

Offering Package

8,000 - 11,137 Sqft Retail Restaurant
with Prime Road Frontage along Starkey Road

1999 Starkey Road, Largo, Florida 33771



Ownership willing to Build-to-Suit

For inquiries or to schedule a tour, please contact
Logan Kearney at: (813) 720-7070 or logan@kearneyinvestments.com

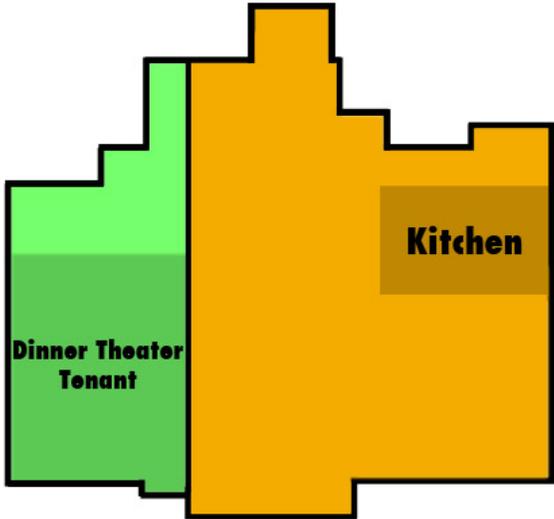
Building Highlights

The owner and Kearney Investments respectfully request that interested parties refrain from contacting any on-site personnel. All tours must be scheduled in advance by contacting us at (813) 720-7070.

7,997 sqft
3,140 sqft

Property Highlights

- Total SF: 8,000 - 11,137
- Use: Restaurant, Retail, or Commercial
- Build-to-Suit Opportunity for right tenant
- High Traffic Count – 53,000 AADT (Annual Average Daily Traffic) on Ulmerton Road and 44,000 AADT on Starkey Road
- 255,838 people within a 5 mile radius
- 3-Phase Power
- Gas run inside kitchen
- Two Large Walk-in Coolers (220 SF & 216 SF)
- Massive 1,348 SF Kitchen w/ Hood
- 56 parking spaces (3 handicap) - Additional parking spaces available if needed (up to 1.85 acres worth)



Availability

- South-End of Building: 8,000 Sqft - \$9.95 Net
- Entire Building: 11,137 Sqft - \$9.95 Net
- OPEX: \$4.53 per SF



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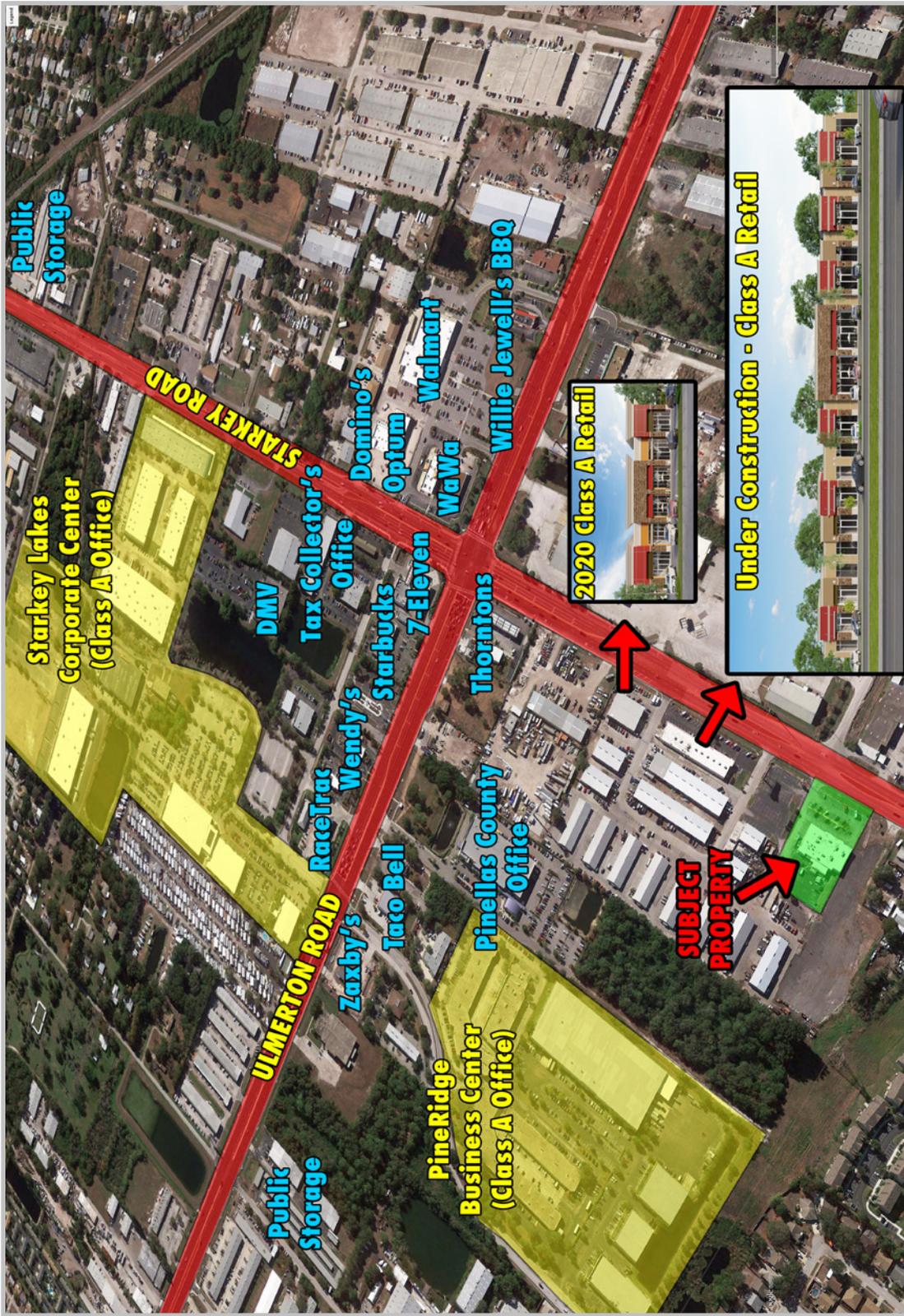
Demographics

Demographics

Date: December 26, 2018

	1 Mile	3 Miles	5 Miles
Basic Variables			
Population	13,646	103,926	255,798
Female Population	7,121	53,098	131,883
Female Percentage	52.2%	51.1%	51.6%
Male Population	6,525	50,828	123,915
Male Percentage	47.8%	48.9%	48.4%
Households	7,466	56,366	134,484
Age: Total			
Age 0 to 4	4.8%	4.5%	4.8%
Age 5 to 9	4.7%	4.5%	4.8%
Age 10 to 14	4.7%	4.5%	5.1%
Age 15 to 17	2.8%	3.0%	3.3%
Age 18 to 20	2.7%	3.2%	3.2%
Age 21 to 24	4.0%	4.4%	4.2%
Age 25 to 29	5.8%	6.3%	5.9%
Age 30 to 34	6.1%	5.7%	5.4%
Age 35 to 39	5.6%	5.8%	5.8%
Age 40 to 44	5.9%	6.2%	6.4%
Age 45 to 49	6.8%	7.5%	7.8%
Age 50 to 54	7.2%	7.5%	7.7%
Age 55 to 59	6.9%	7.0%	7.2%
Age 60 to 64	7.2%	7.0%	6.8%
Age 65 to 69	6.7%	6.2%	5.8%
Age 70 to 74	5.9%	5.3%	4.7%
Age 75 to 79	5.1%	4.4%	4.0%
Age 80 to 84	3.9%	3.5%	3.4%
Age 85 Plus	3.1%	3.5%	3.7%
Median Age	47.54	46.63	45.86
Race & Ethnicity			
American Indian and Alaska Native Alone	0.3%	0.4%	0.4%
Asian Alone	3.5%	3.8%	3.6%
Black Alone	4.2%	5.9%	6.3%
Native Hawaiian and Other Pacific Islander Alone	0.2%	0.2%	0.1%
Some Other Race Alone	3.3%	3.1%	2.9%
Two or More Races	2.6%	2.3%	2.4%
White Alone	88.6%	86.6%	86.7%
Hispanic or Latino Ethnicity	90.3%	90.5%	90.1%
Not Hispanic or Latino Ethnicity	9.7%	9.5%	9.9%

Aerial



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Neighbors - Recently built or renovated neighbors within 2,000 feet

Walmart - Built 2014



Zaxby's - Built 2017



WaWa - Built 2014



Wendy's - Renovated in 2017



Starbucks - Built 2010



Thorntons - Built in 2012



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Neighbors continued

7-Eleven - Renovated in 2017



Taco Bell - Renovated 2017



RaceTrac - Renovated 2017



Popeyes - Renovated in 2017



O'Reilly Auto Parts - Built 2013



Starkey Lakes Corporate Center



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11,137 SQFT RESTAURANT/RETAIL - LARGO, FL

Neighbors continued

Domino's - Built 2018



State Farm - Built 2018



Willie Jewell's BBQ - Coming Soon 2019



Optum - Built 2018



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Neighbors continued

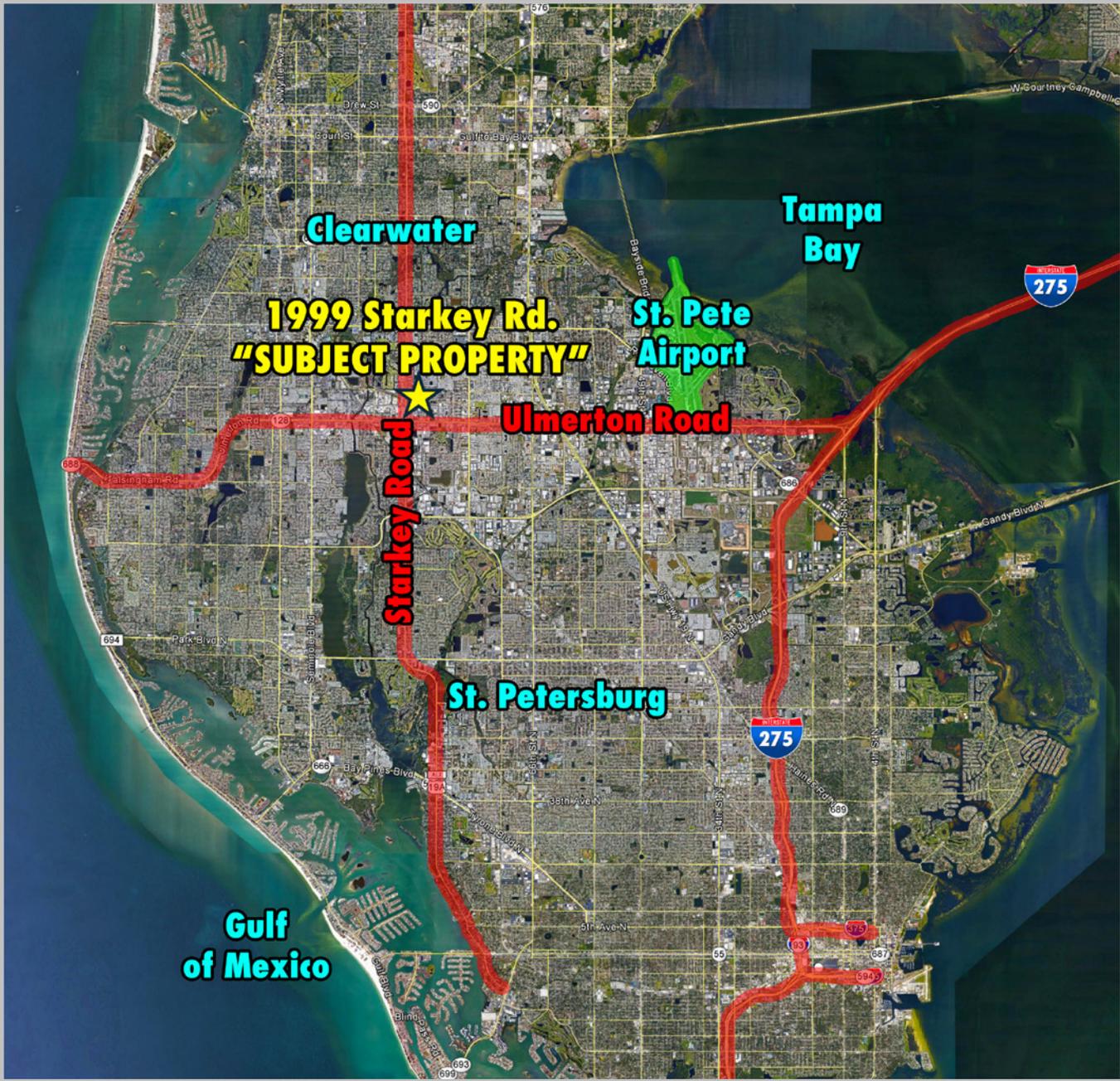
On-site Neighbor: Ownership of the retail building at 2101 Starkey Road, Building L, Largo FL 33771 is in the process of updating the facade of the retail building. See below for rendering.



On-site Neighbor: Ownership of the retail building at 2101 Starkey Road, Building R, Largo FL 33771 is in the process of updating the facade of the retail building. See below for rendering.



Location



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