



Office Building For Lease

Indian Rocks Mainland Office Space
11520 Oakhurst Rd, Largo, FL 33774

For More Information:
813-254-6756 | EXT
Michael Braccia, P.A. | mike@baystreetcommercial.com





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Executive Summary



OFFERING SUMMARY

Available SF:	1,100 SF
Lease Rate:	\$2,200.00 per month (MG)
Lot Size:	12,314 SF
Year Built:	1974
Building Size:	2,680 SF
Renovated:	1985
Zoning:	P-1
Market:	Tampa-St Petersburg- Clearwater
Traffic Count:	14,500

PROPERTY OVERVIEW

This 1,100 SF office space is available for lease and is located on Oakhurst Road just east of Indian Rocks Beach near busy Walsingham Road. The building entryway opens into a large waiting area and reception office with built-in desk and copy / storage area with an adjacent customer restroom. There are three private windowed offices and an additional private staff restroom and break room in the rear of the space with a rear access door. The site has ample parking and is surrounded by supportive residential uses and many large retailers such as Publix, Walmart, Walgreens, CVS and several restaurants. Just a few minutes over the Causeway to Indian Rocks Beach, this is the perfect size office for a 5-6 employee operation or those just outgrowing executive office space. Traffic count of 14,500 VPD on nearby Walsingham Road.

1,100 SF - Initial estimated monthly rent: \$2,200/month MG plus applicable tax

LOCATION OVERVIEW

Located in Largo just off Walsingham Road via Ulmerton Road, offering easy access to all surrounding areas.

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Additional Photos



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Additional Photos



Bay Street Commercial | 611 West Bay Street | Tampa, FL 33606 | 813.625.2375 | www.baystreetcommercial.com

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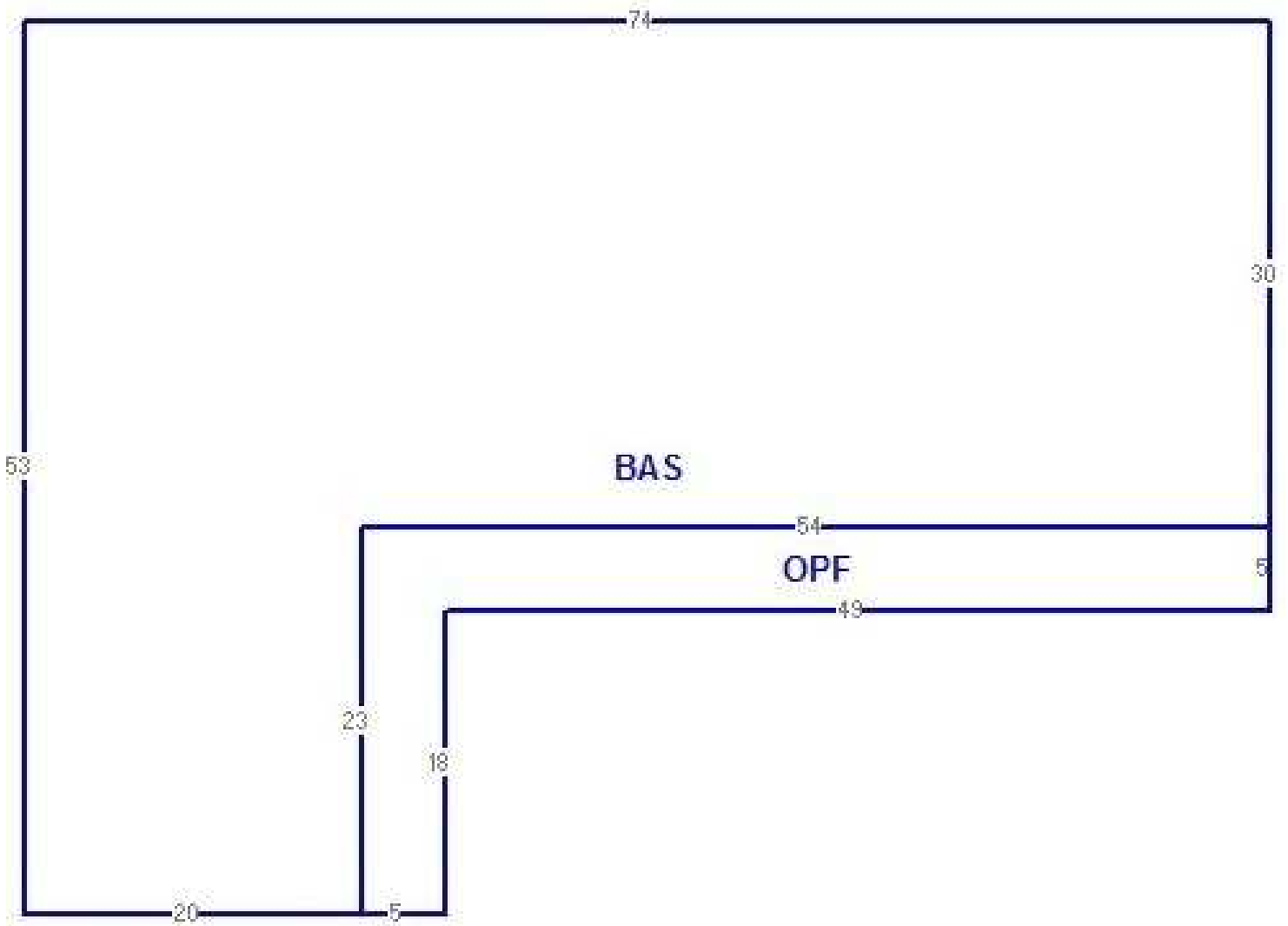




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Floor Plan



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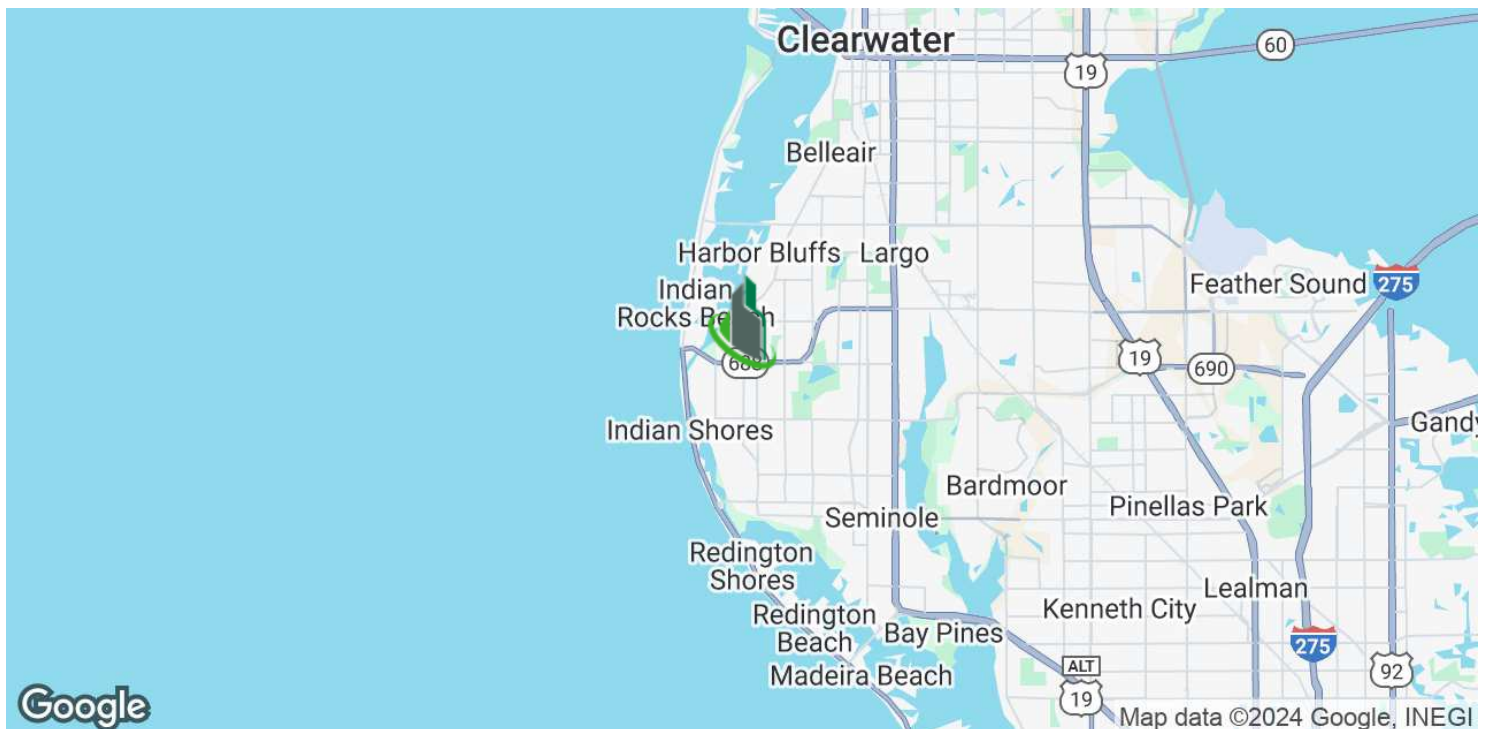
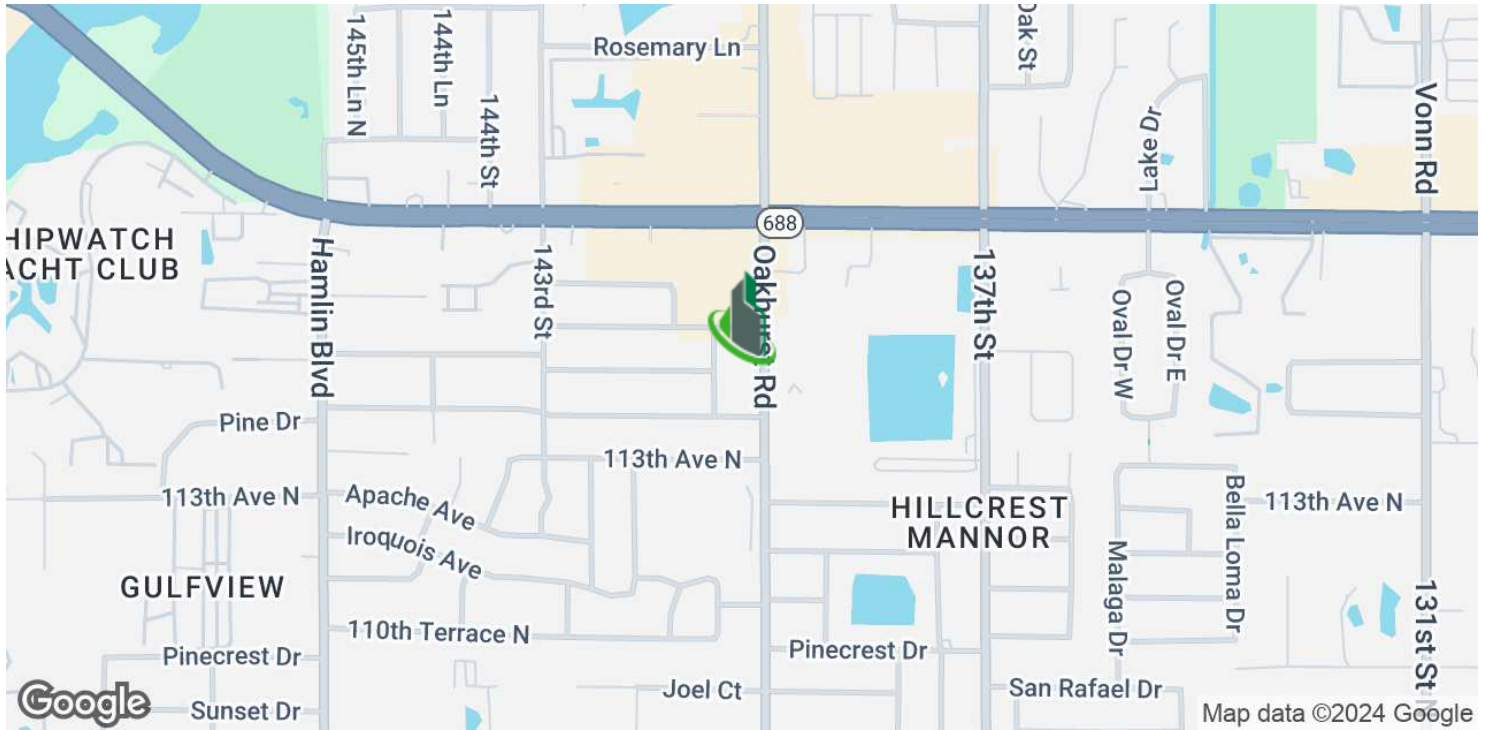
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Location Maps



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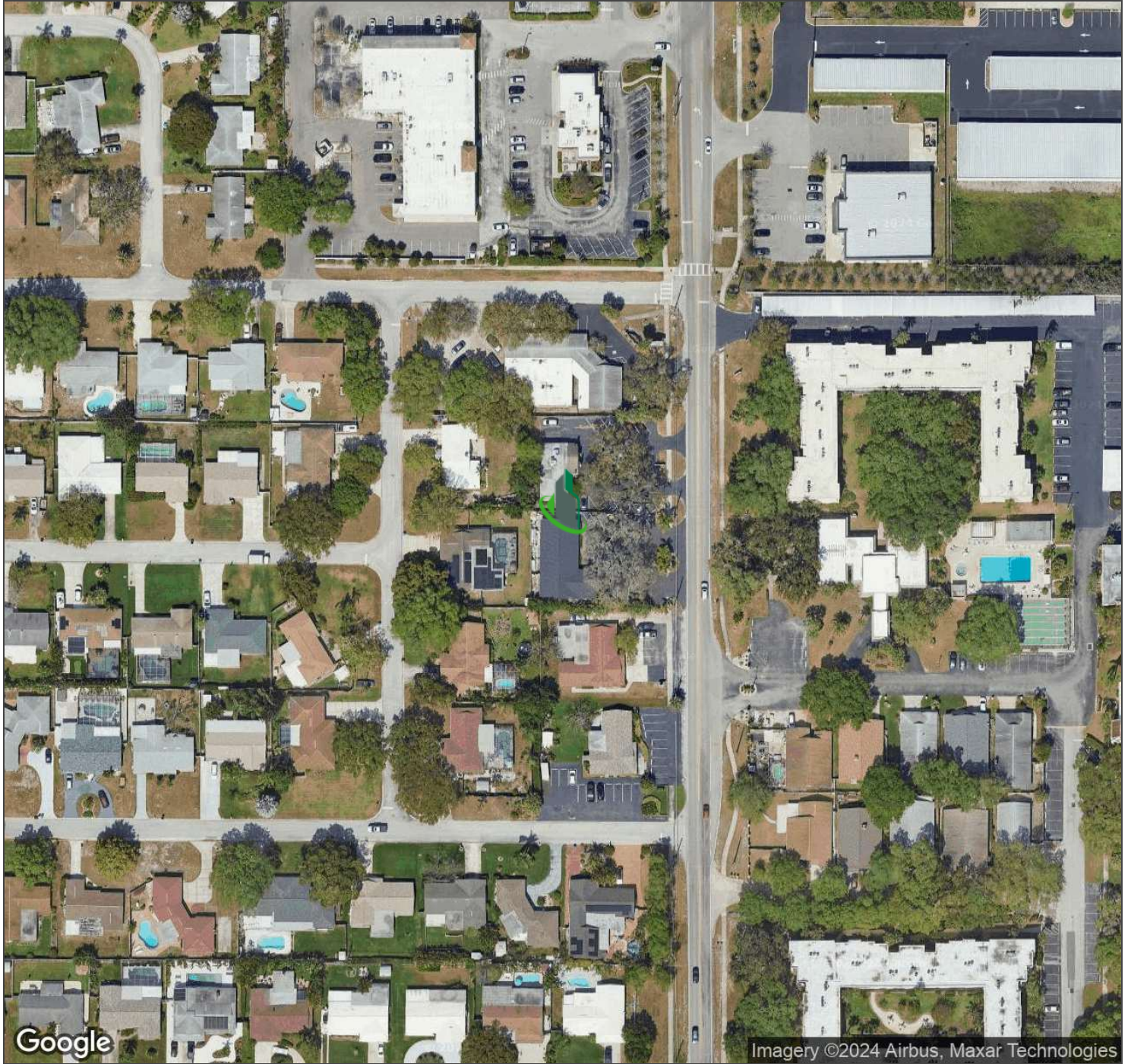




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Aerial Map



Google

Imagery ©2024 Airbus, Maxar Technologies

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Retailer Map



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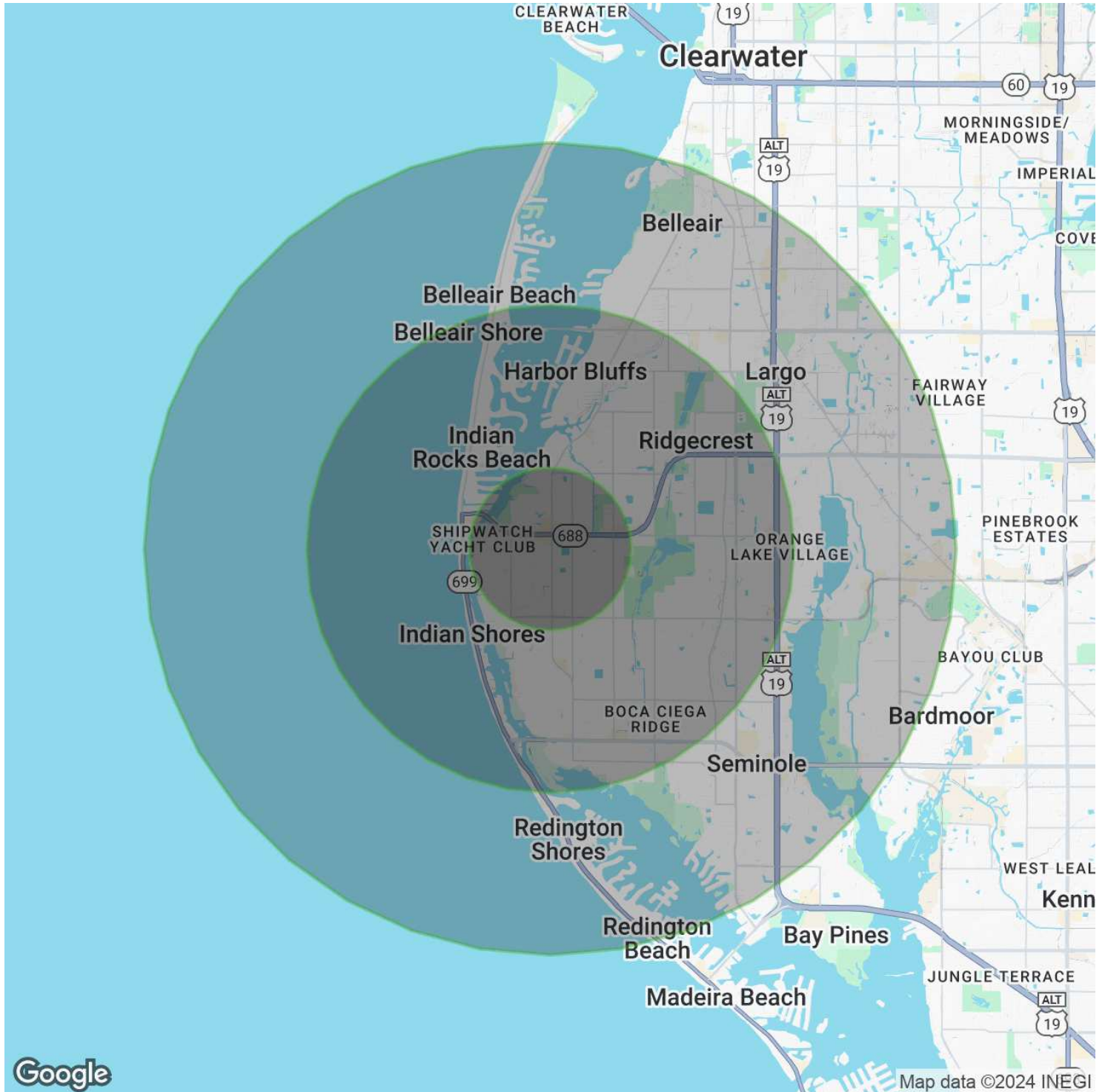
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Demographics Map & Report



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Demographics Map & Report

POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	11,594	69,072	146,831
Median age	52	49	50
Median age (Male)	51	48	49
Median age (Female)	53	50	51

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	5,505	31,181	68,973
# of persons per HH	2.1	2.2	2.1
Average HH income	\$98,784	\$107,009	\$103,031
Average house value	\$419,442	\$468,523	\$424,222

ETHNICITY (%)

	1 MILE	3 MILES	5 MILES
Hispanic	8.3%	8.5%	9.3%

RACE

	1 MILE	3 MILES	5 MILES
Total Population - White	9,937	56,496	118,815
% White	85.7%	81.8%	80.9%
Total Population - Black	273	3,498	6,778
% Black	2.4%	5.1%	4.6%
Total Population - Asian	204	1,411	3,923
% Asian	1.8%	2.0%	2.7%
Total Population - Hawaiian	8	52	155
% Hawaiian	0.1%	0.1%	0.1%
Total Population - American Indian	26	157	494
% American Indian	0.2%	0.2%	0.3%
Total Population - Other	214	1,442	3,760
% Other	1.8%	2.1%	2.6%

TRAFFIC COUNTS

Oakhurst Rd & Walsingham Rd 14,500/day

** Demographic data derived from 2020 ACS - US Census*

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