

# E Bay Dr Retail & Fast-Food Restaurant

LARGO, FL



OFFERING MEMORANDUM

**KW COMMERCIAL**  
5020 W Linebaugh Ave, Ste. 100  
Tampa, FL 33624

*PRESENTED BY:*

**ALEX LUCKE, CCIM**  
Commercial Realtor  
O: 727.410.2896  
C: 727.410.2896  
AlexLucke@KWCommercial.com  
FL #SL3351552

# Disclaimer

LARGO, FL

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**CONFIDENTIALITY AGREEMENT**

To: **KW Commercial, Keller Williams Tampa Properties**  
5020 West Linebaugh Ave. Suite 100  
Tampa, FL 33624

Attention: **Alex Lucke, CCIM**  
Direct: (727) 410-2896  
Email: [AlexLucke@KWCommercial.com](mailto:AlexLucke@KWCommercial.com)

The undersigned PRINCIPAL and Principal's BROKER, if applicable (collectively, the "Principal") has been advised that Alex Lucke, CCIM / KW Commercial, Keller Williams Tampa Properties; Carlos Uzcategui, PA / Keller Williams Legacy (the "Listing Agents") has been retained on an exclusive basis by the Owner with respect to the offering of 2530 E Bay Dr, Largo, FL 33771 (the "Property"). On behalf of the Owner, Listing Agent may make an "Offering Memorandum" available to Principal upon execution of this Confidentiality Agreement (the "Agreement"). The Offering Memorandum is intended solely for Principal's own limited use in considering whether or not to pursue negotiations to acquire the Property. This is not an agreement to sell the Property, nor an offer of sale.

The Offering Memorandum has been prepared by the Listing Agent primarily from information supplied by the Owner or the Owner's agents or representatives. It does not purport to be all-inclusive or to contain all the information, which a prospective purchaser may desire. Neither Listing Agent nor the Owner make any representation or warranty, express or implied, as to the adequacy, accuracy or completeness of the Offering Memorandum, and no legal liability is assumed or to be implied with respect thereto.

Principal agrees that the Offering Memorandum provided is confidential, that Principal will hold and treat it in the strictest of confidence, and that Principal will not disclose or permit to anyone else to disclose the information to any person, firm or entity, including the Owner without prior written authorization of the Listing Agent. The Principal agrees that if it, or its Representatives commits a breach of any of the provisions of this Agreement, the Owner or the Listing Agent shall have the right and remedy to institute proceedings to obtain immediate injunctive relief including damages to Owner or Listing Agent for any breach hereof.

Principal represents and warrants that it is not a broker or agent on behalf of any other party in conjunction with the potential purchase of the Property. Potential Purchaser acknowledges that it is not working with any other broker or agent other than the Co-Broker named below in connection with the property.

Owner expressly reserves the right in its sole discretion to reject any and all proposals or expressions of interest in the Property and to terminate discussions with the Principal or any other party at any time with or without prior notice or cause. Principal hereby agrees to return the original of the requested documentation to the Listing Agent within three days of demand by Owner or Listing Agent. Neither Principal, nor any party to which Principal may have provided such Offering Memorandum or any portion thereof, shall make or retain any copies thereof.

If in agreement with the foregoing, please return one original signed copy of this Agreement to Listing Agent per name and address/email shown above.

**ACCEPTED AND AGREED:**

**ACCEPTED AND AGREED:**

By: \_\_\_\_\_  
PRINCIPAL

By: \_\_\_\_\_  
Principal's BROKER (if applicable)

Date: \_\_\_\_\_

Date: \_\_\_\_\_

Name: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

Title: \_\_\_\_\_

Phone: \_\_\_\_\_

Phone: \_\_\_\_\_

Email: \_\_\_\_\_

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# EXECUTIVE SUMMARY

2530 E Bay Dr, Largo, FL 33771



## OFFERING SUMMARY

<b>SALE PRICE:</b>	\$1,535,000
<b>LEASE RATE:</b>	Negotiable
<b>AVAILABLE SF:</b>	2,952 SF
<b>LOT SIZE:</b>	0.905 Acres
<b>YEAR BUILT:</b>	2002
<b>TRAFFIC COUNTS:</b>	64,000 AADT
<b>ZONING:</b>	CG, Largo
<b>MARKET:</b>	Tampa
<b>SUBMARKET:</b>	Mid-Pinellas

## PROPERTY OVERVIEW

KW Commercial is proud to represent the E Bay Dr Retail & Fast-Food Restaurant for Sale or Lease.

This free-standing 2,952 heated square foot building was built in 2002 and sits on 0.905 acres. With direct frontage on E Bay Dr, the property has exceptional visibility and boasts 64,000 AADT (FDOT 2019 Data). Right-in right-out access only; left-in requires U-turn.

The building is currently built out as a fast-food restaurant with functioning drive-through. Currently occupied by KFC of America, Inc., the Tenant has vacated but is continuing rent payments through their end of term lease expiring October 2021.

The property is being offered for Sale or Lease. Signed confidentiality agreement required. Please contact Broker for additional information.

## PROPERTY HIGHLIGHTS

- Densely populated Pinellas County, FL.
- State Road 686 is home to numerous retail businesses.
- Nearby access to US HWY 19, major corridor.
- Central to the Beaches and Tampa Bay.

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# RETAIL FOR SALE & LEASE

## PHOTOS

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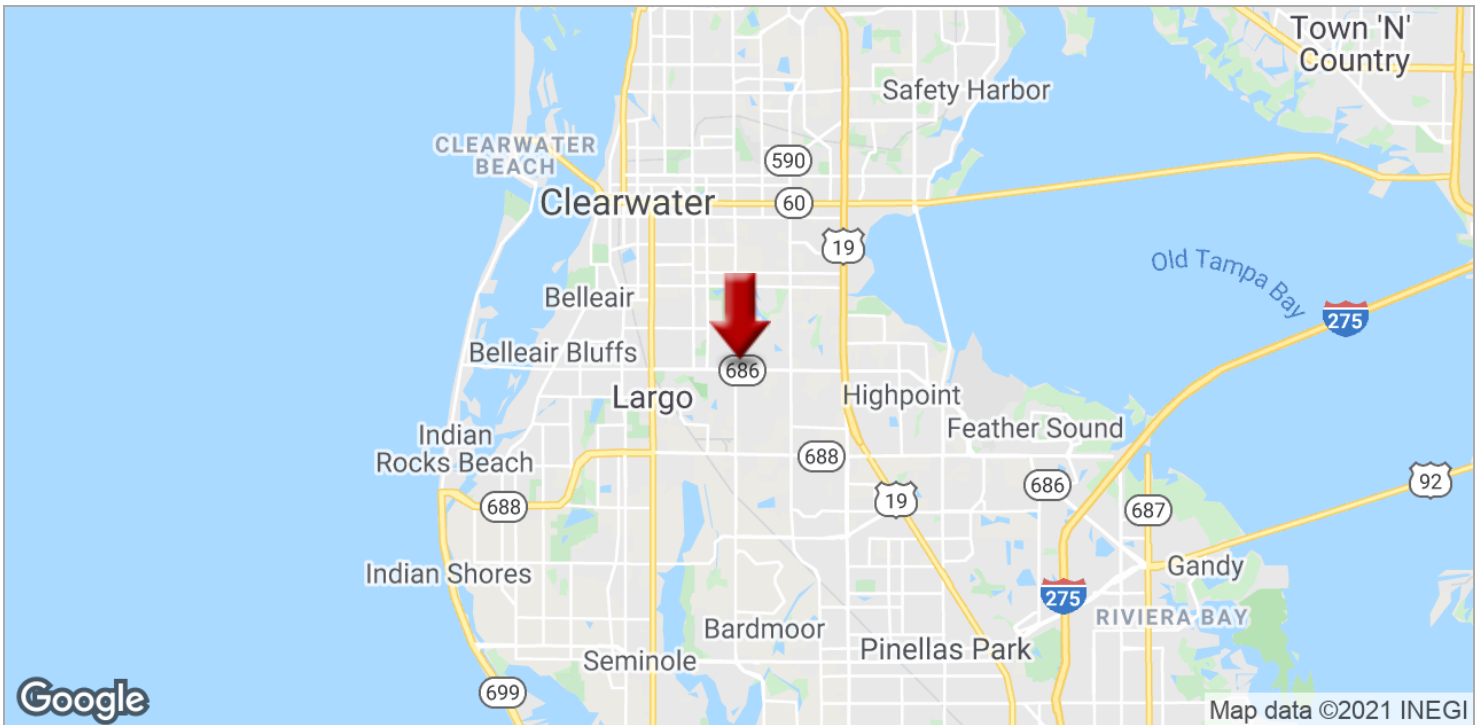
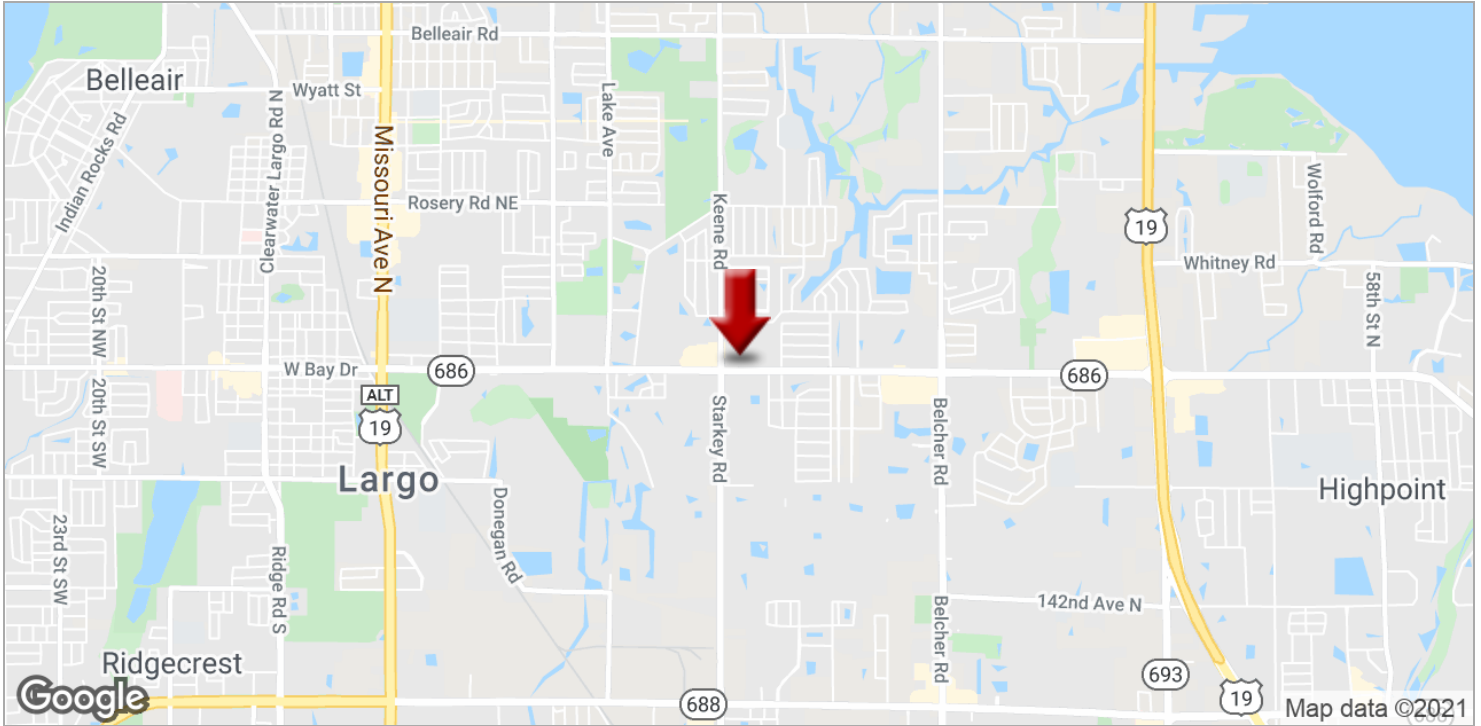
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# LOCATION MAPS

2530 E Bay Dr, Largo, FL 33771



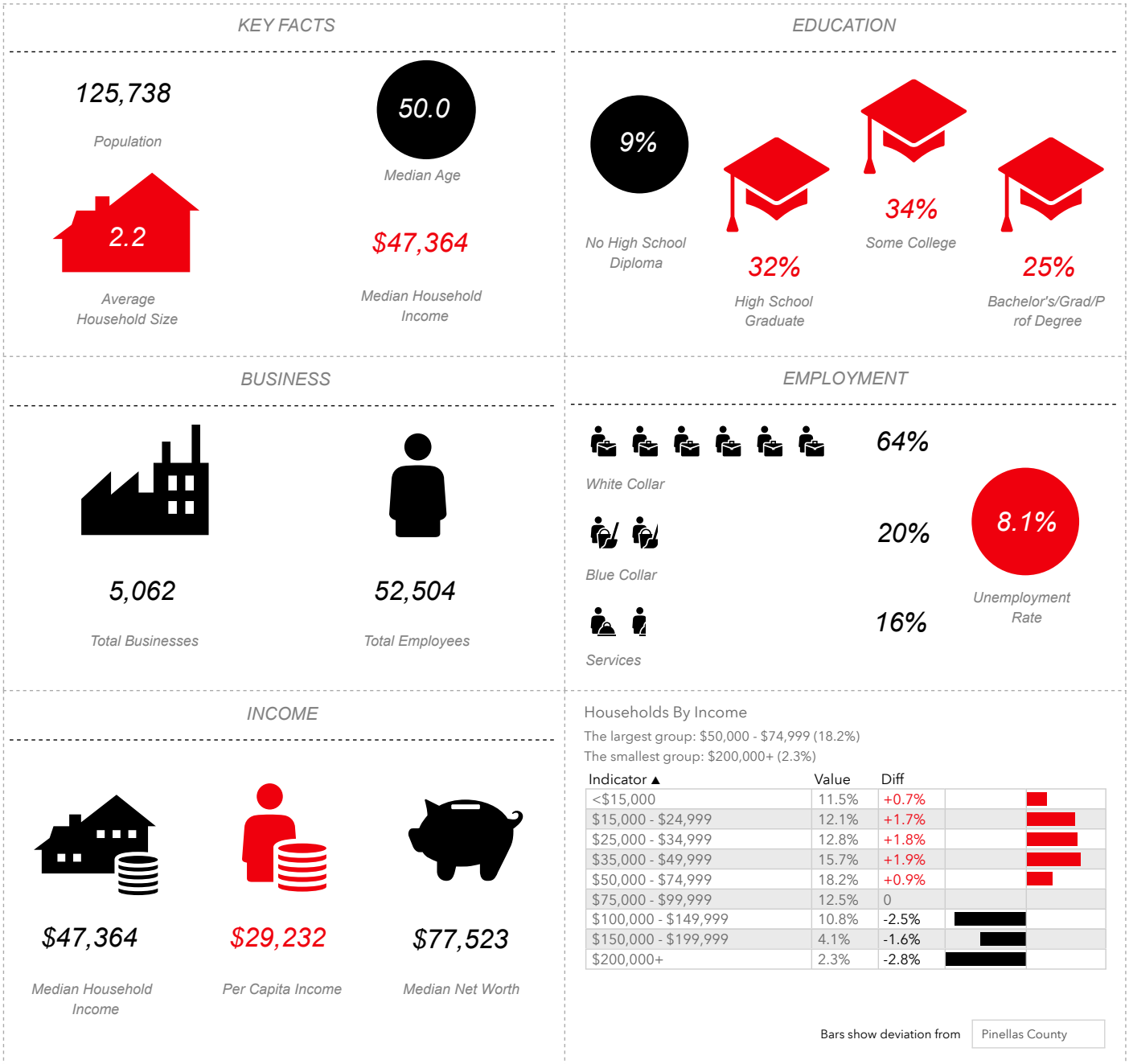
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# DEMOGRAPHICS (3 MILE RADIUS)

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This infographic contains data provided by Esri, Esri and Infogroup. The vintage of the data is 2020, 2025.

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# RETAILER MAP

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# ADVISOR INFORMATION

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**PROFESSIONAL BACKGROUND**

Alex Lucke is a licensed Real Estate Sales Associate in the State of Florida and a Certified Commercial Investment Member, CCIM. Alex holds his license with KW Commercial, one of the most recognizable and accomplished real estate companies in the Country. As an associate, he represents Buyers, Sellers, Landlords and Tenants in all facets of commercial real estate.

A graduate from the University of Florida and native Florida resident, Alex is constantly reading up on Florida real estate trends and market analysis. Dedicated to his craft, he achieved the CCIM Designation in 2020 which is held by less than 10% of commercial practitioners nationwide. Past clients include FASTSIGNS, Yo Mama's Food Co., Rose Radiology, Piazza Natural Stone, AVC Technologies and many other local end-user and investment groups. Combined with skilled negotiation and a trained knowledge of financial analysis, Alex looks forward to delivering the best service to his clients.

Outside of real estate, Alex enjoys spending time with his wife, Jacqueline, who is a Podiatric Surgeon. Together they enjoy spending time with family and friends and with their Dachshund, Teddy. They are both avid golfers and enjoy watching football and ice hockey.

**EDUCATION**

B.S. University of Florida  
Clearwater Central Catholic

**MEMBERSHIPS**

KW Commercial, CCIM, Florida Gulfcoast Commercial Association of Realtors, Greater Tampa Association of Realtors, National Association of Realtors, CoStar Suite, Loopnet Premium, Crexii, MLS, Catalyt, Total Commercial

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