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2865 EAST BAY DRIVE • LARGO, FL

Unique Mixed-Use Commercial Building

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2865 East Bay Drive, Largo, FL

PROPERTY HIGHLIGHTS

- 75' of frontage on East Bay Drive with approximately 58,500 vehicles per day.
- Commercial General (CG) zoning allowing a wide variety of commercial uses.
- Two-story mixed-use building with retail/office space, warehouse, and an 800 SF apartment.
- 1,000+ SF warehouse with two roll-up doors and secure fenced storage yard.
- Illuminated monument signage and glass storefront for exceptional visibility.
- Outside of a flood zone in a highly accessible central Pinellas County location.
- Minutes to US-19, St. Pete–Clearwater Airport (PIE), Largo City Hall, and the Gulf beaches.
- Ideal for owner-users, investors, or businesses seeking a high-exposure commercial location.

SQFT	LOT SIZE	ZONING	SALE PRICE
7,442	0.22 Acres	CG	$1,200,000

OFFERED BY:

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INTERIOR PHOTOS

A Rare Opportunity

Unique Mixed-Use Commercial Building on East Bay Drive with Commercial General (CG) zoning. Positioned directly on East Bay Drive with 75 feet of frontage on one of Pinellas County's most heavily trafficked east-west corridors. This solid, 2-story concrete block building is ideal for a wide variety of uses including retail store, professional/medical office, personal or home services, trade contractors, etc. The sprawling first floor includes generous retail/office space plus a warehouse area, while the second floor features an 800 SF, 1-bedroom/1-bath apartment—a perfect live/work setup for an owner-occupant or a private office separated from daily business operations. Garage door access leads to an adjacent ±1,000 SF warehouse area with two roll-up doors opening to a fenced, paved parking and storage yard.

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WAREHOUSE/SHOP PHOTOS

Garage door access leads to an adjacent ±1,000 SF warehouse area with two roll-up doors opening to a fenced, paved parking and storage yard. A remote-controlled gate keeps equipment and trucks secure and out of view from the road. An 8' x 10' illuminated monument sign delivers additional visibility, complementing the building's glass storefront with hurricane-rated windows. Situated just east of Starkey/Keene Road, the ADT volume is approximately 58,500/day. This property is not in a flood zone and is centrally located: ±3 miles to US Highway 19; ±4.5 miles to St. Pete/Clearwater Airport (PIE); ±3 miles to the new City of Largo City Hall; ±5 miles to the Gulf beaches. The possibilities at this location are endless. This is a rare opportunity awaiting the right vision and business to be relocated or established in Florida.

INTERIOR PHOTOS

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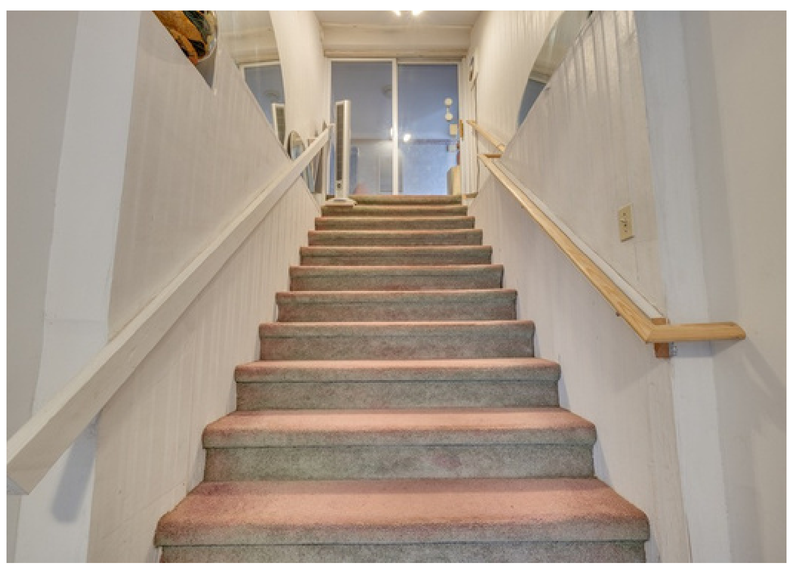
UPSTAIRS APARTMENT PHOTOS



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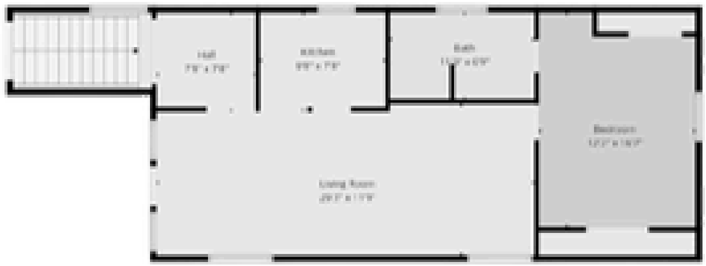
AERIAL MAP

FLOORPLAN

SECOND FLOOR



FIRST FLOOR

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BUILDING FEATURES

- 7,220 Gross SF
- 6,020 Heated SF including an 800 Sq. Ft. Apartment Security Lighting around the building
- Hurricane Windows - Downstairs
- Hurricane Shutters
- Illuminated, 8' x 10' monument sign
- Showcase/Display area in front of the store
- Downstairs Half Bath
- Laundry Room (Downstairs)
- Tankless gas water heater (11/2024)
- Water softener (12/2024)
- Gas Generator with three 100 lb gas tanks
- Interior garage door leading to warehouse
- 1,000+ SF Warehouse with two (2) roll-down, electric doors
- Cement driveway for additional or tandem parking
- Electric Gate provides security and privacy
- Flat roof with drainage Gutters
- Two (2) 5-ton HVAC units

APARTMENT FEATURES

- Spacious One Bedroom/One Bathroom apartment, 800 SF
- Living room/dining room
- Separate entrance from outside and stairs to apartment entry
- Reverse Osmosis tank in Kitchen (12/2024)
- Garbage Disposal, range, refrigerator, and dishwasher
- Fully air-conditioned
- Door that leads to roof

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DEMOGRAPHICS MAPS AND REPORT

Demographic and Income (Ring: 3 mile radius)

121K Total Population

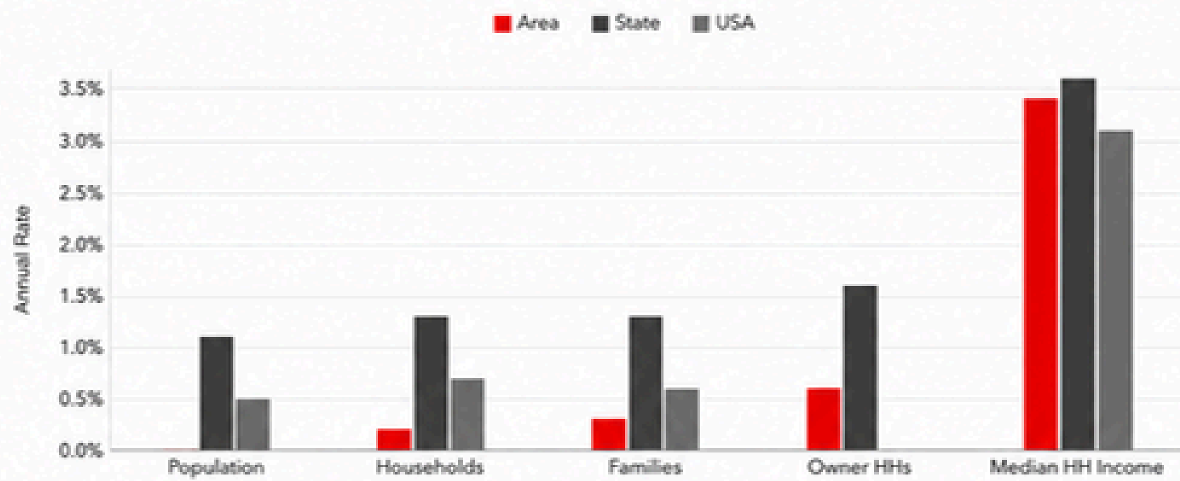
57.7K Total Households

2.07 Average Household Size

49.1 Median Age

122K Daytime Population

Trends: 2026 - 2031 Annual Rate



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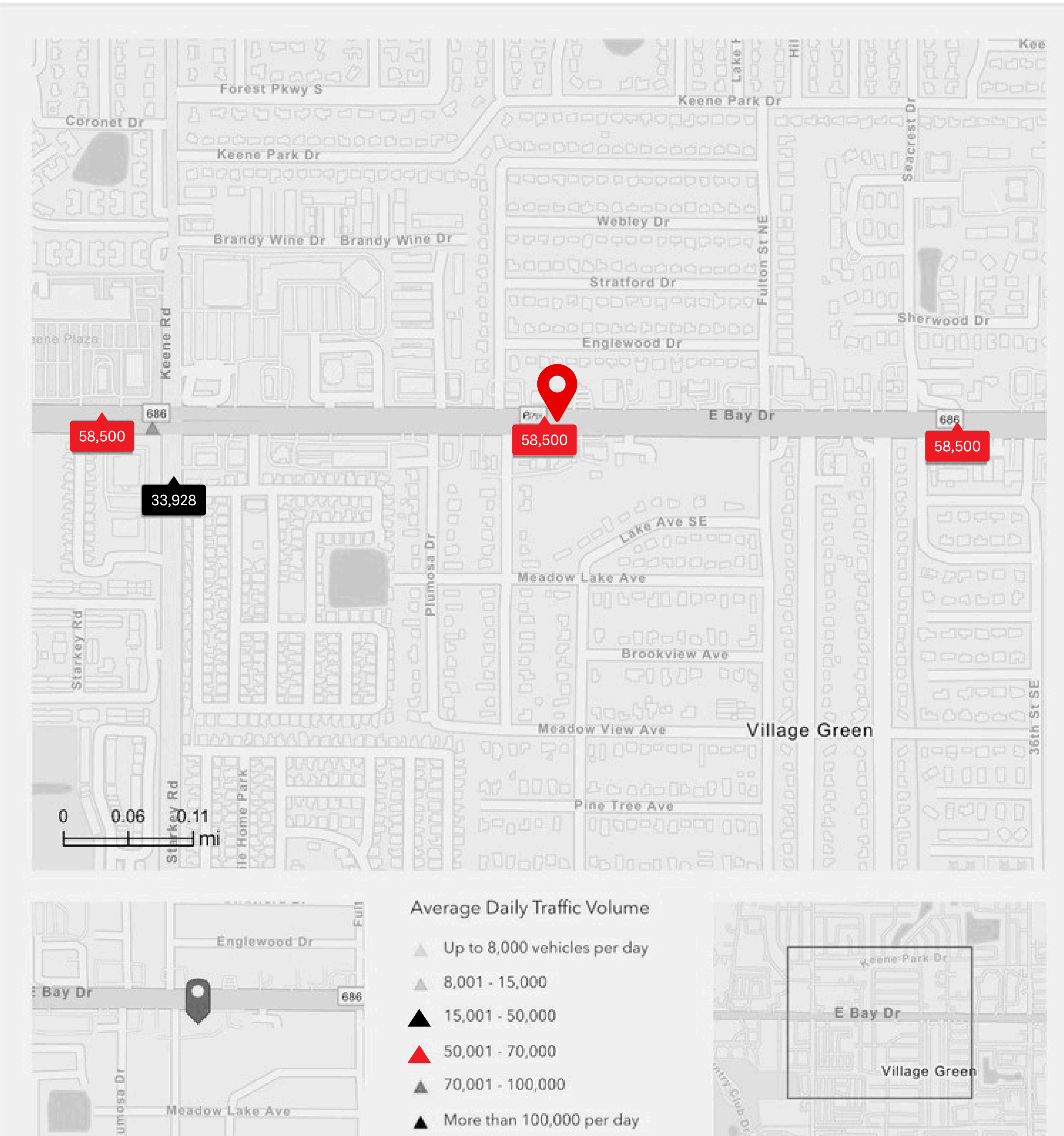
DEMOGRAPHICS MAPS AND REPORT



LOCATION HIGHLIGHTS

LOCATION & MARKET CONTEXT

Strategically positioned along East Bay Drive, one of Largo's primary commercial corridors, 2865 East Bay Drive benefits from exceptional visibility, strong daily traffic counts, and convenient access to major thoroughfares including U.S. Highway 19, Belcher Road, and Keene Road. The corridor carries approximately 58,500 vehicles per day, reinforcing its value for businesses seeking high exposure.

DEMOGRAPHICS & ECONOMIC PROFILE

Largo is the fourth-largest city in Pinellas County, with a population of approximately 80,000 residents and serves as a central hub within one of Florida's most densely populated counties. Pinellas County's year-round population, combined with significant seasonal visitor activity driven by the nearby Gulf Coast beaches, provides businesses with a broad and consistent customer base.

COMMERCIAL REAL ESTATE LANDSCAPE

The East Bay Drive corridor continues to serve as one of Largo's most active commercial districts, attracting a diverse tenant mix. Limited availability of well-located commercial properties, coupled with continued business demand throughout the Tampa Bay market, has contributed to stable occupancy levels and sustained leasing activity.

INVESTMENT APPEAL & STRATEGIC OUTLOOK

2865 East Bay Drive presents investors with the opportunity to acquire a well-positioned commercial asset in one of Pinellas County's most established business corridors. Its prominent frontage, excellent accessibility, and proximity to affluent residential neighborhoods, healthcare providers, and the region's world-renowned beaches support long-term tenant demand and value appreciation.

TAMPA BAY MARKET

The property is strategically located within the Tampa Bay metropolitan area, one of the nation's fastest-growing and most economically resilient regions. Home to more than 3.4 million residents, Tampa Bay is Florida's second-largest metropolitan area and continues to experience sustained population growth, corporate investment, and job creation. The region's diverse economy is anchored by healthcare, financial services, technology, defense, manufacturing, logistics, and tourism, providing a stable foundation for long-term commercial demand.

Tampa Bay is served by world-class transportation infrastructure, including Tampa International Airport, St. Pete–Clearwater International Airport, the Port of Tampa Bay, and an extensive network of interstate highways connecting businesses throughout the Southeast. Its business-friendly environment, favorable tax climate, and highly educated workforce have attracted major employers and corporate expansions across multiple industries.

Positioned in central Pinellas County, Largo offers direct access to the region's major employment centers, affluent coastal communities, and internationally recognized Gulf Coast beaches. This strategic location enables businesses to serve a large and diverse customer base while benefiting from the continued economic momentum and investment activity driving the greater Tampa Bay market.

Neighboring commercial hubs such as Clearwater and St. Petersburg further strengthen the property's strategic position within the Tampa Bay market. Together, these two cities are home to more than 390,000 residents and support a diverse economy driven by healthcare, financial services, technology, marine industries, manufacturing, and tourism. Their established employment centers, vibrant downtown districts, award-winning Gulf Coast beaches, and proximity to St. Pete–Clearwater International Airport generate year-round commercial activity, reinforcing demand for retail, office, and service-oriented businesses throughout central Pinellas County.

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Engel & Völkers has been engaged as the exclusive listing Broker representative of the Owner for the sale of this property. No contact shall be made by any prospective purchaser or agents to the Owner, its executives, staff, personnel, tenants, or related parties.

This Memorandum contains selected information pertaining to the Property and does not purport to be a representation of the state of affairs of the Property or the owner of the Property (the "Owner"), to be all-inclusive or to contain all or part of the information which prospective investors may require to evaluate a purchase of real property. All financial projections and information are provided for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition and other factors beyond the control of the Owner and Engel & Völkers. All financial projections and information are provided for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition and other factors beyond the control of the Owner and Engel & Völkers. Therefore, all projections, assumptions, and other information provided and made herein are subject to material variation. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective purchasers. In this Memorandum, certain documents are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements referenced. Interested parties are expected to review all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

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