

**NEIGHBORHOOD CENTER WITH 2ND GEN RESTAURANT SPACE**

**LARGO TOWN SQUARE**

3690 East Bay Drive Largo, FL 33771

LARGO | FLORIDA

**± 875 – 2,820 SF**  
FOR LEASE



**SPACE DETAILS**

**SIZE**

Unit E	±1,200 SF
Unit H	±1,200 SF (Second Generation Restaurant)
Unit Q-R	±2,820 SF
Unit U2-V	±875 SF

**CO-TENANTS**

Outback Steakhouse, Addicted to the Bean, Westshore Pizza, Mobility City, Advanced Dental Care, Physical Therapy Now, Partners Personnel

**COMMENTS**

- Abundant on-site parking
- Prominent pylon signage
- Located in one of the most traveled east-west corridors in Pinellas County
- 62,500 AADT on E Bay Drive and 16,800 AADT on Belcher Road
- 255,079 total population within a 7 mile radius

**DEMOGRAPHICS**

**POPULATION**

3 Miles	16,850
5 Miles	116,638
7 Miles	255,079

**DAYTIME POPULATION**

3 Miles	12,222
5 Miles	117,021
7 Miles	283,390

**TOTAL HOUSEHOLDS**

3 Miles	7,879
5 Miles	53,923
7 Miles	114,812

**AVERAGE HH INCOME**

3 Miles	\$80,309
5 Miles	\$86,031
7 Miles	\$91,403

**TOTAL BUSINESSES**

3 Miles	537
5 Miles	5,737
7 Miles	15,217

**TOTAL EMPLOYEES**

3 Miles	4,137
5 Miles	62,690
7 Miles	160,357

# SITE PLAN

SUITE	TENANT	SIZE
A-C	Outback Steakhouse	7,153 SF
D	Jet's Barber Shop	1,200 SF
E	AVAILABLE	1,200 SF
F-G	Mobility City	2,400 SF
H	AVAILABLE (2ND GEN RESTAURANT)	1,200 SF
I	Audiology Innovations	1,200 SF
J	Sapphire Nail Bar	1,200 SF
K-L	Advanced Dental Care	4,018 SF
M	Vein Center	2,100 SF
N-P	CSL Plasma	6,300 SF
Q-R	AVAILABLE	2,820 SF
S	Physical Therapy Now	1,630 SF
T-U1	Partners Personnel	1,578 sf
U2-V	AVAILABLE	875 SF
W-X	Westshore Pizza	1,200 SF
Y	Addicted To The Bean	1,500 SF
Outparcel	Dentist	2,800 SF





