



# OFFICE/MEDICAL FOR LEASE 6 SPACES | 636 - 3,349 SQFT

PLEASE REACH OUT FOR PRICING INQUIRIES

## OVERVIEW

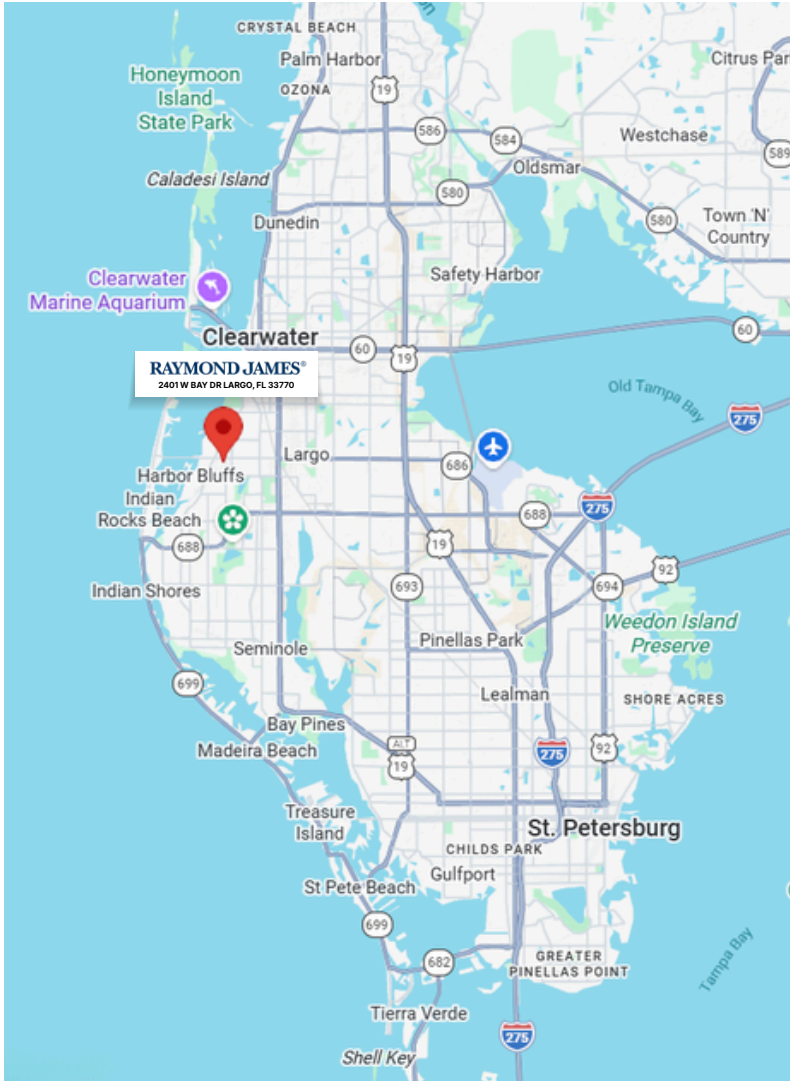
Raymond James Office Park, the most desirable business address in the Belleair/Belleair Bluffs area, now features newly renovated office spaces in 2025. Set among beautifully landscaped grounds and impeccably maintained, this upscale office park offers a professional, modern environment ideal for businesses looking to elevate their presence.



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## DEMOGRAPHICS

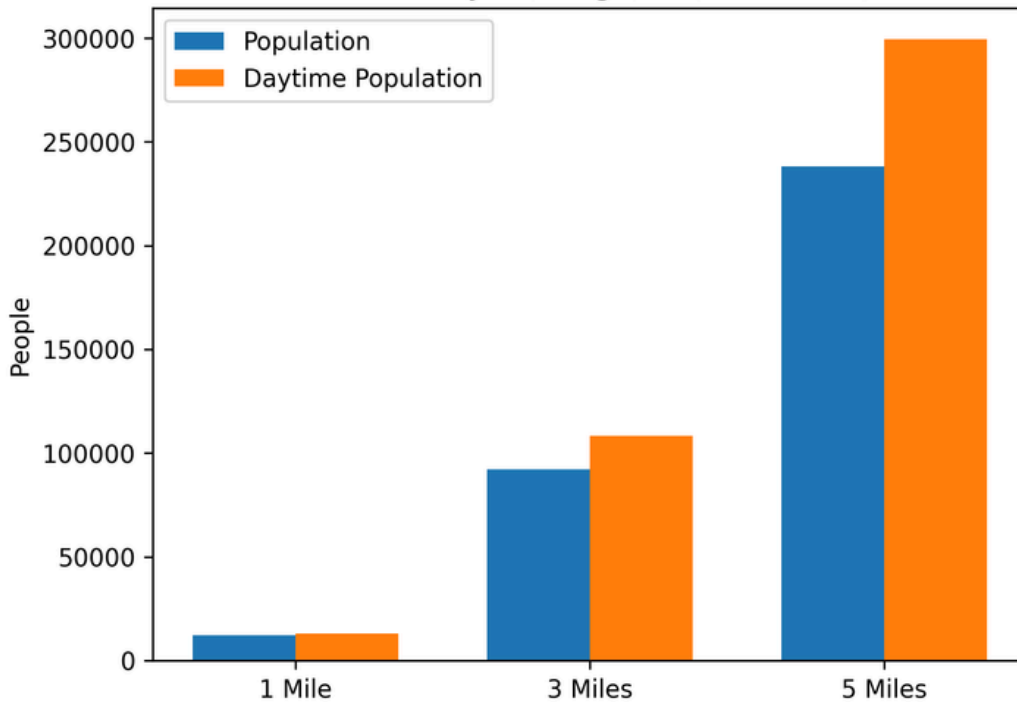
	1 Mile	3 Miles	5 Miles
Population	12,105	92,150	238,191
Average Household Income	\$82,072	\$85,675	\$86,627
Daytime Population	13,030	108,153	299,477

Source: PopStats 2024 / Trade Area Systems demographic estimates.

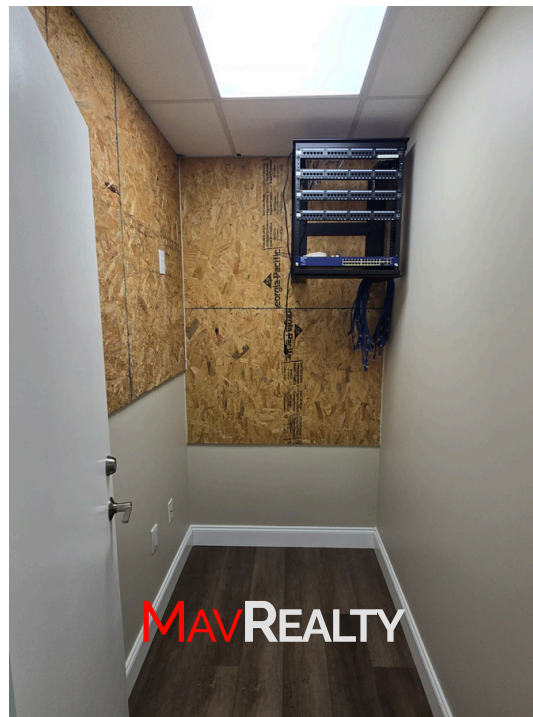
## KEY TAKEAWAYS

- 5-mile population: Nearly 240K residents, indicating strong regional density.
- Daytime population exceeds residential population, suggesting strong employment and commuter inflow.
- Average household income grows slightly with radius, reflecting broader Tampa Bay suburban income distribution.
- The city of Largo, Florida has about 82,000 residents and a median household income around \$60K, placing this trade area within the broader Tampa–St. Petersburg metro economy.

Population vs Daytime Population  
2401 W Bay Dr, Largo, FL (Trade Area)



# INTERIOR PHOTOS - UNIT 410



# INTERIOR PHOTOS - UNIT 414

