

PAD/GROUND LEASE FOR ±15,000 SF & ± 700 SF BUILDING

East Bay Drive Pad Site

4315 East Bay Dr, Largo, FL 33764



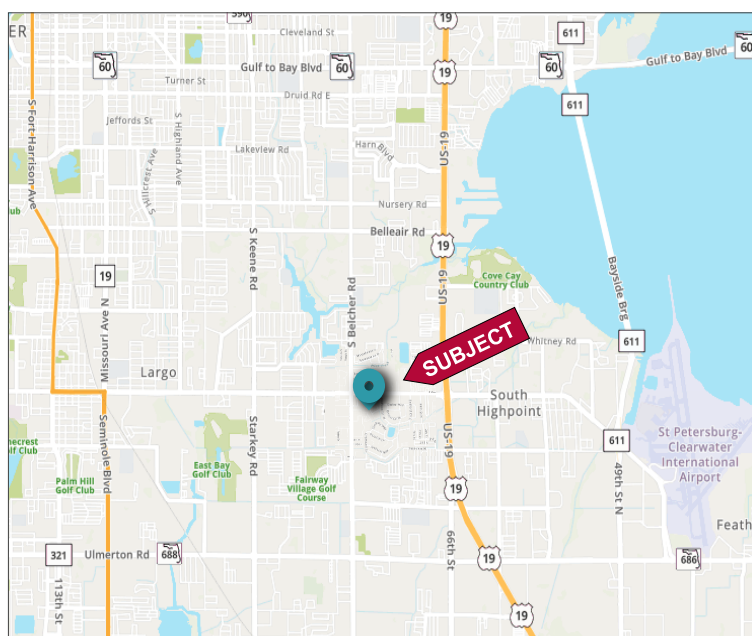
Retail Development Opportunity



FEATURES

- ❖ Ground Lease Pad Sites for commercial buildings on the south side of East Bay Drive
- ❖ Located on the West Portion of Parcel ID 31-29-229393-001-0010
- ❖ **PAD SITE 1:** for an estimated ± 15,000 SF commercial buildings on the south side of East Bay Drive adjacent to the Dollar Store
- ❖ **PAD SITE 2:** for an estimated ± 700 SF commercial building with frontage on East Bay Drive
- ❖ Zone CG - Commercial General—City of Largo
- ❖ Utilities: Electric - Duke Energy; Water - Pinellas County; Sewer / Trash - City of Largo
- ❖ Located in Flood Zone X
- ❖ East Bay Drive Annual Average Traffic Count 56,000 vehicles/day
- ❖ Long Term NNN Ground Lease with plenty of parking
- ❖ **Ground Lease: Pad 1 - \$85,000/Annually NNN**
Pad 2 - \$55,000/Annually NNN

LOCATION MAP



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2022 Demographics			
	1-mile	3-mile	5-mile
Total Population	15,687	104,375	251,308
Total Households	7,323	47,827	112,283
Average Household Income	\$70,022	\$79,612	\$82,999



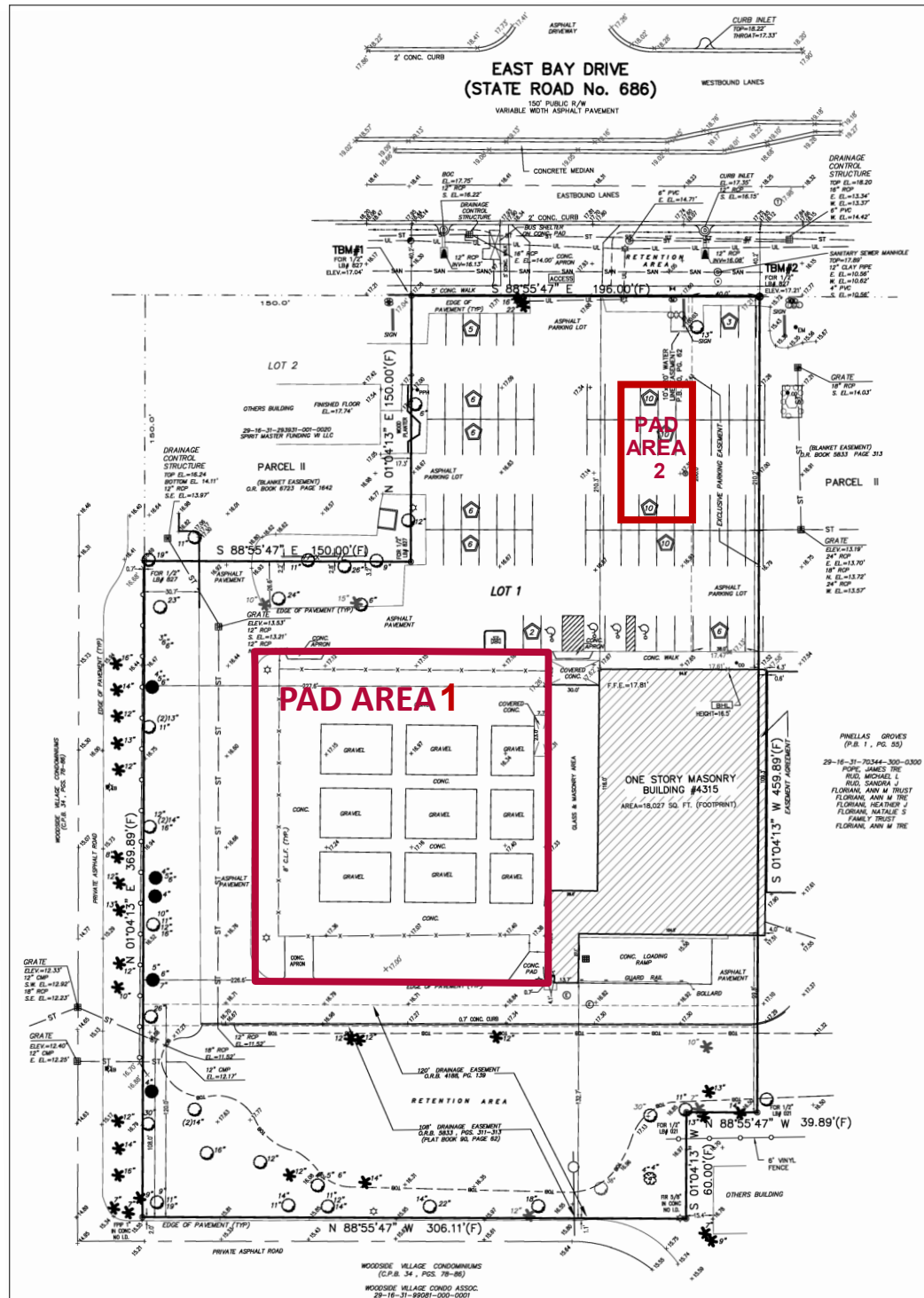
Looking East



Looking South



Looking Southeast



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