

RETAIL SPACE AVAILABLE FOR LEASE

1300 E. BAY DRIVE LARGO FL 33771

LEASABLE SQUARE FOOTAGE: Building 1: up to 7,000 square feet; Building 2: up to 10,000 square feet

SPACE DIMENSIONS: provided upon request

HIGHLIGHTS:

- A+ location, within one mile of downtown Largo and less than 15 minutes to America's top rated beaches
- Full access corner with front, rear and side parking (~56,000 AADT)
- Renovation plans to include new roof and parking, enhanced landscaping, new pylon sign and modern facade and lighting
- Ample parking with ratio of 5.75 spaces per 1,000 leasable square feet
- Space given in "white shell" state
- All space available for lease, with ability to combine contiguous spaces
- All spaces equipped with restroom in rear

SITE COMPLETION DATE Q1 2026

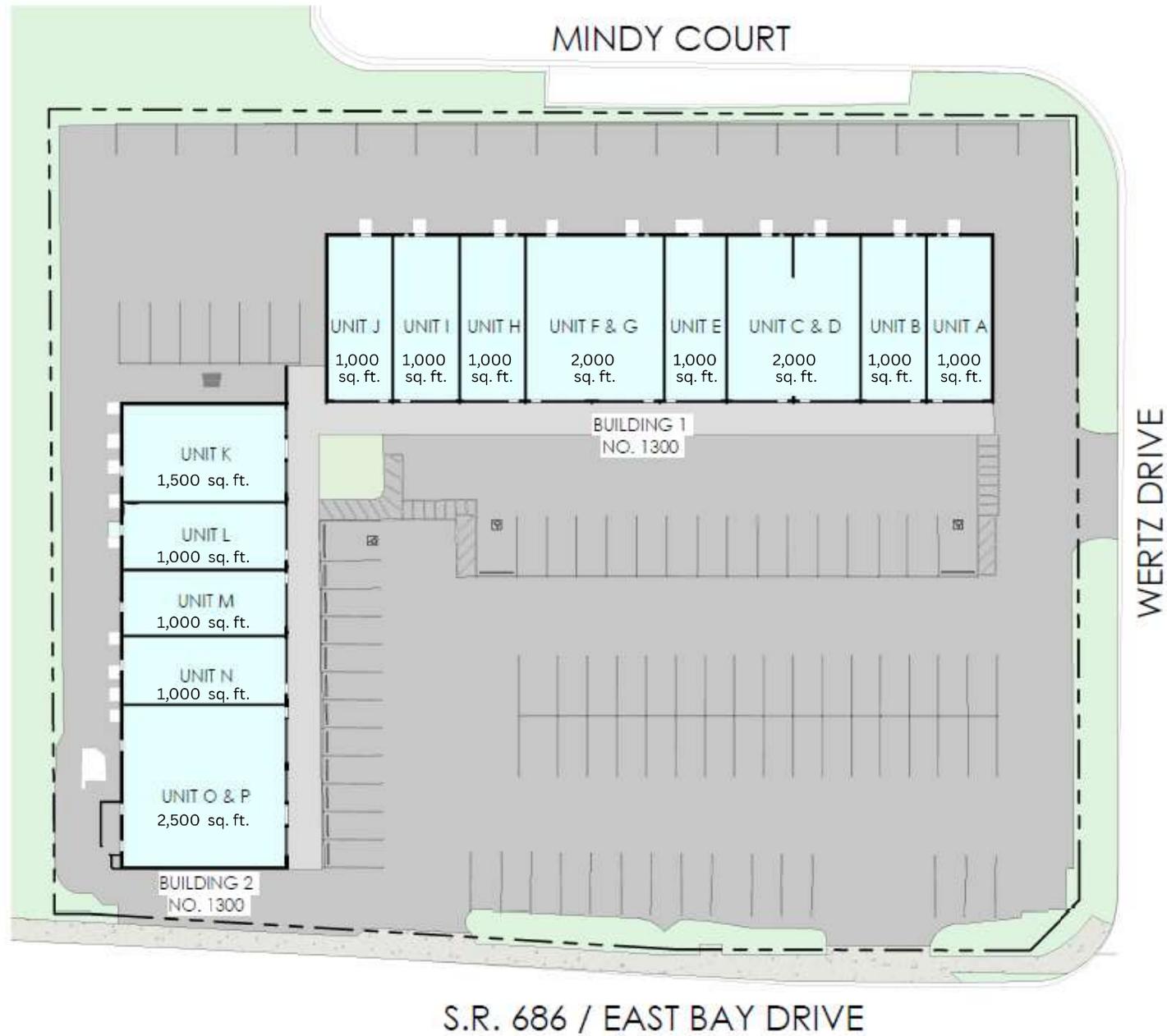


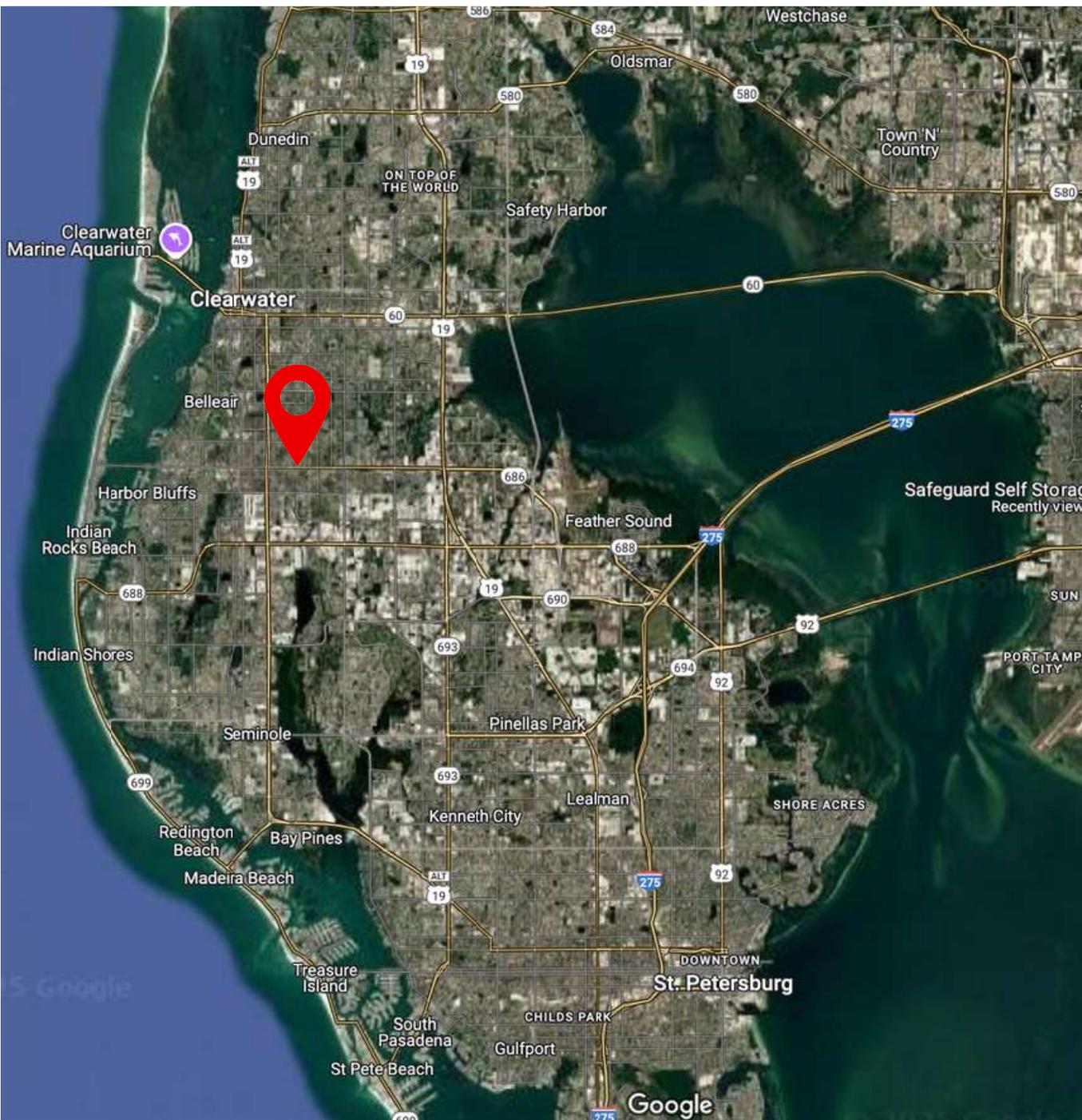
1 | 1300 E. BAY DRIVE

South Cedar Real Estate, Inc.

217 S. Cedar Ave. Tampa, FL 33606 | info@southcedarre.com

SITEPLAN





DEMOGRAPHICS

Population

- 1 Mile: 26,908
- 3 Miles: 148,598
- 5 Miles: 279,594

Total Households

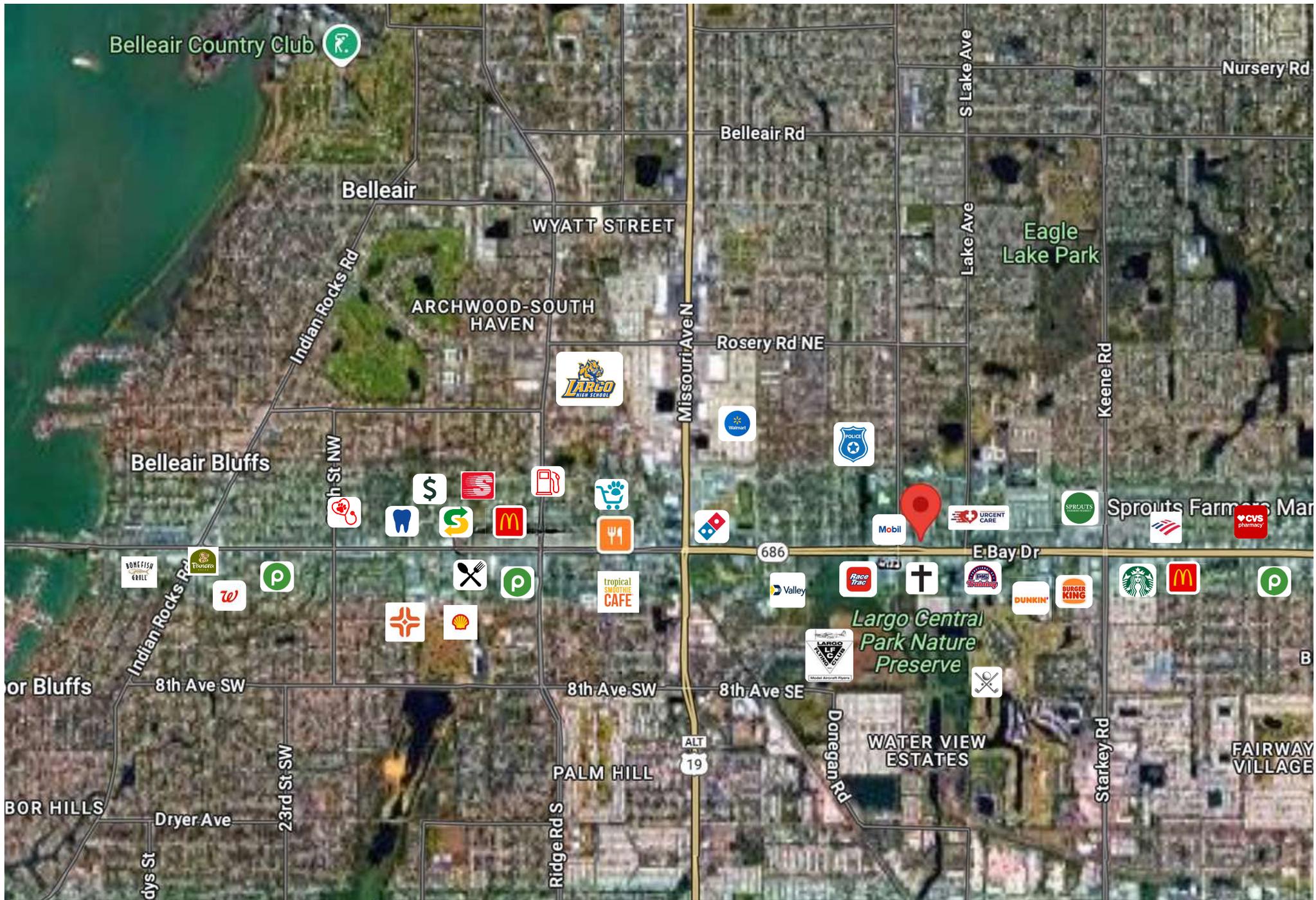
- 1 Mile: 11,960
- 3 Miles: 62,417
- 5 Miles: 115,707

Median Household Income

- 1 Mile: \$54,422
- 3 Miles: \$62,805
- 5 Miles: \$65,882

Total Employees

- 1 Mile: 12,458
- 3 Miles: 69,447
- 5 Miles: 129,193



1300 E. BAY DRIVE, LARGO, FL 33771

EXCLUSIVELY LISTED BY



BREE ST. PIERRE
ASSOCIATE

(224) 422-0285

BSTPIERRE@SOUTHCEDARRE.COM

Bree, a Michigan State graduate, brings teamwork, dedication, and discipline to real estate. As a seasoned professional and owner of a social media marketing firm for real estate pros, architects, and developers, she blends market expertise with cutting-edge digital strategies to maximize property exposure and deliver results.



W. GREG WILKERSON, ESQ.
FOUNDING PARTNER/LICENSED BROKER & ATTORNEY

813-235-5685

GWILKERSON@SOUTHCEDARRE.COM

Greg co-founded South Cedar in January of 2016 and currently focuses on expanding investor relations and acquisitions, while overseeing the day-to-day operations and management of South Cedar's real estate assets. He is an active member of the Florida Bar Association, National Association of Realtors® and Suncoast Tampa Realtors® Association. Greg was born and raised in Tampa, Florida attending Jesuit High School before continuing his undergraduate studies at the University of Florida and obtaining his Juris Doctor from Florida State University in 2011. After graduation from law school, Greg initially practiced law in Tampa with a national firm that specializes in complex real estate and foreclosure litigation.

Conditions of Offering – South Cedar Real Estate, Inc. or (“SCRE”) has been engaged by the Landlord to market the property for lease. Information concerning the property described herein has been obtained from sources other than SCRE, and neither owner nor SCRE, nor their respective equity holders, officers, directors, employees and agents makes any representations or warranties, express or implied, as to the accuracy or completeness of such information. Any and all reference to age, square footage, income, expenses and any other property specific information are approximate. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein. SCRE and Seller disclaim any liability that may be based upon or related to the information contained herein. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions. The Property may be withdrawn without notice. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement.