

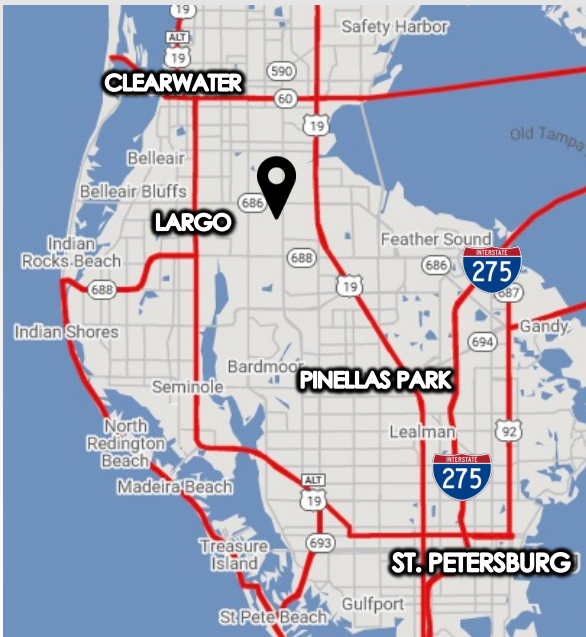
# OUTPARCEL AVAILABLE

IN BUSY LARGO RETAIL CORRIDOR



## THE PROPERTY

- 3700 EAST BAY DRIVE  
LARGO, FL 33771



## PROPERTY FEATURES

- **2,800 SF SPACE AVAILABLE**
- 2<sup>ND</sup> GEN DENTAL OFFICE SPACE
- HIGH TRAFFIC COUNTS- 62,371 CARS PER DAY ON EAST BAY DRIVE
- LOCATED ON A PROMINENT THOROUGHFARE IN PINELLAS COUNTY
- STRONG NEIGHBORING TENANTS INCLUDING MEDICAL, HEALTH, AND FOOD OPERATORS
- 14 DEDICATED PARKING SPACES
- EXCELLENT VISIBILITY WITH DEDICATED MONUMENT SIGNAGE ON EAST BAY DRIVE

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# SITE PLAN



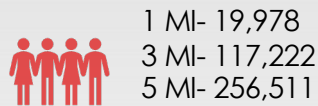


# RETAIL MAP & DEMOS

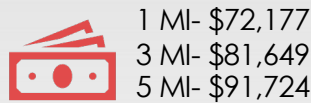


## 2024 DEMOGRAPHICS

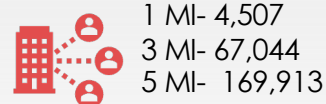
### POPULATION



### AVG HH INCOME



### DAYTIME POPULATION



### MEDIAN AGE



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