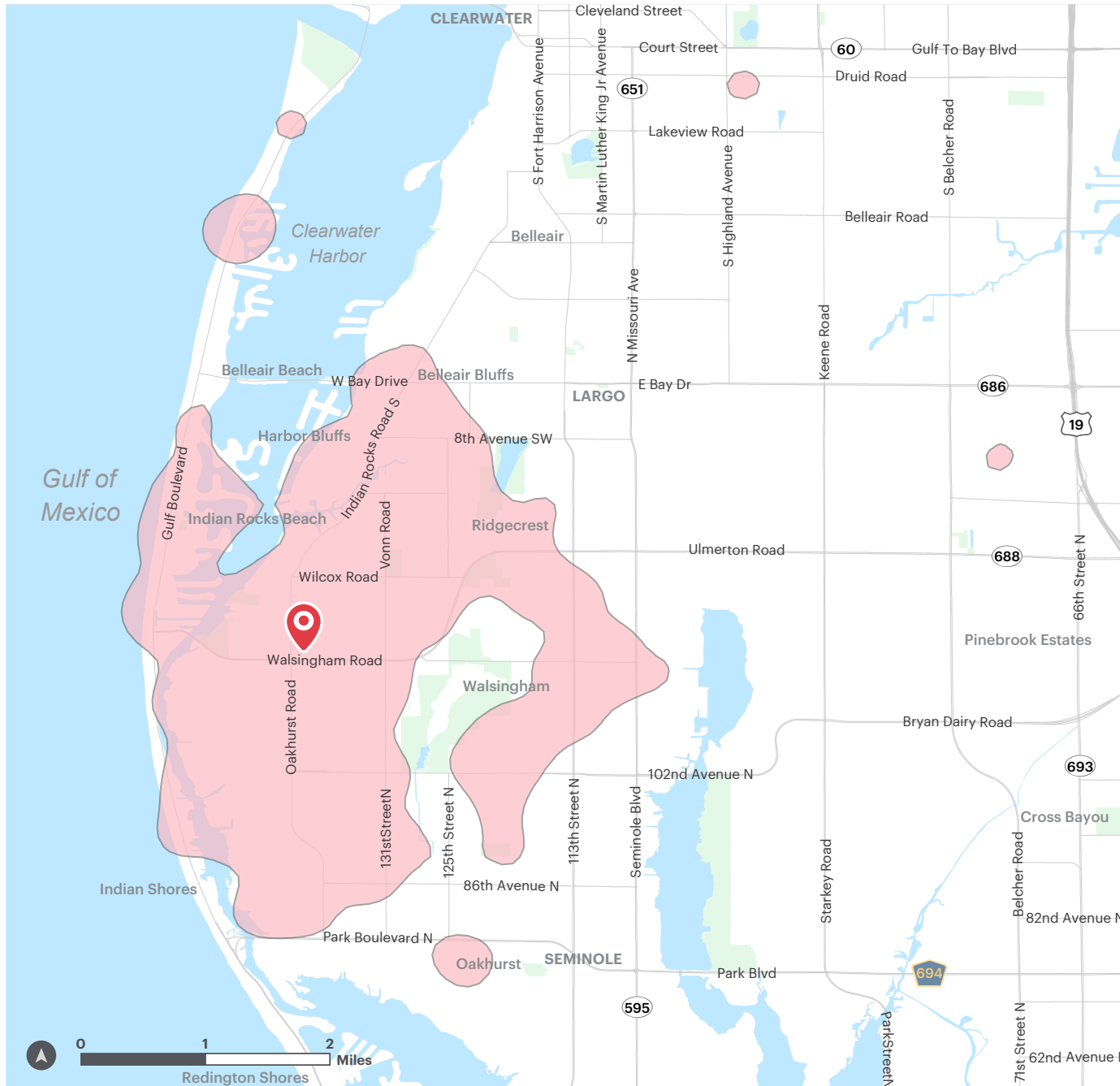
SUITE	TENANT	SF
10	Goodyear Tires	6,000
20	Any Lab Test Now	1,000
25/30	Sunshine Nails	1,750
40/50	OEC Sushi & Hibachi	1,625
60	AVAILABLE (OCCUPIED)	1,200
75	Surge Studio	3,600

SUITE	TENANT	SF
80	Get Fitness	11,157
90	NAPA Auto Parts	8,629
120	Lin's Cabinets	975
130/140	One Health Systems	2,175
150	AVAILABLE	1,355
160	H&R Block	1,560

SUITE	TENANT	SF
170	AVAILABLE	1,355
180	AVAILABLE (OCCUPIED)	1,555
190	AVAILABLE	1,750
200	Walmart Neighborhood Market	42,018
210	Select Physical Therapy	2,800
220-240	Southern Vet Partners	5,702

SUITE	TENANT	SF
240A	UPS Store	1,424
240B	Verizon	1,424

## PLACER TRADE AREA AND 2023 DEMOGRAPHICS



TOTAL POPULATION

51,469

TOTAL HOUSEHOLDS

23,081

MEDIAN AGE

53.6

TOTAL EMPLOYEES (SIC)

13,214

RETAIL GOODS

\$665,724,531

TOTAL DAYTIME POPULATION

38,018

AVERAGE HOUSEHOLD INCOME

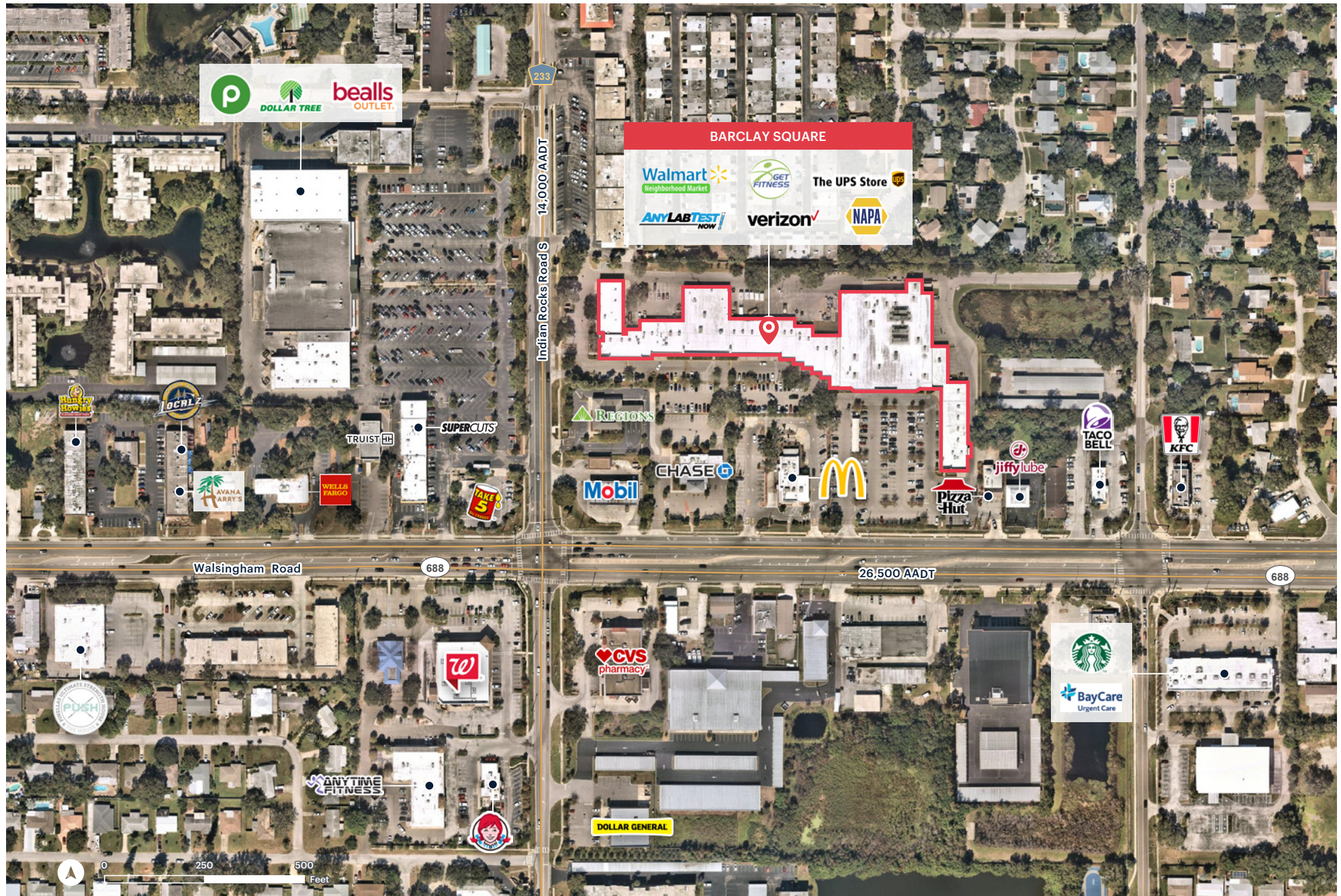
\$104,559

TOTAL BUSINESSES (SIC)

1,672



## AREA RETAIL MAP





# MARKET AERIAL MAP

