

3115 DRYER AVENUE | LARGO, FL

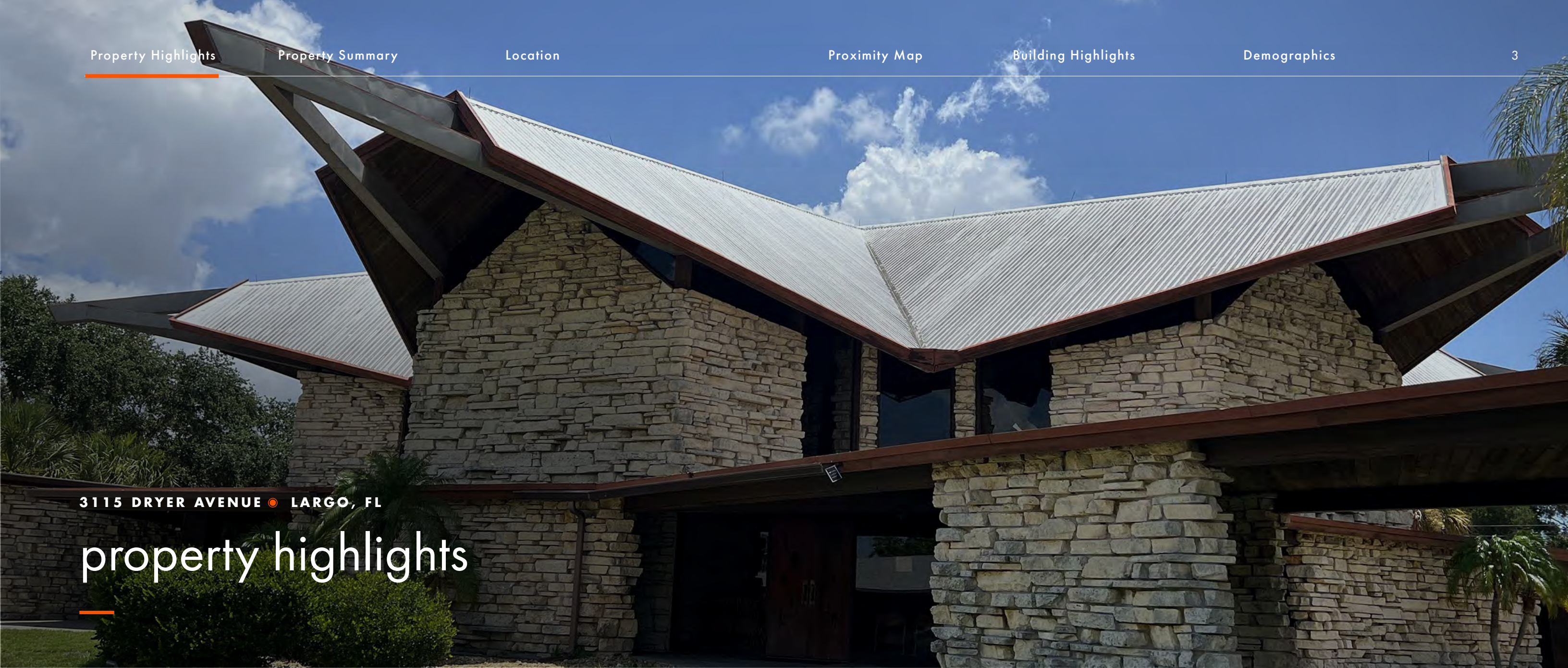


**RELIGIOUS/EDUCATIONAL
PROPERTY FOR SALE**

28,297± SF | 5.53± AC

FOUNDRY
COMMERCIAL

MISSION
PROPERTY
GROUP



3115 DRYER AVENUE • LARGO, FL

property highlights

EXECUTIVE SUMMARY

Foundry Commercial is pleased to offer the property located at 3115 Dryer Avenue in Largo, FL. The property contains two buildings, a sanctuary measuring 15,489± SF and a separate building with offices, classrooms, and a fellowship hall measuring 12,808±. The sanctuary has a seating capacity of 375±.

\$4,495,000

375±

SEATING CAPACITY

The sanctuary has a functional seating arrangement that can accommodate up to 375± people.

5.53±

ACRES OF LAND

The property encompasses 5.53± acres of land in a residential section of Largo, FL, sitting less than 1 mile east of the Intracoastal.

PROPERTY SUMMARY

ADDRESS

3115 Dryer Avenue
Largo, FL 33770

COUNTY

Pinellas County

PARCEL

05-30-15-00000-130-0400

SQUARE FOOTAGE

Sanctuary 15,489± SF

Offices, Classrooms,
& Fellowship Hall 12,808± SF

SITE SIZE

5.53± AC

PARKING

Several Grass Lots

FUTURE LAND USE

Institutional

The City of Largo does not use traditional zoning. They use Future Land Use to regulate current use for each property

CURRENT LAND USE

Religious

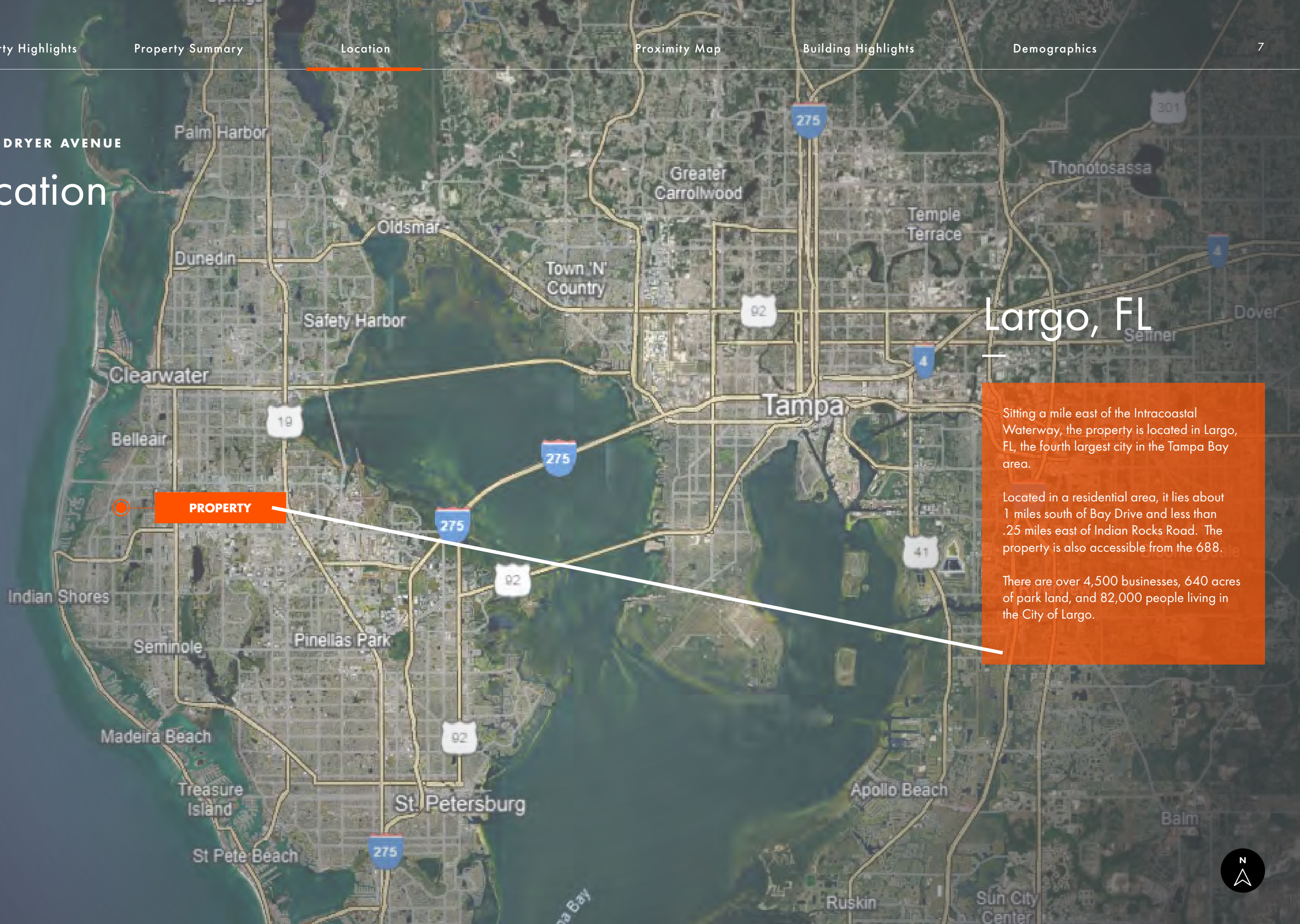
PRICE

\$4,495,000



3115 DRYER AVENUE

location



Largo, FL

Sitting a mile east of the Intracoastal Waterway, the property is located in Largo, FL, the fourth largest city in the Tampa Bay area.

Located in a residential area, it lies about 1 miles south of Bay Drive and less than .25 miles east of Indian Rocks Road. The property is also accessible from the 688.

There are over 4,500 businesses, 640 acres of park land, and 82,000 people living in the City of Largo.



3115 DRYER AVENUE

proximity map



Publix



WEST BAY DRIVE

Publix

686

HCA FLORIDA LARGO HOSPITAL

B MILDRED HELMS ELEMENTARY

B- LARGO MIDDLE SCHOOL

THE PROPERTY

TAYLOR PARK DISC GOLF

A- RIDGECREST ELEMENTARY

PALM HILL COUNTRY CLUB

INDIAN ROCKS ROAD

HCA FLORIDA LARGO WEST HOSPITAL

WAFFLE HOUSE

Publix

688

ALT 19

LARGO GOLF COURSE



Publix

ALT 19



3115 DRYER AVENUE

building highlights

SANCTUARY

- Current configuration seats up to 375± people
- Accommodates traditional and modern worship
- Building contains a separate choir room and parlor

OFFICES, CLASSROOMS, AND FELLOWSHIP HALL

- Large Fellowship Hall with stage and adjacent commercial kitchen
- Separate wing with offices and children's classrooms
- Building has external sidewalks and exit/entrance doors
- Additional smaller meeting rooms and classrooms

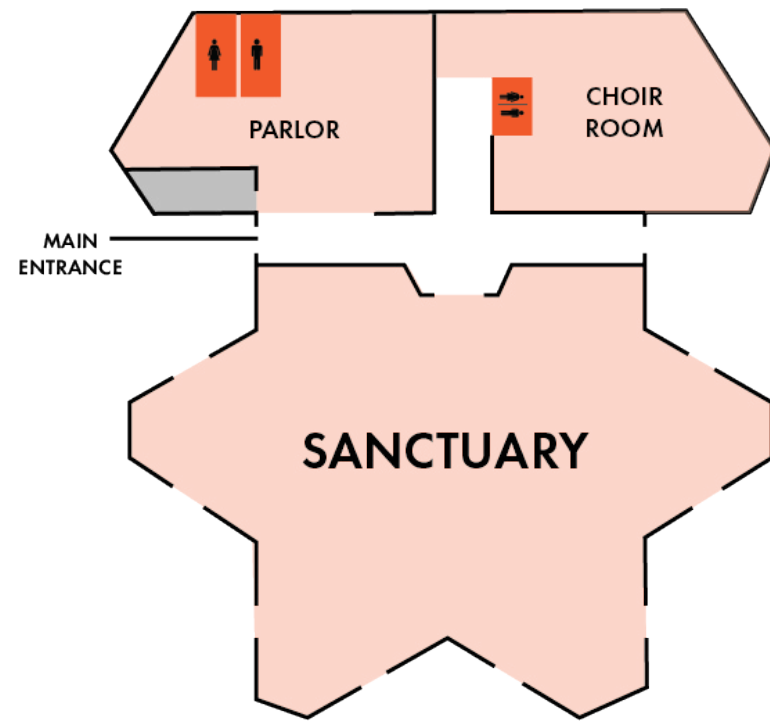
GROUNDS

- Large grass area for parking
- Fenced in playground
- Courtyard with gazebo



3115 DRYER AVENUE

floor plan

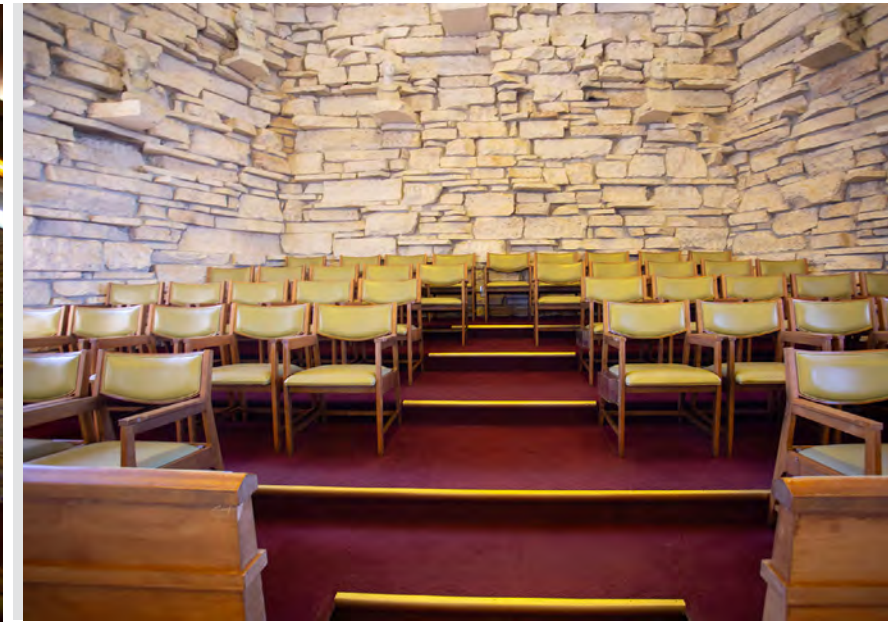


SANCTUARY



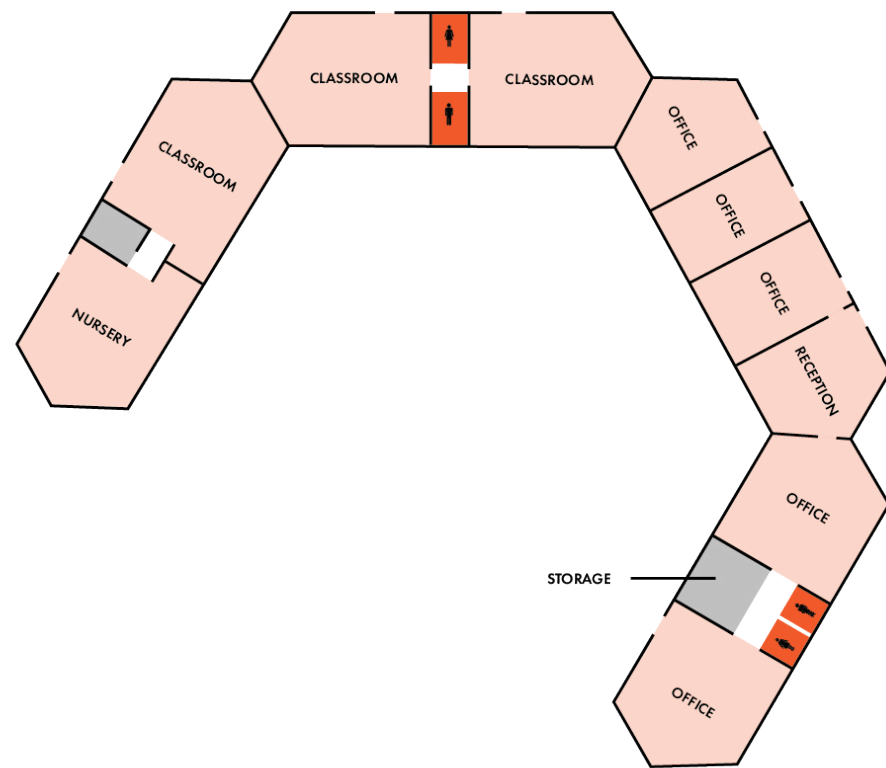
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3115 DRYER AVENUE

floor plan



OFFICES & CLASSROOMS

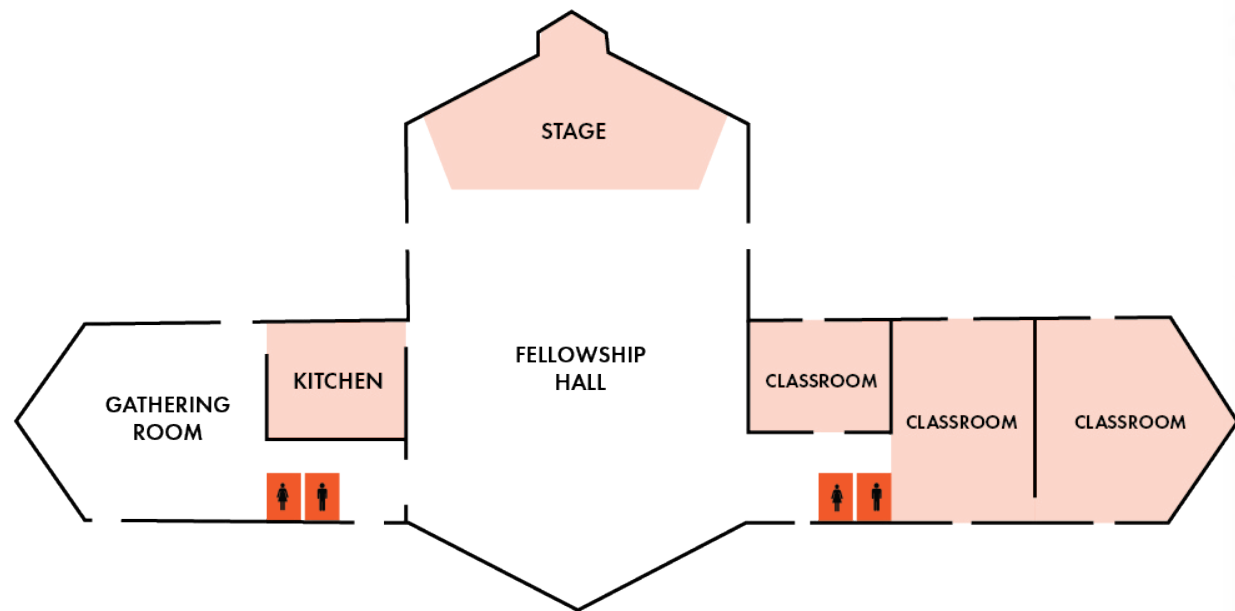


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3115 DRYER AVENUE

floor plan



MORE CLASSROOMS & FELLOWSHIP HALL

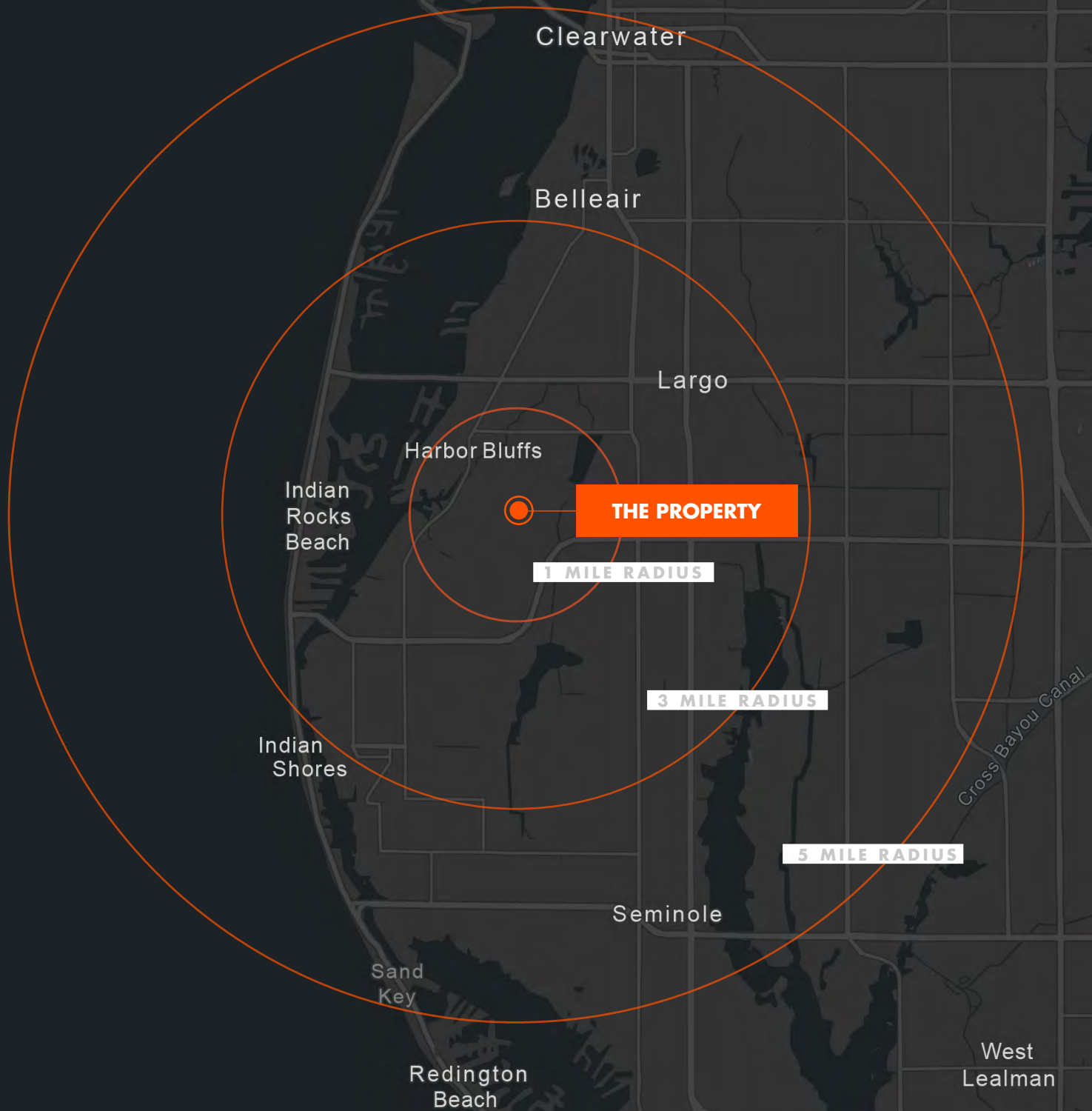
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THE AREA

Largo Tampa Bay



DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
EST. POPULATION '24	12,937	85,000	195,060
PROJ. POPULATION '29	+0.4%	-	-0.20%
AVG. HOUSEHOLD INCOME	\$99,601	\$106,648	\$107,276
MEDIAN HOME VALUE	\$375,600	\$364,752	\$356,438
MEDIAN AGE	46.4	51.2	50.6
TOTAL EMPLOYEES	2,360	27,743	89,314
EST. HOUSEHOLDS	5,831	41,191	92,511
TOTAL BUSINESSES	546	4,887	12,899

Source: REGIS



contact

FOR MORE INFORMATION, PLEASE CONTACT

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