



For Lease

**RIPCO**  
RETAIL LEASING

# 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

Contact  
Exclusive Agent

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# Details & Demographics



<b>Location</b>	North side of East Bay Drive between Belcher Road North and Seacrest Drive	
<b>Size</b>	Unit D	±1,200 SF
	Unit Q-R	±2,820 SF
<b>Co-Tenants</b>	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	
<b>Comments</b>	<p>Abundant on-site parking</p> <p>Prominent pylon signage</p> <p>Located in one of the most traveled east-west corridors in Pinellas County</p> <p>62,500 AADT on E Bay Drive and 16,800 AADT on Belcher Road</p> <p>255,079 total population within a 7 mile radius</p>	

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



# Site Plan



Suite	Tenant	Size
A-C	Outback Steakhouse	7,153 SF
<b>D</b>	• Available	<b>1,200 SF</b>
E	Vape Breeze	1,200 SF
F-G	Mobility City	2,400 SF
H	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
M	Vein Center	2,100 SF
N-P	CSL Plasma	6,300 SF
<b>Q-R</b>	• Available	<b>2,820 SF</b>
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
Y	Addicted To The Bean	1,500 SF
Outparcel	Dentist	2,800 SF



# Market Aerial

