

For Lease



## 3690 East Bay Drive

Located in Largo Town Square Largo, FL 33771

±1,200 – 2,820 SF

Space available in neighborhood center, located on one of the most traveled east-west corridors in Pinellas County

## Details & Demographics

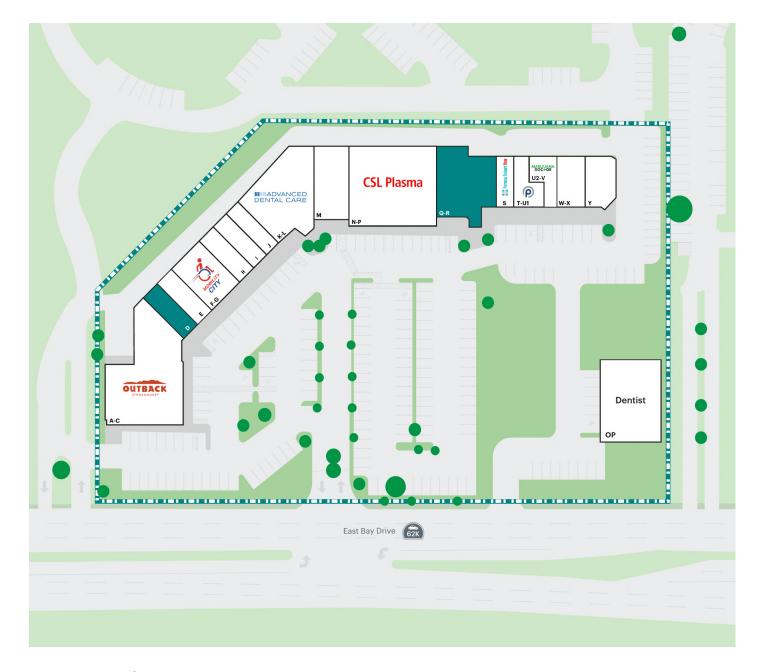




Location	North side of East Bay Drive between Belcher Road North and Seacrest Drive				
Size	Unit D ±1,200	SF			
	Unit Q-R ±2,820	SF			
Co-Tenants	Outback Steakhouse, Addicted to the Bean, Westshore Pizza, Mobility City, Advanced Dental Care, Physical Therapy Now, M Sushi Asian Grill, Marijuana Doctor, Vape Breeze, and 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 Roa 255,079 total population within a 7 mile radius	nd			

Population	1 mile	16,890	Daytime	1 mile	13,205
	3 miles	116,313	population	3 miles	115,887
	5 miles	254,886		5 miles	283,260
Total	1 mile	7,913	Average	1 mile	\$80,436
households	3 miles	53,774	household income	3 miles	\$86,112
	5 miles	116,571	moome	5 miles	\$91,414
Total	1 mile	581	Total	1 mile	5,151
businesses	3 miles	5,459	employees	3 miles	61,721
	5 miles	14,407		5 miles	160,296
	1 mile 3 miles	581 5,459		1 mile 3 miles	5,1 61,7

## Site Plan



Suite	Tenant	Size
A-C	Outback Steakhouse	7,153 SF
D	<ul> <li>Available</li> </ul>	1,200 SF
Е	Vape Breeze	1,200 SF
F-G	Mobility City	2,400 SF
Н	M Sushi Asian Grill	1,200 SF
I	Audiology Innovations	1,200 SF
J	Sapphire Nail Bar	1,200 SF
K-L	Advanced Dental Care	4,018 SF
М	Vein Center	2,100 SF
N-P	CSL Plasma	6,300 SF
Q-R	<ul> <li>Available</li> </ul>	2,820 SF
S	Physical Therapy Now	1,630 SF
T-U1	Partners Personnel	1,578 SF
U2-V	Marijuana Doctor	875 SF
W-X	Westshore Pizza	1,200 SF
Υ	Addicted To The Bean	1,500 SF

## Market Aerial

