

For Sale or For Lease

RETAIL/REDEVELOPMENT SITE

6565 Ulmerton Rd., Largo, FL 33771



THE
ROSS REALTY
GROUP, INC.

EXCELLENT REDEVELOPMENT OPPORTUNITY



FEATURES

- ❖ 4.09 Acres (300 X 582)
- ❖ Direct access to both Ulmerton Rd and 66th St
- ❖ Zoning: CG (Commercial General, City of Largo)
- ❖ Use: Retail, Office, Medical, School, etc.
- ❖ Parking: 4.4/1,000 in surface lot, w/ land to add more
- ❖ Traffic Counts: 47,000 on Ulmerton Rd., 34,000 on 66th St.
- ❖ Asking Lease Rate: \$12.00/SF/NNN
- ❖ Asking Sale Price: \$3,950,000

Demographics	1-Mile	3-Miles	5-Miles
Population	12,401	87,256	235,179
Median Age	47.6	46.4	48.0
Households	5,893	36,852	103,642

LOCATION MAP



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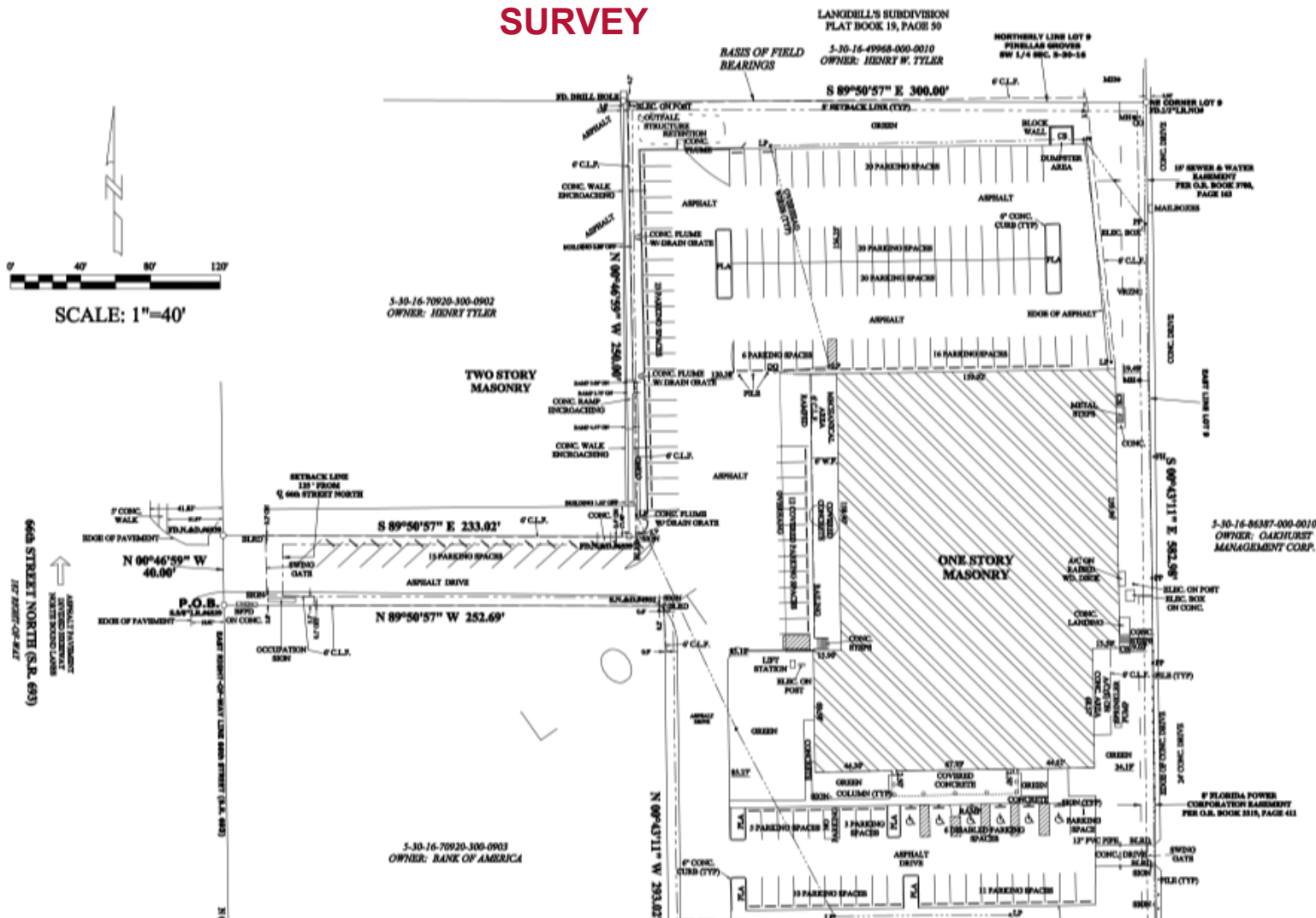
ROSS REALTY GROUP, INC.
50 Sandpiper Rd.
Tampa, FL 33609



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SURVEY



BUILDING DESCRIPTION

- **Currently built out for Technical College or Trade School: Nursing, Information Technology, Cosmetology, Charter School (Approved for 359 occupants)**
 - **ADA compliant building recently built out with high end finishes throughout, including stained concrete, carpet tiles & laminate wood flooring**
 - **Water/Sewer: water is Pinellas Co., sewer is a privately owned line that connects to City of Largo**
 - **2400 Amps, 208 V, 3-Phase**
 - **Fully gated parking lot with 3 entrances**
- | LOCAL DRIVE TYPING | |
|--|--|
| US Hwy 19 | |
| Interstate 275 | |
| St Pete/Clearwater International Airport | |

REGIONAL MAP



LOCAL DRIVE TIMES & DISTANCES		
US Hwy 19	2.8 miles	8 minutes
Interstate 275	5.6 miles	16 minutes
St Pete/Clearwater International Airport	6.7 miles	14 minutes
TIA/Westshore	18.4 miles	25 minutes
Downtown Tampa	21 miles	27 minutes

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