

13055 STARKEY ROAD, LARGO, FLORIDA 33773



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PROPERTIES
GROUP

COMMERCIAL DIVISION

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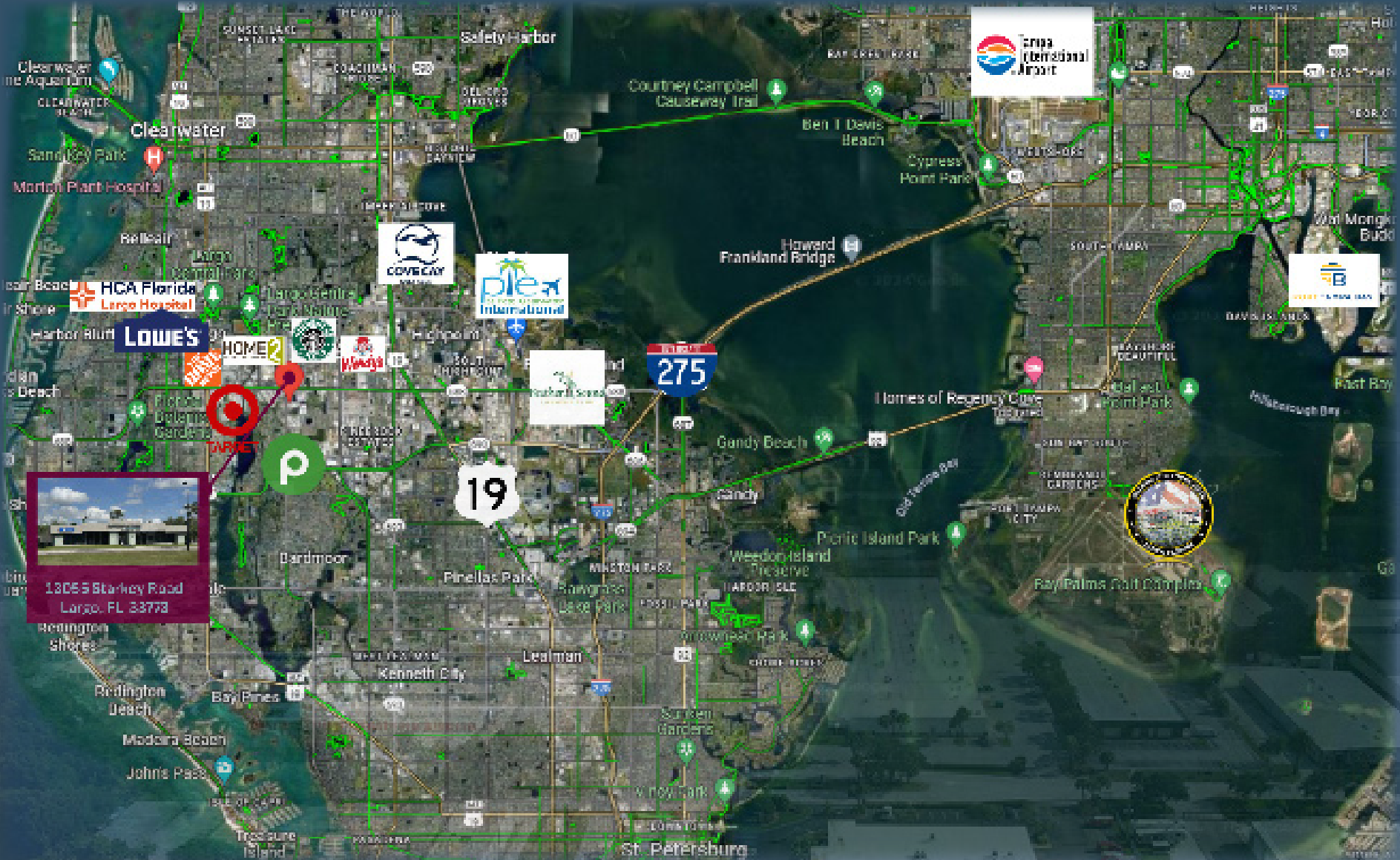
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13055 Starkey Road
Largo, FL 33773

Map not to scale

EXECUTIVE SUMMARY

Building Size:	16,420± SF Showroom/Warehouse: 9,700± SF Climate Controlled Showroom 6,720± SF Warehouse
Lot Size:	2.95± Acres/128,502± SF
Exterior Construction:	Metal
Year Built:	1972/Renovations 2016
Roof:	Replaced 2003
AC Units:	(2) 2018, (2) 2020 and (2) 2022
Municipality:	City of Largo, Pinellas County
Future Land Use:	IL- Industrial Limited
Flood Zone:	X
Road Frontage:	350'± Frontage Starkey Road
Traffic Counts:	24,500+ Cars
Parking/Outside Storage:	Excellent; 18+ Spaces
Water:	Pinellas County Utilities
Sewer:	Pinellas County Utilities
Electric:	Duke Energy
Power:	3 Phase



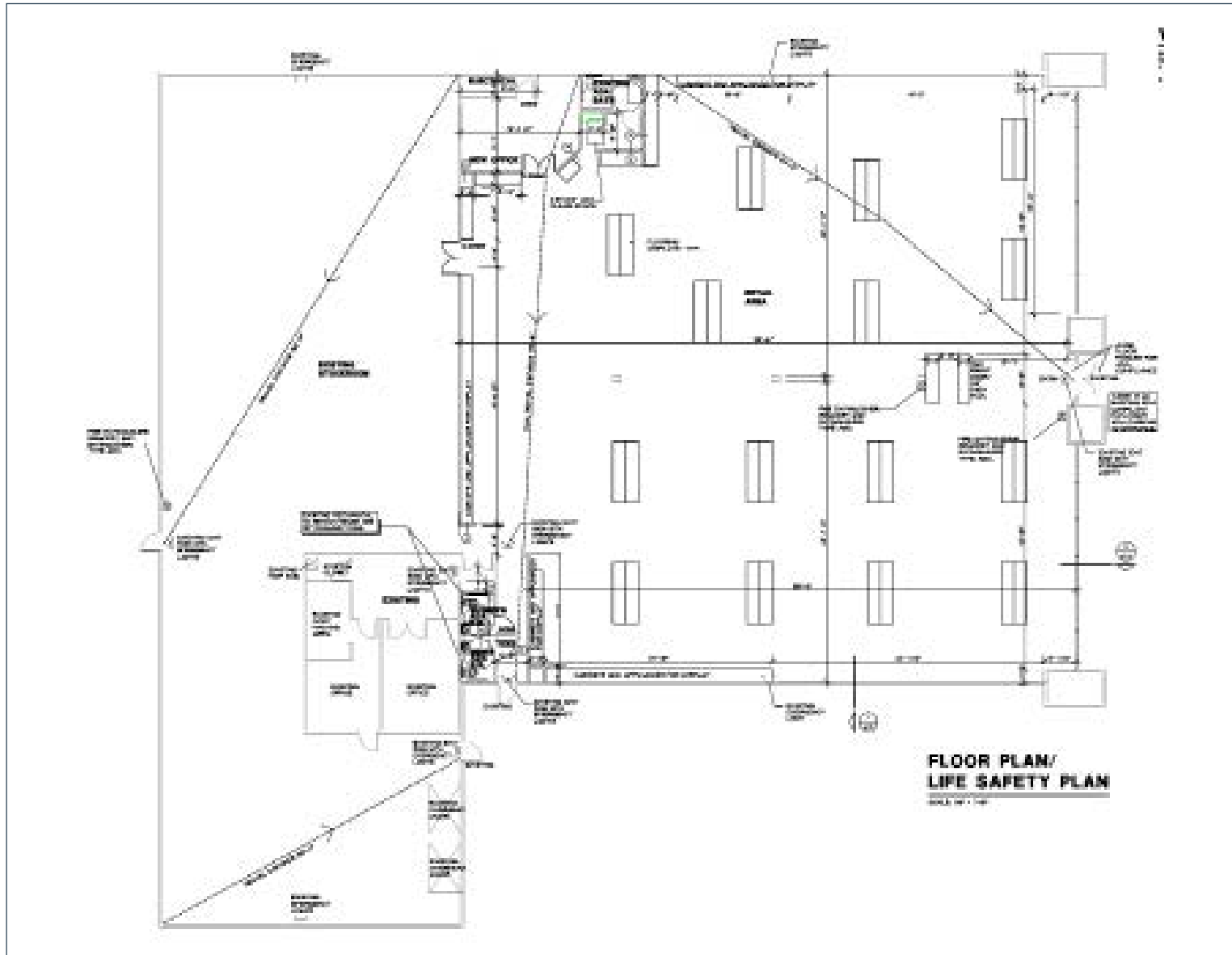
PROPERTY HIGHLIGHTS

- Outstanding Showroom/Warehouse
- 16,420± Total SF Situated on 2.95± Acres
- IL- Industrial Limited Land Use/3 Phase Power
- 350'± Starkey Road Frontage
- Digital Monument Sign & 18+ Parking Spaces
- 6 AC Units Installed from 2018 to 2022
- 2 Overhead Doors (Drive in and Dock High)
- Built in 1972 with 2016 Renovations

Sale Price: \$2,695,000

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FLOOR PLAN

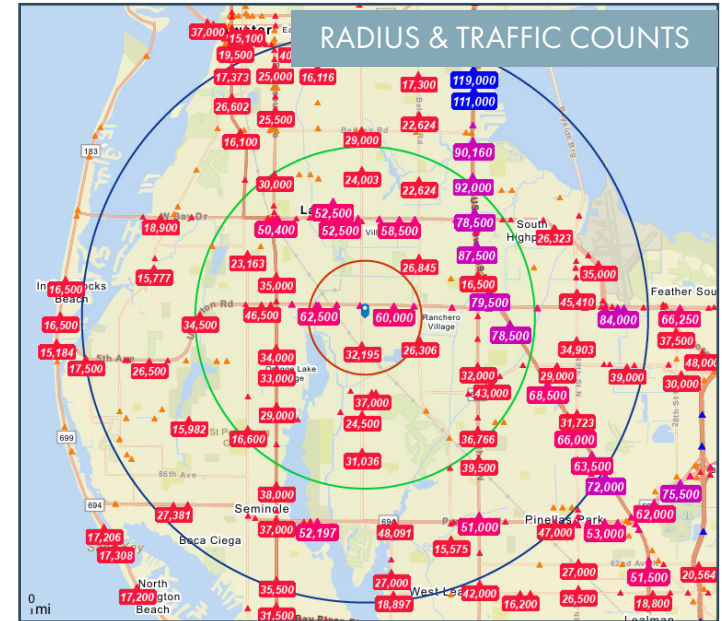


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DEMOGRAPHICS

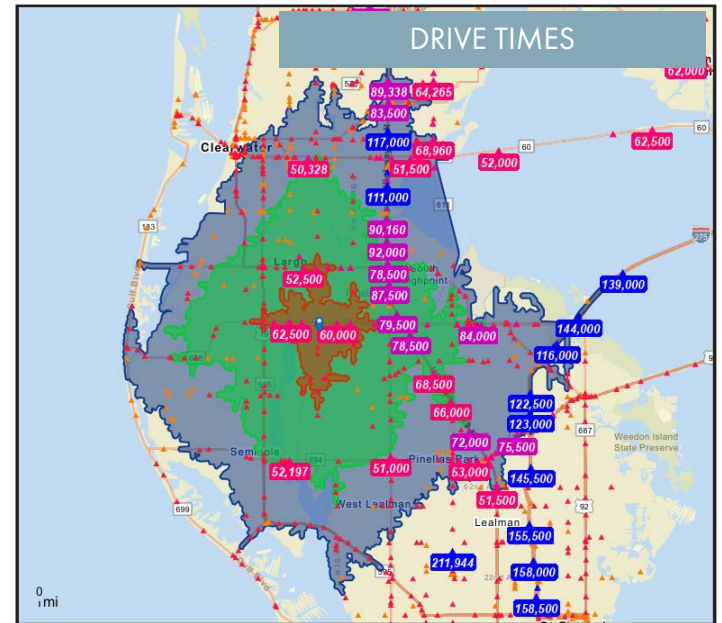
POPULATION	1-MILE	3-MILE	5-MILE
2028 Projection	7,870	102,238	277,738
2023 Population	8,053	103,360	278,770
2023-2028 Annual Rate	-0.46%	-0.22%	-0.07%
2020-2023 Annual Rate	-0.70%	-0.17%	0.31%
2010-2020 Annual Rate	0.07%	0.27%	0.44%
2023 Median Age	50	52	50.6

HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2028 Projection	3,548	48,490	127,260
2023 Households	3,591	48,580	126,613
2020 Households	3,615	48,519	124,409
2010 Households	3,491	46,641	117,826
2023 Avg. HH Income	\$95,562	\$80,417	\$87,139

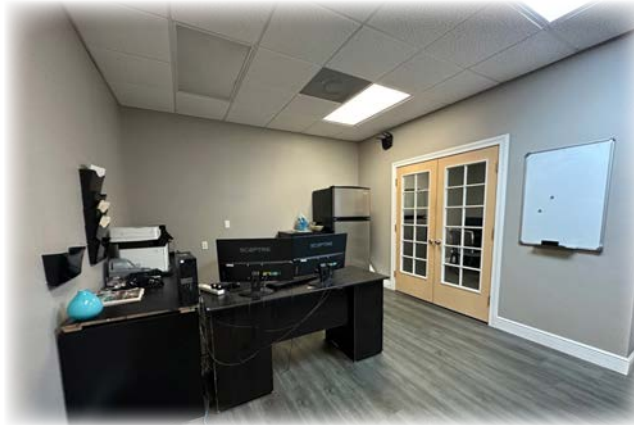


POPULATION	5-MINUTE	10-MINUTE	15-MINUTE
2028 Projection	15,637	144,852	352,631
2023 Population	15,860	146,082	353,243
2023-2028 Annual Rate	-0.28%	-0.17%	-0.03%
2020-2023 Annual Rate	-0.03%	-0.05%	0.45%
2010-2020 Annual Rate	0.29%	0.38%	0.52%
2023 Median Age	52	51	49.8

HOUSEHOLDS	5-MINUTE	10-MINUTE	15-MINUTE
2028 Projection	7,305	67,529	161,137
2023 Households	7,334	67,516	159,927
2020 Households	7,343	67,218	156,699
2010 Households	6,937	64,147	147,613
2023 Avg. HH Income	\$84,330	\$82,496	\$86,291



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PROPERTY OVERVIEW

This property presents an excellent opportunity in Largo, Florida. Located along the heavily travelled Starkey Road, this property features a 16,240± SF industrial building situated on 2.95± acres. There are 18 parking spaces currently with room to expand the parking and building footprint. The building has a nicely built out showroom with 3 private offices, kitchen, 3 bathrooms, and storage room. The warehouse has ceiling heights of 11'6" to 15' 9" and 3 phase power. There is an 8' x 7' overhead door with ramp leading into the warehouse and an 8' x 8' dock high overhead door. There is building signage, as well as digital monument sign.

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