### **NEIGHBORHOOD CENTER WITH 2ND GEN RESTAURANT SPACE**

## LARGO TOWN SQUARE

3690 East Bay Drive Largo, FL 33771

LARGO | FLORIDA







# ±875-2,820 SF FOR LEASE

### **SPACE DETAILS**

### SIZE

Unit E ±1,200 SF

Unit H ±1,200 SF (Second Generation Restaurant)

Unit Q-R ±2,820 SF Unit U2-V ±875 SF

### **CO-TENANTS**

Outback Steakhouse, Addicted to the Bean, Westshore Pizza, Mobility City, Advanced Dental Care, Physical Therapy Now, 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 Road
- 255,079 total population within a 7 mile radius

### **DEMOGRAPHICS**

### POPULATION DAYTIME POPULATION

3 Miles	16,850	3 Miles	12,222
5 Miles	116,638	5 Miles	117,021
7 Miles	255,079	7 Miles	283,390

#### **TOTAL HOUSEHOLDS**

3 Miles	7,879	3 Miles
5 Miles	53,923	5 Miles
7 Miles	114,812	7 Miles

### **TOTAL BUSINESSES**

3 Miles	537
5 Miles	5,737
7 Miles	15 217

### AVERAGE HH INCOME

3 Miles	\$80,309
5 Miles	\$86,03
7 Miles	\$91,403

### **TOTAL EMPLOYEES**

3 Miles	4,137
5 Miles	62,690
7 Miles	160,357



### **SITE PLAN**

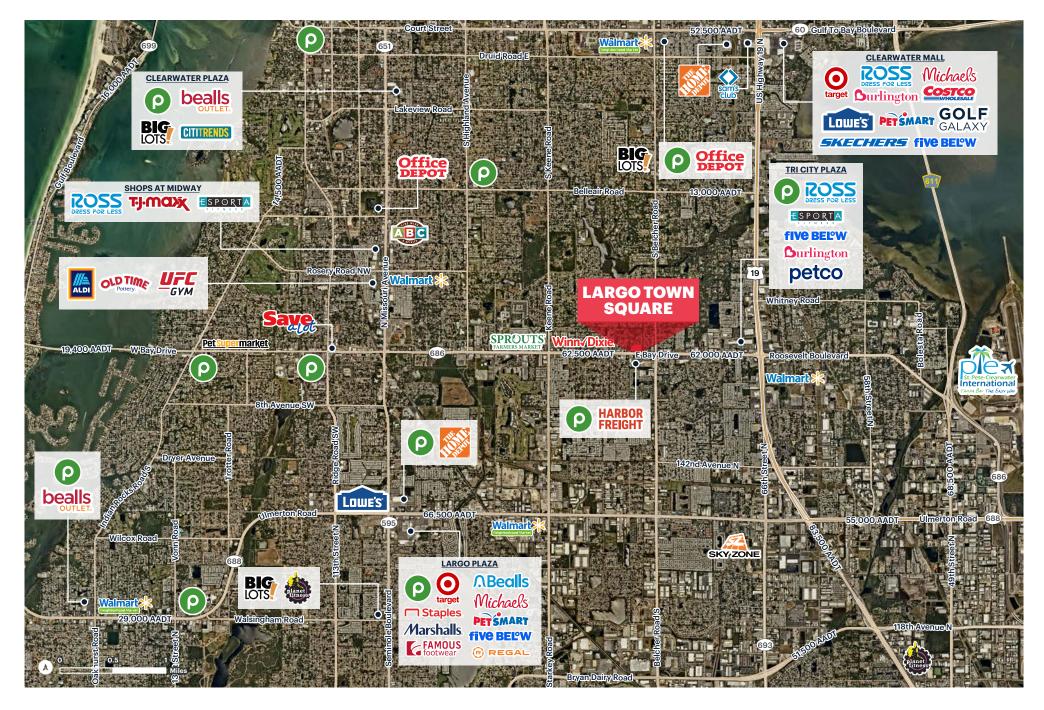
SUITE	TENANT	SIZE
A-C	Outback Steakhouse	7,153 SF
D	Jet's Barber Shop	1,200 SF
E	AVAILABLE	1,200 SF
F-G	Mobility City	2,400 SF
н	AVAILABLE (2ND GEN RESTAURANT)	1,200 SF
I	Audiology Innovations	1,200 SF
J	Sapphire Nail Bar	1,200 SF
K-L	Advanced Dental Care	4,018 SF
М	Vein Center	2,100 SF
N-P	CSL Plasma	6,300 SF
Q-R	AVAILABLE	2,820 SF
S	Physical Therapy Now	1,630 SF
T-U1	Partners Personnel	1,578 sf
U2-V	AVAILABLE	875 SF
W-X	Westshore Pizza	1,200 SF
Υ	Addicted To The Bean	1,500 SF
Outparcel	Dentist	2,800 SF





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### **MARKET AERIAL**





information. References to square footage are approximate. Buyer must verify the information and bears all risk for any inaccuracies.