

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 <i>(Second Generation Restaurant)</i>
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

3 Miles	16,850
5 Miles	116,638
7 Miles	255,079

DAYTIME POPULATION

3 Miles	12,222
5 Miles	117,021
7 Miles	283,390

TOTAL HOUSEHOLDS

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

AVERAGE HH INCOME

3 Miles	\$80,309
5 Miles	\$86,031
7 Miles	\$91,403

TOTAL BUSINESSES

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

TOTAL EMPLOYEES

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



CONTACT EXCLUSIVE AGENT
CORINNA GATTASSO cg@ripcofl.com • 813.607.5291

4211 West Boy Scout Blvd. Suite 690 Tampa, FL 33607 • 813.320.0050 • ripcofl.com
This information has been secured from sources we believe to be reliable, but we make no representations as to the accuracy of the information. References to square footage are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

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
H	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
M	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
Y	Addicted To The Bean	1,500 SF
Outparcel	Dentist	2,800 SF



MARKET AERIAL

