

# LARGO COMMONS I

## OUTPARCEL STRIP CENTER

Largo, Pinellas County, Florida



### FRONTS NEW WALMART SUPERSTORE

- Last parcel available, .92 acre net useable outparcel with infrastructure in place, paved parking spaces and off site retention. Ground lease, build to suit, strip stores
- Join Walmart, Chase Bank, McDonalds, WAWA Convenience Gas, Navy Federal Credit Union, Moe's Southwest Grill and New 342 Luxury Garden Apartments.
- Monument Sign at corner entry from Roosevelt connecting WAWA Convenience Gas, Cheddars, subject outparcel & Walmart
- Shared access with WAWA/Cheddars from Roosevelt and traffic signaled entry to Largo Commons

### FOR LEASE:

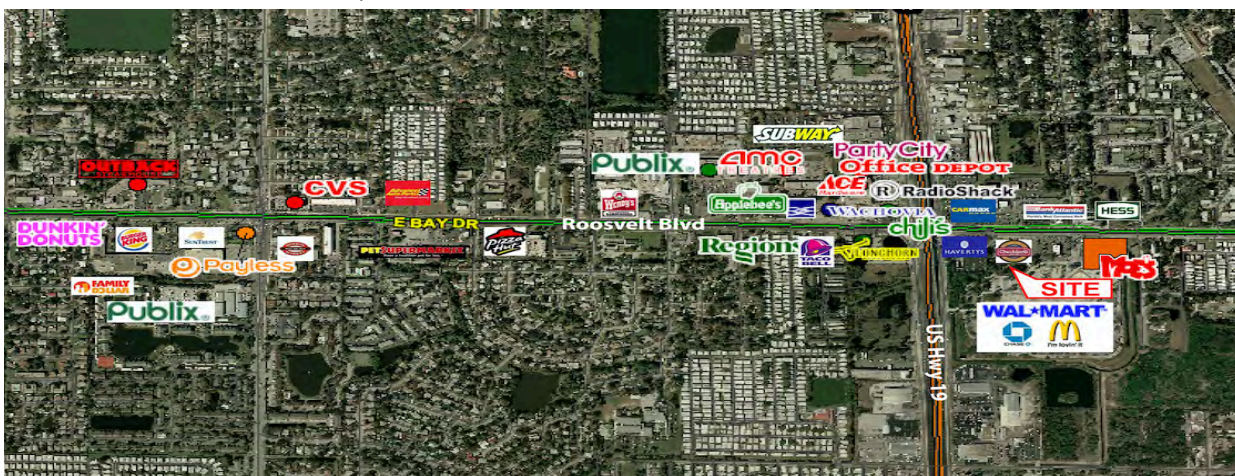
Strip stores up to 11,600 SF

### TRAFFIC COUNTS

Roosevelt Blvd. East of Dodge St - 48,000  
 Roosevelt Blvd. West of Dodge St - 48,000  
 US Hwy 19 North of Roosevelt - 53,000  
 US Hwy 19 south of Roosevelt - 49,000

### DEMOGRAPHICS:

	1mi	3mi	5mi
Daytime Population	15,399	107,385	269,512
Population	10,193	44,048	72,613
Households	4,460	18,943	31,831
Average HHI \$	\$55,430	\$56,912	\$58,356
Median HHI \$	\$42,113	\$43,829	\$45,714



**StreetFront Commercial Properties**  
 Metro Bay Associates, Inc., Broker

[www.streetfrontcommercialproperties.com](http://www.streetfrontcommercialproperties.com)

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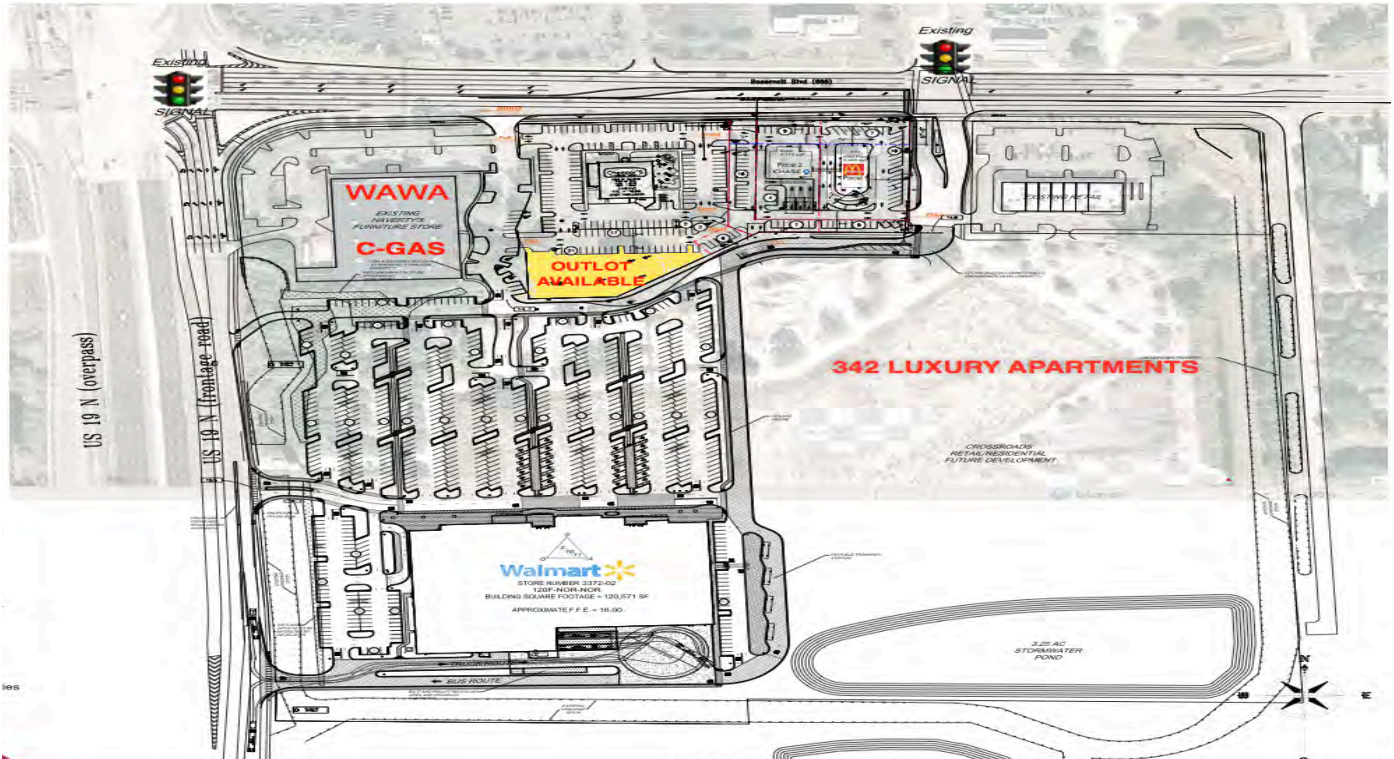
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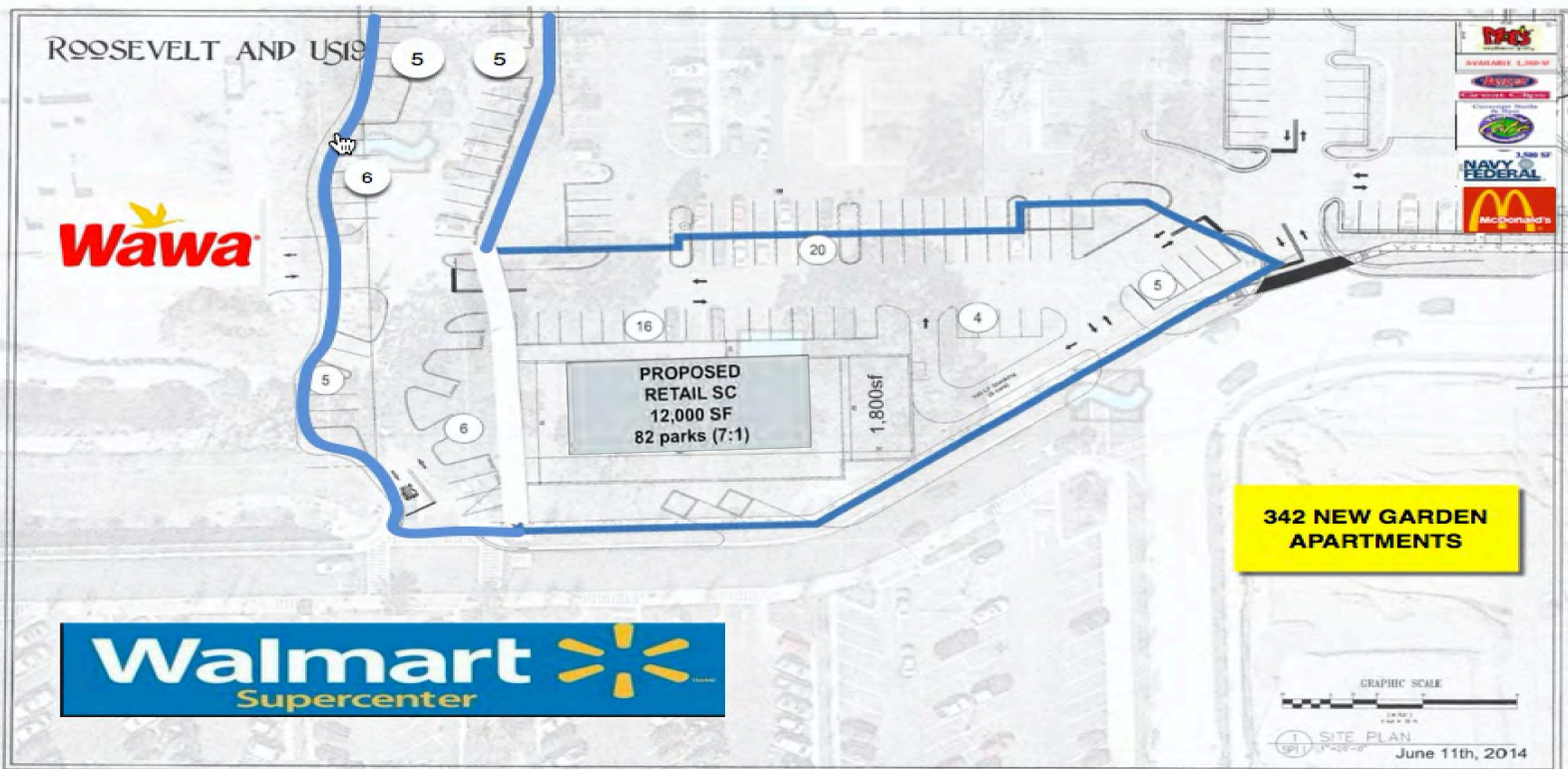
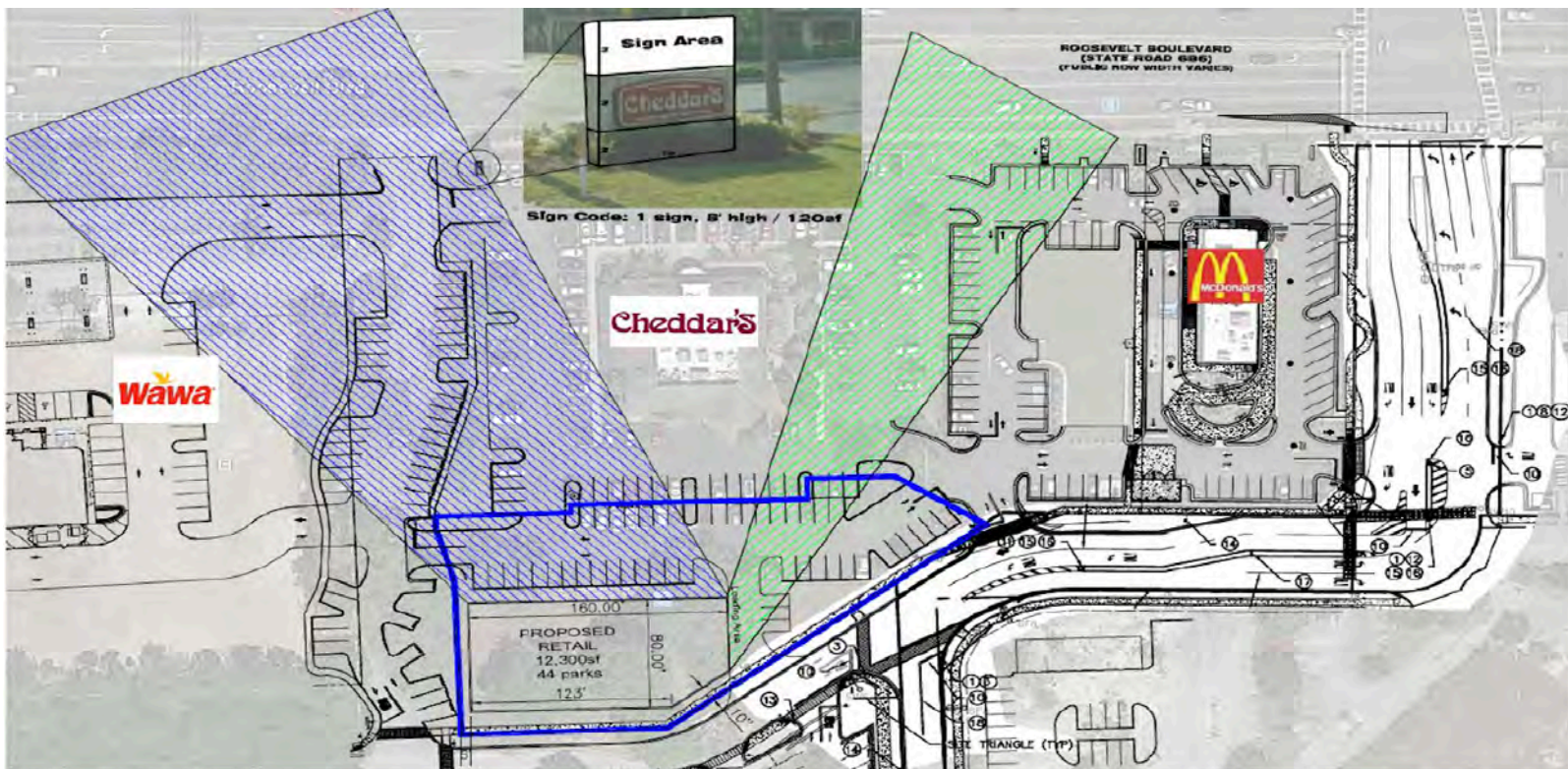
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