

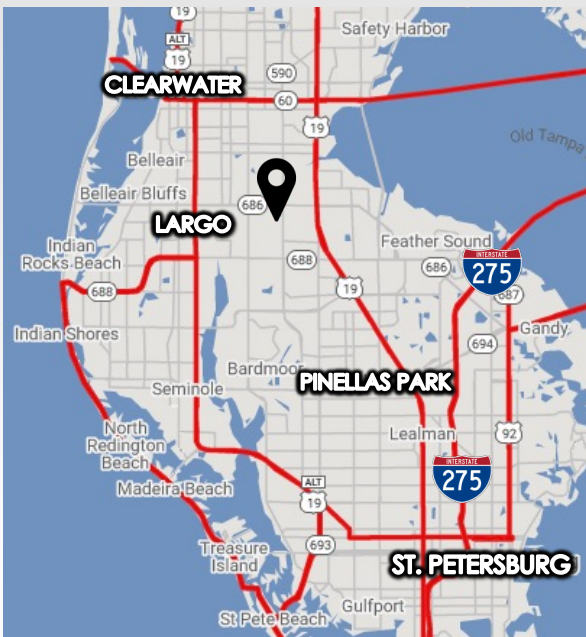
OUTPARCEL AVAILABLE

IN BUSY LARGO RETAIL CORRIDOR



THE PROPERTY

- 3700 EAST BAY DRIVE
LARGO, FL 33771



PROPERTY FEATURES

- **2,800 SF SPACE AVAILABLE**
- 2ND GEN DENTAL OFFICE SPACE
- HIGH TRAFFIC COUNTS- 62,371 CARS PER DAY ON EAST BAY DRIVE
- LOCATED ON A PROMINENT THOROUGHFARE IN PINELLAS COUNTY
- STRONG NEIGHBORING TENANTS INCLUDING MEDICAL, HEALTH, AND FOOD OPERATORS
- 14 DEDICATED PARKING SPACES
- EXCELLENT VISIBILITY WITH DEDICATED MONUMENT SIGNAGE ON EAST BAY DRIVE

BROOKE LOGALBO
VP OF SALES & LEASING
WEST COAST FLORIDA
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SITE PLAN



RETAIL MAP & DEMOS



2024 DEMOGRAPHICS

POPULATION



1 MI- 19,978
 3 MI- 117,222
 5 MI- 256,511

AVG HH INCOME



1 MI- \$72,177
 3 MI- \$81,649
 5 MI- \$91,724

DAYTIME POPULATION



1 MI- 4,507
 3 MI- 67,044
 5 MI- 169,913

MEDIAN AGE



1 MI- 50.0
 3 MI- 48.6
 5 MI- 46.9



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LIC. REAL ESTATE BROKER