

An aerial photograph of a commercial building complex, Towncenter Plaza, located at 1600 N Missouri Ave in Largo, FL. The building is a long, single-story structure with a white facade and brown accents. It features several storefronts, including 'TOWN CENTER PLAZA', 'L'OS ANGELOS', and 'L'OS ANGELOS'. A large parking lot with several cars is visible in front of the building. The surrounding area includes residential houses and trees.

TOWNCENTER PLAZA

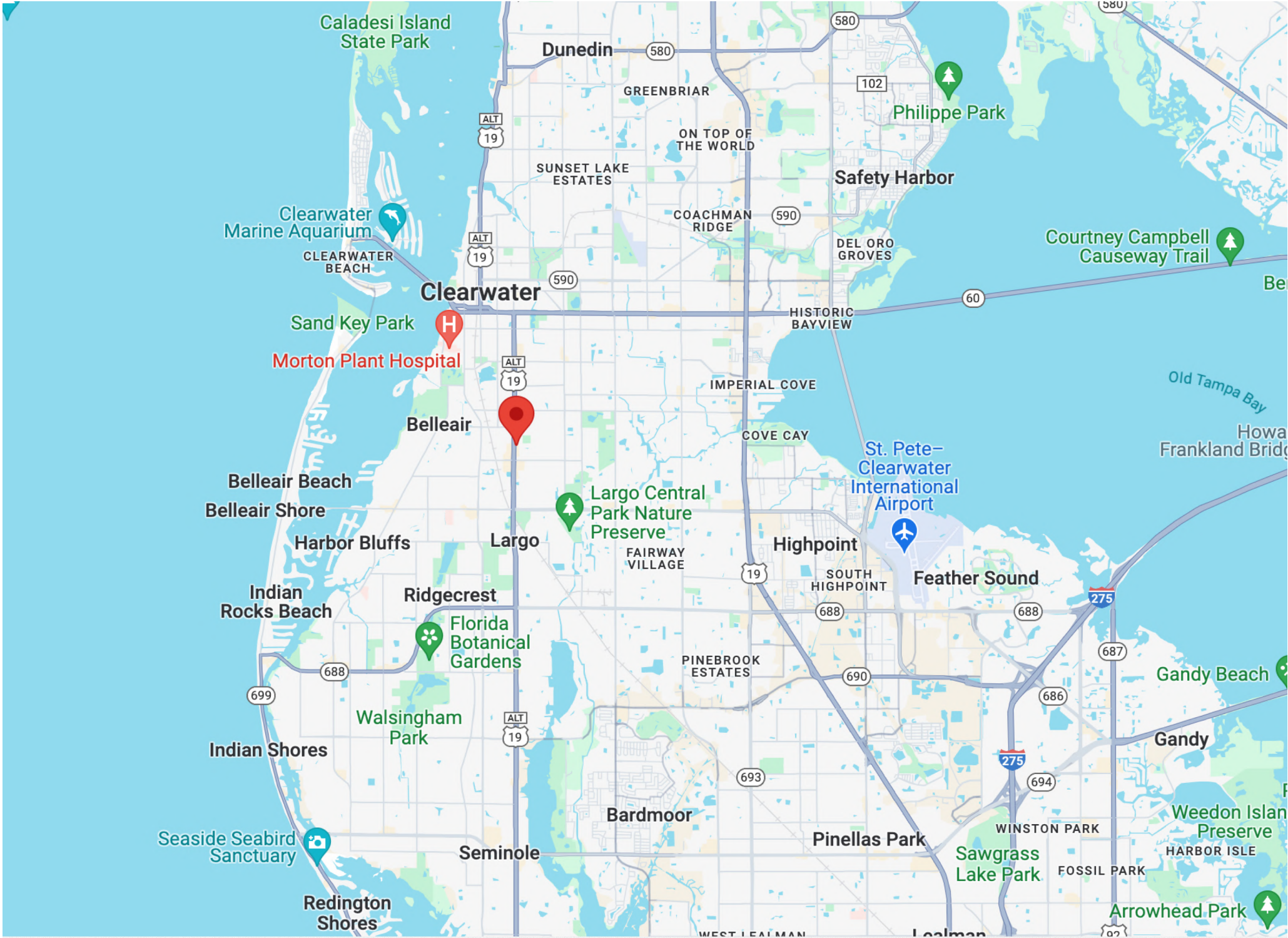
1600 N Missouri Ave
Largo, FL 33770

AVAILABLE
FOR
LEASE

The logo for EQUITE Real Estate Investment Services. The word 'EQUITE' is written in a large, bold, sans-serif font. Below it, the words 'REAL ESTATE INVESTMENT SERVICES' are written in a smaller, all-caps, sans-serif font. The logo is set against a dark green background with a faint, stylized architectural drawing of a building.

EQUITE
REAL ESTATE INVESTMENT SERVICES





PROPERTY DETAILS

- 35,000 Vehicles Per Day Traffic on Missouri Ave
- Located in close proximity to the new Largo City Hall, Belleair, parks, medical centers, major shopping destinations, West Bay Drive Community
- Excellent Visibility & Access
- Ample Parking Spaces for Customers
- Newly Renovated Facade & Mature Tropical Landscaping
- Signalized intersection with multiple ingress/egress points





UNITS AVAILABLE

Unit #	Square Feet	Price / SF	Lease Type	CAM / SF
70	960	\$20.00	NNN	\$7.00
140	1,160	\$20.00	NNN	\$7.00
150	1,160	\$20.00	NNN	\$7.00
190	1,190	\$20.00	NNN	\$7.00
200	1,800	\$20.00	NNN	\$7.00
220 (Restaurant End Cap)	6,000	\$20.00	NNN	\$7.00

All units come with 3 months free base rent on a new lease!

6,000 SF RESTAURANT SPACE

- Landlord spent \$300,000 on leaseholds
- Newly renovated end cap with indoor and outdoor patio areas.
- Kitchen includes new hood, walk-in cooler, walk-in freezer and grease trap
- New electric, plumbing and HVAC installed
- Includes complete indoor and outdoor bar.
- Ideal for restaurant/bar owners
- High-traffic location on N Missouri Ave, offering excellent visibility (35,000 VPD).



FIFTH THIRD BANK

Office DEPOT

TACO BELL

BANK OF AMERICA

BELLEAIR RD

MISSOURI AVE

Advance Auto Parts

Checkers
CRAZY GOOD FOOD

Tributes Kara Bar

BELLEAIR

INDIAN ROCKS RD

DOLLAR TREE

Waffle HOUSE

Wawa

O'Reilly AUTO PARTS

TJX

LifeStorage

ALDI

AMSCOT

Youfit HEALTH CLUBS

SITE

SALT ESSENTIALS WELLNESS

burn boot camp

ABC FINE WINE & SPIRITS

Pizza Hut

Come Tea

ROSARY RD NE

N MISSOURI AVE

Walmart
Save money. Live better.

Badcock HOME FURNITURE & more

SUBWAY

BURGER KING

Denny's

DUNKIN'

McDonald's

FIFTH THIRD BANK

tropical SMOOTHIE CAFE

Public Storage

Publix

CVS

HCA West Florida

Largo Medical Center
A Teaching Hospital

NEW LARGO CITY HALL

W BAY DR

LARGO HIGH SCHOOL

E BAY DR

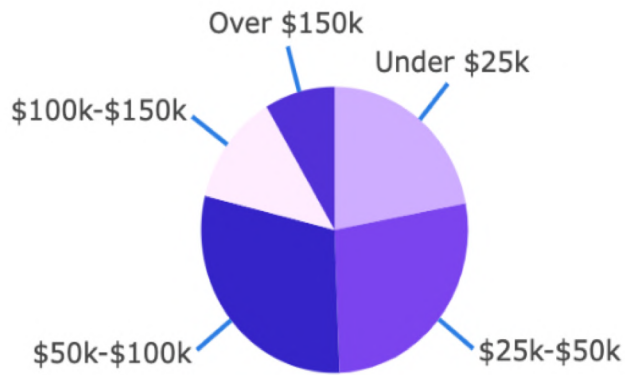
DEMOGRAPHICS

Household Income

\$50.7k
Median Income

\$58.8k
2028 Estimate

↑ **16%**
Growth Rate

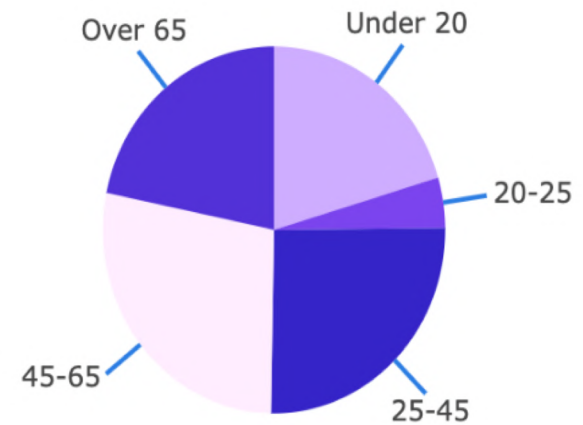


Age Demographics

46
Median Age

44
2028 Estimate

↓ **-4%**
Growth Rate



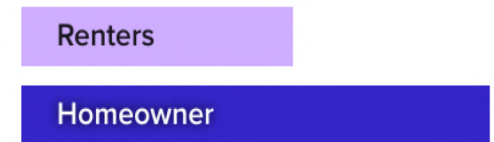
Housing Occupancy Ratio

5:1
9:1 predicted by 2028



Renter to Homeowner Ratio

1:2
1:1 predicted by 2028

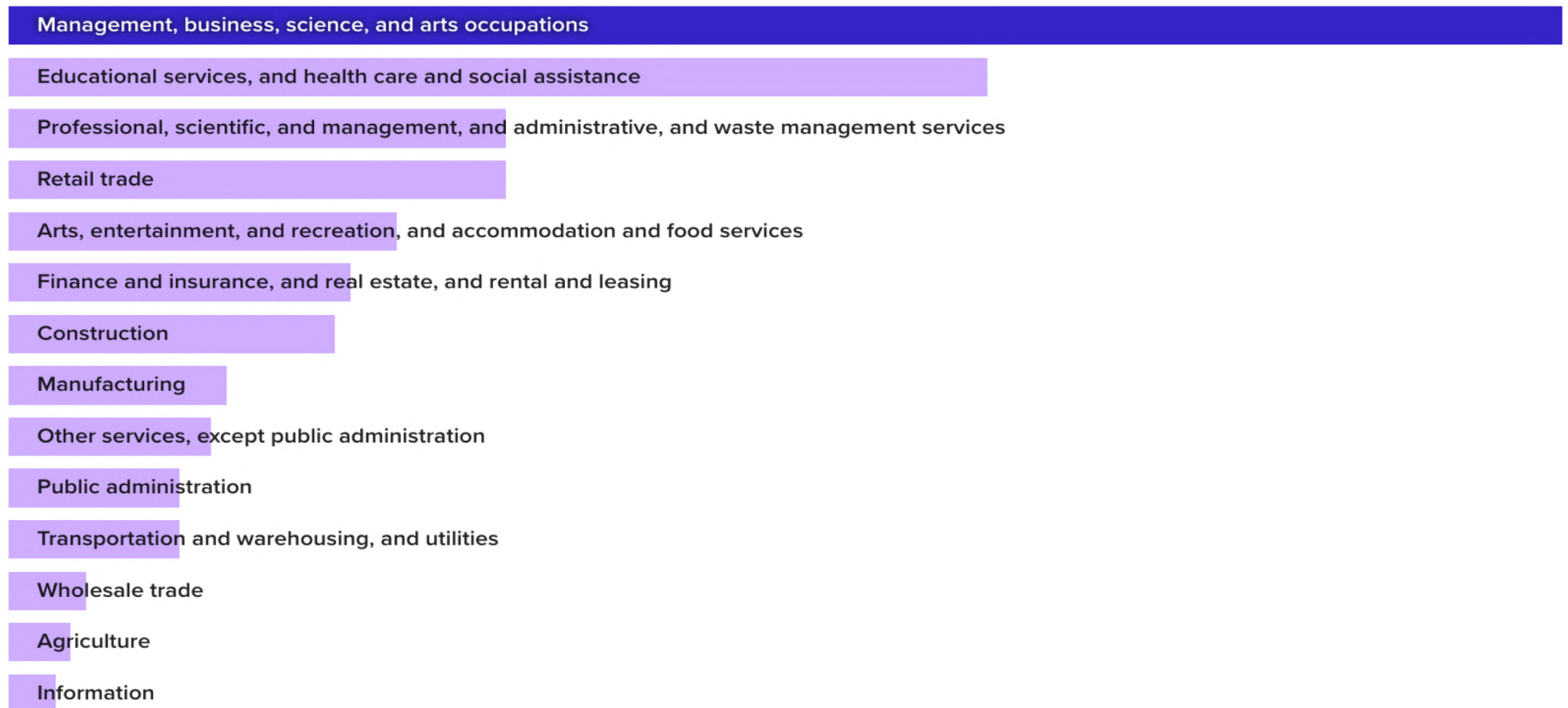


DEMOGRAPHICS (CONT.)

Number of Employees

27.6k

Top Employment Categories



TOWNCENTER PLAZA

1600 N Missouri Avenue

Largo, FL 33770

UNITS AVAILABLE FOR LEASE
Contact Marc Ayala for more information
and/or to schedule a tour today!



Marc Ayala

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