

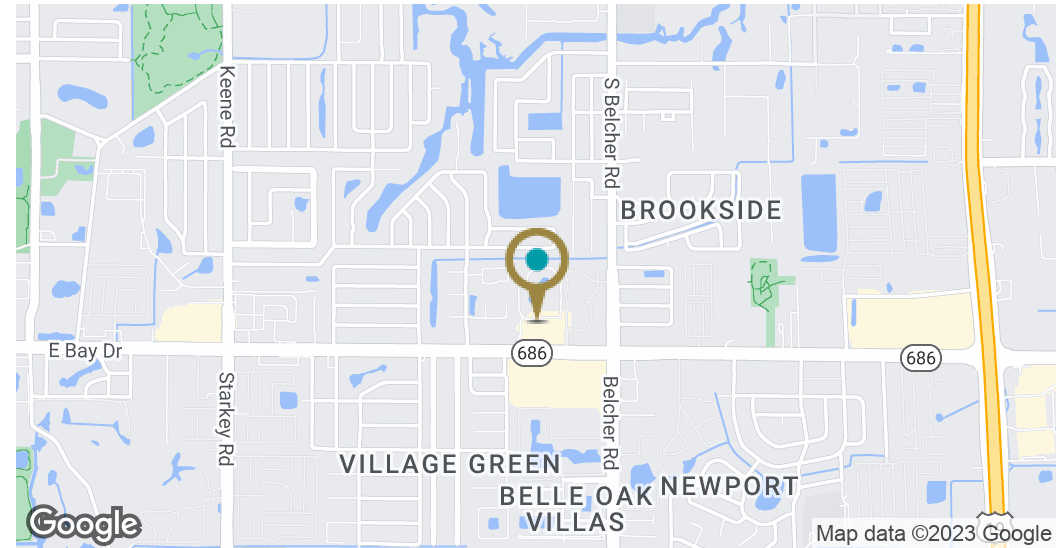


FOR LEASE - LARGO HEALING HANDS - LARGO TOWN SQUARE

3690 E Bay Dr, Largo, FL 33771

EJ Barkett / 727.388.9500 / ej@barkettrealty.com / barkettrealty.com

Executive Summary 3690 E Bay Dr, Largo, FL 33771



OFFERING SUMMARY

Lease Rate:	Negotiable
Building Size:	38,732 SF
Available SF:	
Lot Size:	160,562 SF
Year Built:	1986

PROPERTY OVERVIEW

This 875 SF space is presently built out as a massage therapist's office including a reception area, 2 rooms, a storage room in the rear, and a nicely appointed restroom. The present tenant is looking for someone to assign her lease to. There are two years and 5 months left on the lease with lease ending March 31, 2023. This space can be retail or office and has plenty of parking onsite. E Bay Dr (Rt. 686) boasts a higher than 64,000 ADT count, the plaza is anchored by Outback Steakhouse, and it is located directly across the street from Publix. Rent would start at \$1,649.42/month through March of 2021, with base rent only increasing by \$0.50/SF in the next year. Take advantage of this opportunity for your retail or office concept.

PROPERTY HIGHLIGHTS

- 875 SF
- High traffic area
- Busy strip center
- Plenty of parking
- Lease assignment



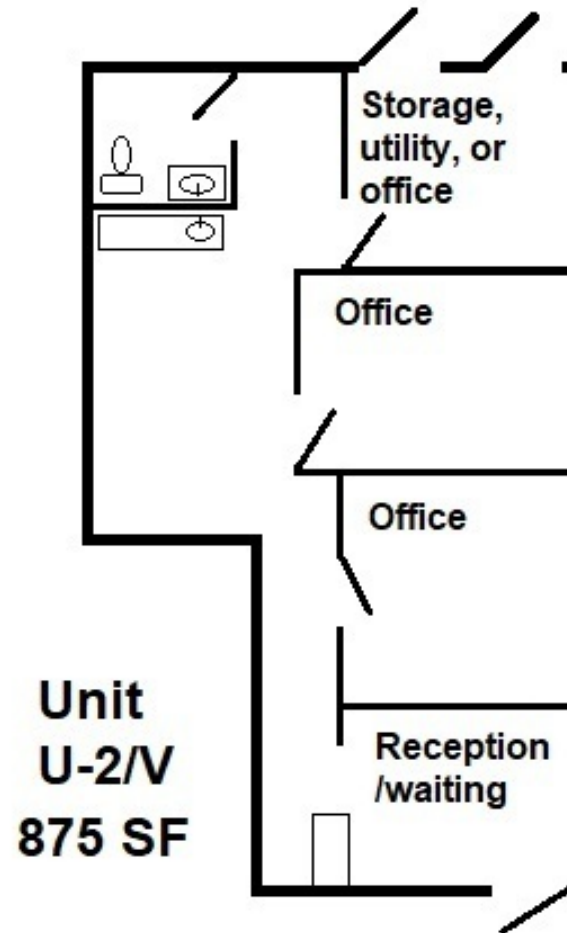
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615 9th Street N, St. Petersburg, FL 33701

Additional Photos 3690 E Bay Dr, Largo, FL 33771



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Floor Plans *3690 E Bay Dr, Largo, FL 33771*



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Location Maps 3690 E Bay Dr, Largo, FL 33771



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Demographics Map & Report 3690 E Bay Dr, Largo, FL 33771

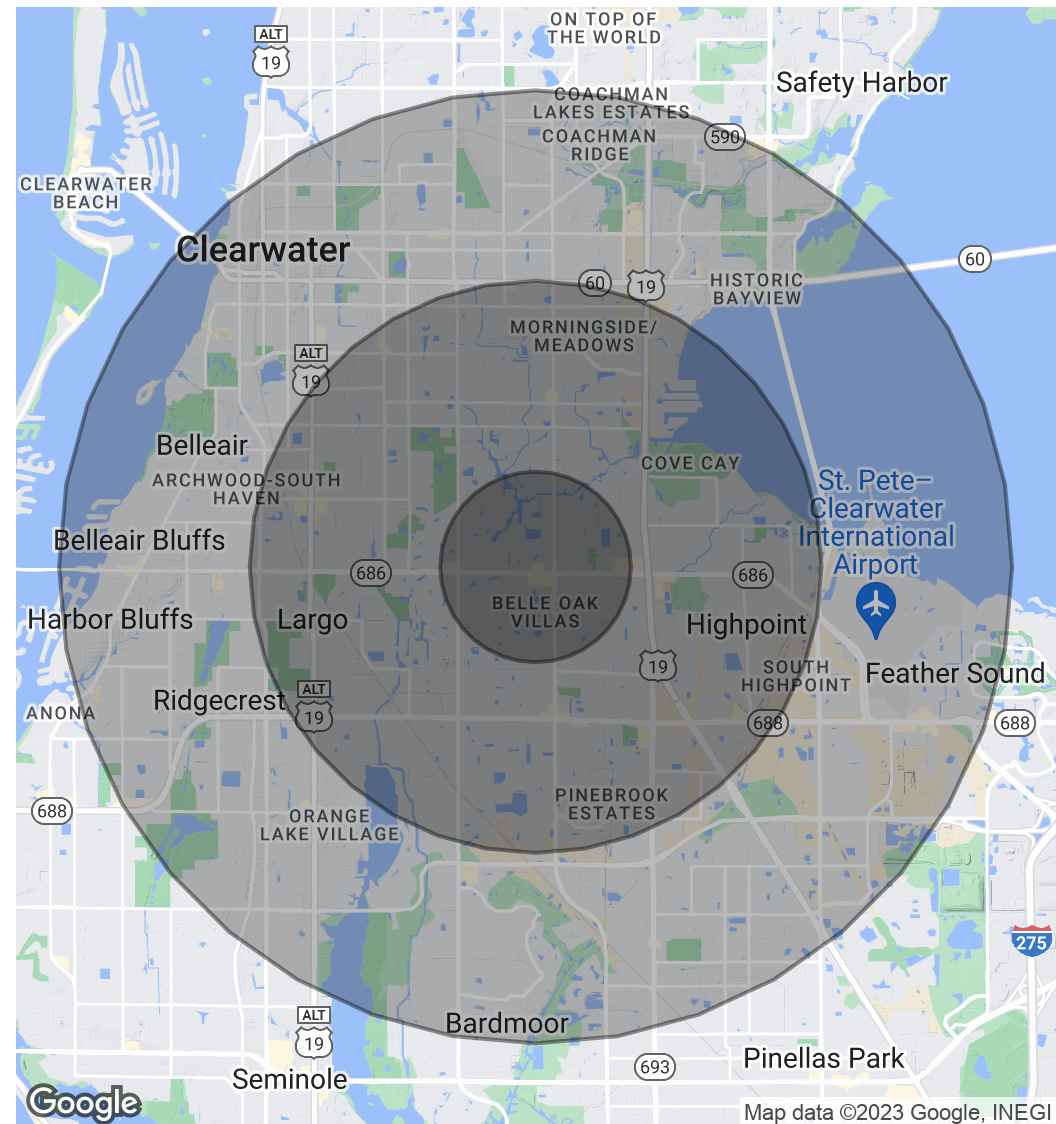
POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	15,718	106,438	249,542
Average age	47.9	46.0	43.4
Average age (Male)	45.3	44.2	42.2
Average age (Female)	49.9	47.6	44.5

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	6,992	46,235	104,598
# of persons per HH	2.2	2.3	2.4
Average HH income	\$55,292	\$54,645	\$54,619
Average house value	\$163,213	\$180,517	\$202,725

* Demographic data derived from 2020 ACS - US Census



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