

# PROFESSIONAL OFFICE & REAL ESTATE

3,540 SF Office Building on 0.47 Acres

161 14th St. NW, Largo, FL 33770



**BERKSHIRE  
HATHAWAY**

HomeServices

Florida Properties Group

COMMERCIAL DIVISION



## ***For Sale***

- 3,540 +/- SF, Free Standing Class A Professional Office Building
- Well Maintained Quality Construction with Many Builder Upgrades
- Conveniently Located Just Off the Areas Main Thoroughfare (West Bay Drive) & 18,000 AADT
- Multi-Tenant Opportunity with Three Private Entrances
- Ample Parking - Great Signage
- List Price - \$1,100,000

## **For Information Contact:**

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Free standing class A professional office building in the heart of Largo/Belleair. Beautifully appointed reception and administrative areas, conference room, break room, private offices and lots of extra storage. Great for owner user or can be easily divided and secured into separate offices for lease.

Conveniently located off West Bay Drive with easy access, ample parking and great signage.

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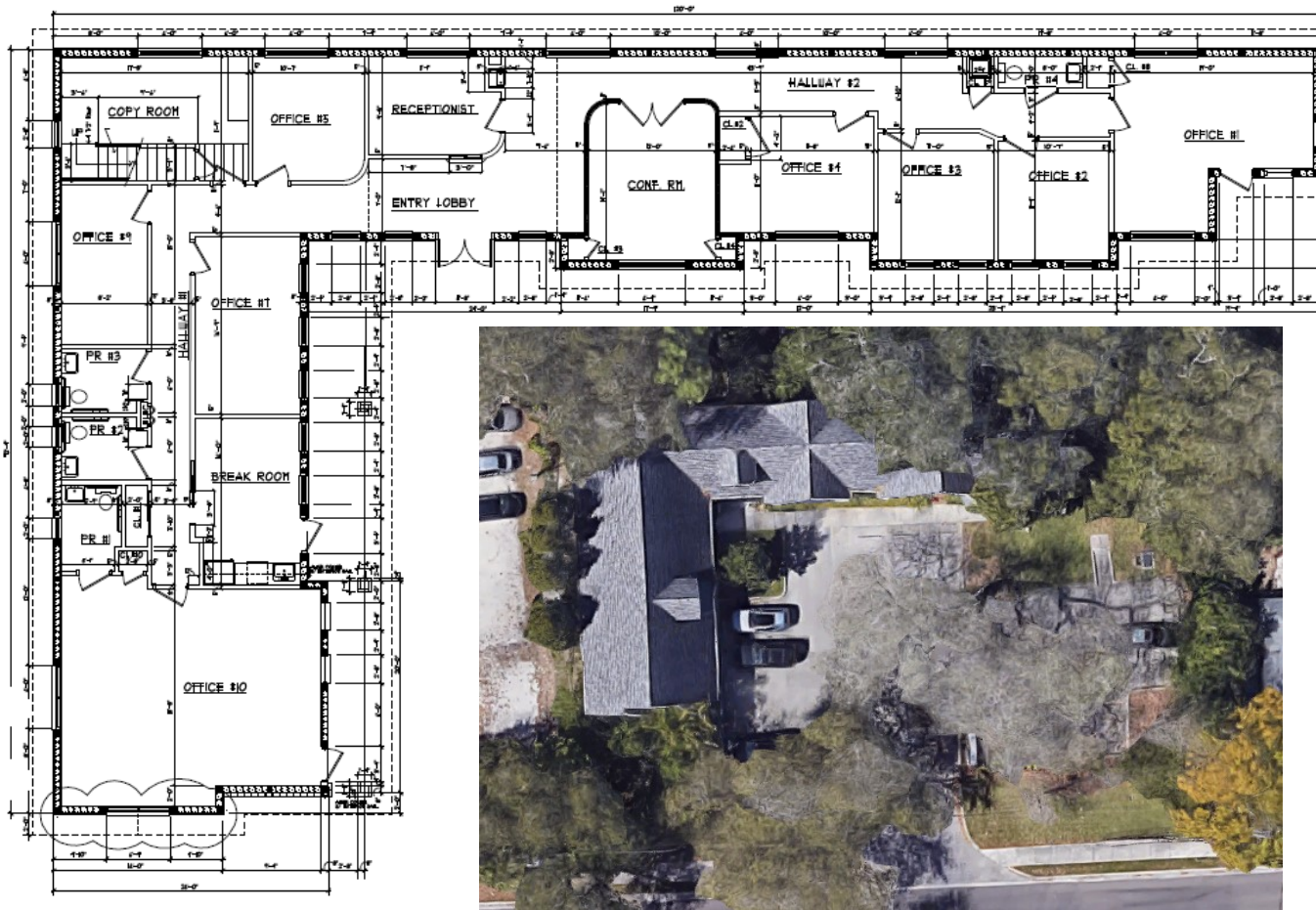
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### AREA DEMOGRAPHICS (5 MILE RADIUS)

#### KEY FACTS

250,349

Population

50.5

Median Age

112,654

Households

\$46,116

Median Disposable Income



12,096

Total Businesses



120,213

Total Employees

#### ANNUAL HOUSEHOLD SPENDING



\$1,744

Apparel & Services



\$139

Computers & Hardware



\$3,125

Eating Out



\$4,598

Groceries



\$5,441

Health Care

#### INCOME



\$53,713

Median Household Income



\$34,392

Per Capita Income



\$139,410

Median Net Worth

#### EMPLOYMENT



69%

White Collar



18%

Blue Collar



12%

Services

4.4%

Unemployment Rate

