

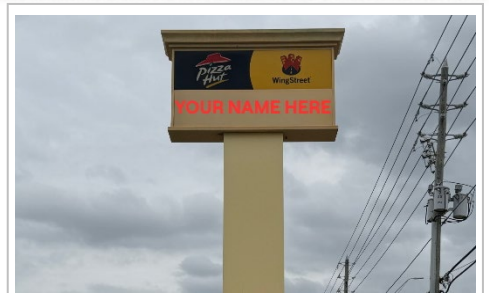
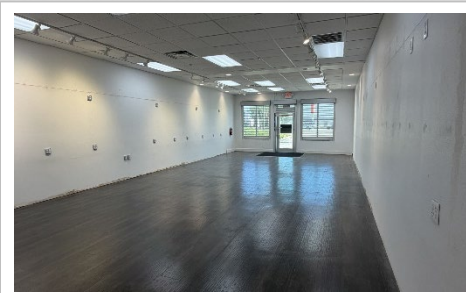
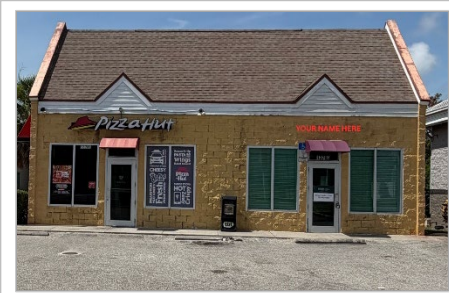
FOR LEASE

13785 Walsingham Road, Largo, FL 33774

**BERKSHIRE
HATHAWAY**
HOMESERVICES

FLORIDA
PROPERTIES
GROUP

COMMERCIAL DIVISION



- 1,200± SF Retail Space
- Shadow anchored by Walmart Neighborhood Market
- Adjacent to Pizza Hut
- High-Visibility Corridor with 27,637+ AADT
- Dense Trade Area –
 - 167,204± Residents within 5 Miles
 - Average HH Income of \$92,502 within 3 Miles
- Surrounded by National Co-Tenants Including Publix, McDonald's, Starbucks, CVS, Walgreens, Chase Bank, Dollar Tree and More
- Located Within the Tampa–St. Petersburg–Clearwater MSA
- Lease Rate: \$30 PSF NNN



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COMMERCIAL REAL ESTATE TEAM

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DEMOGRAPHICS BY MILE			
	1 MILE	3 MILES	5 MILES
Total Population	12,278	71,308	158,532
Avg. HH Income	\$103,581	\$114,938	\$108,111
Median Age	56.4	52.7	54.1
Total Households	6,068	32,500	75,743

DEMOGRAPHICS BY DRIVE TIME			
	5 MIN	10 MIN	15 MIN
Total Population	17,778	79,704	156,503
Avg. HH Income	\$104,139	\$112,974	\$106,385
Median Age	54.8	53.1	53.9
Total Households	8,488	36,825	74,799

1,200 SF Retail Unit Next to Pizza Hut

Prime Location | Exceptional Visibility and Foot Traffic

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Prime 1,200+ SF retail unit available for lease, ideally positioned next to Pizza Hut and directly adjacent to a Walmart Neighborhood Market-anchored plaza that draws approximately 800,000 annual visitors. Located along one of Pinellas County's most active retail corridors with over 27,637 vehicles per day, this space offers exceptional visibility and foot traffic from a dense, affluent trade area with 167,204 residents within 5 miles and average household incomes exceeding \$92,500. The site benefits from a strong national co-tenancy lineup including Publix, McDonald's, Starbucks, CVS, Walgreens, Chase Bank, and Dollar Tree, making it an ideal location for a broad range of retail and service users. Situated in the Tampa-St. Petersburg-Clearwater MSA, Florida's second largest metropolitan area, this opportunity combines strong demographics, proven retail demand, and immediate market presence.

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