

We know this land.



Eshenbaugh
LAND COMPANY

The Dirt Dog



304 S. WILLOW AVENUE

TAMPA, FL 33606

813.287.8787

www.thedirtdog.com

Aerial



Property Description

PROPERTY DESCRIPTION

This well-positioned commercial lot sits on a high-traffic corridor in central Pinellas County, surrounded by established retail, restaurants, and dense residential neighborhoods. With plans and permits already in place for a drive-through, the site offers valuable flexibility for fast food, coffee, or quick-service concepts. Its strong visibility and convenient access to US-19 also make it well-suited for other neighborhood-serving uses, including a bank branch, medical or dental office with a drive-through pharmacy, or a specialty retail pad.

LOCATION DESCRIPTION

3460 East Bay Dr, Largo, FL 33771 is located along busy East Bay Drive in central Largo, sitting on one of Pinellas County's main east-west corridors with excellent visibility and strong daily traffic counts. Surrounded by established retail centers, restaurants, and residential neighborhoods, the site offers convenient access to US-19 and is just minutes from beaches, downtown Clearwater, and central Pinellas employers. This location is ideal for a variety of commercial or mixed-use development in a high-demand growth area.

PROPERTY SIZE

0.66± Acres

ZONING

Commercial General

PARCEL ID

152936415700000010

SALE PRICE

\$850,000

GROUND LEASE PRICE

\$79,500 per year

BROKER CONTACT INFO

Chris Bowers ALC, CCIM

Senior Advisor/Partner

813.287.8787 x108

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Aerial



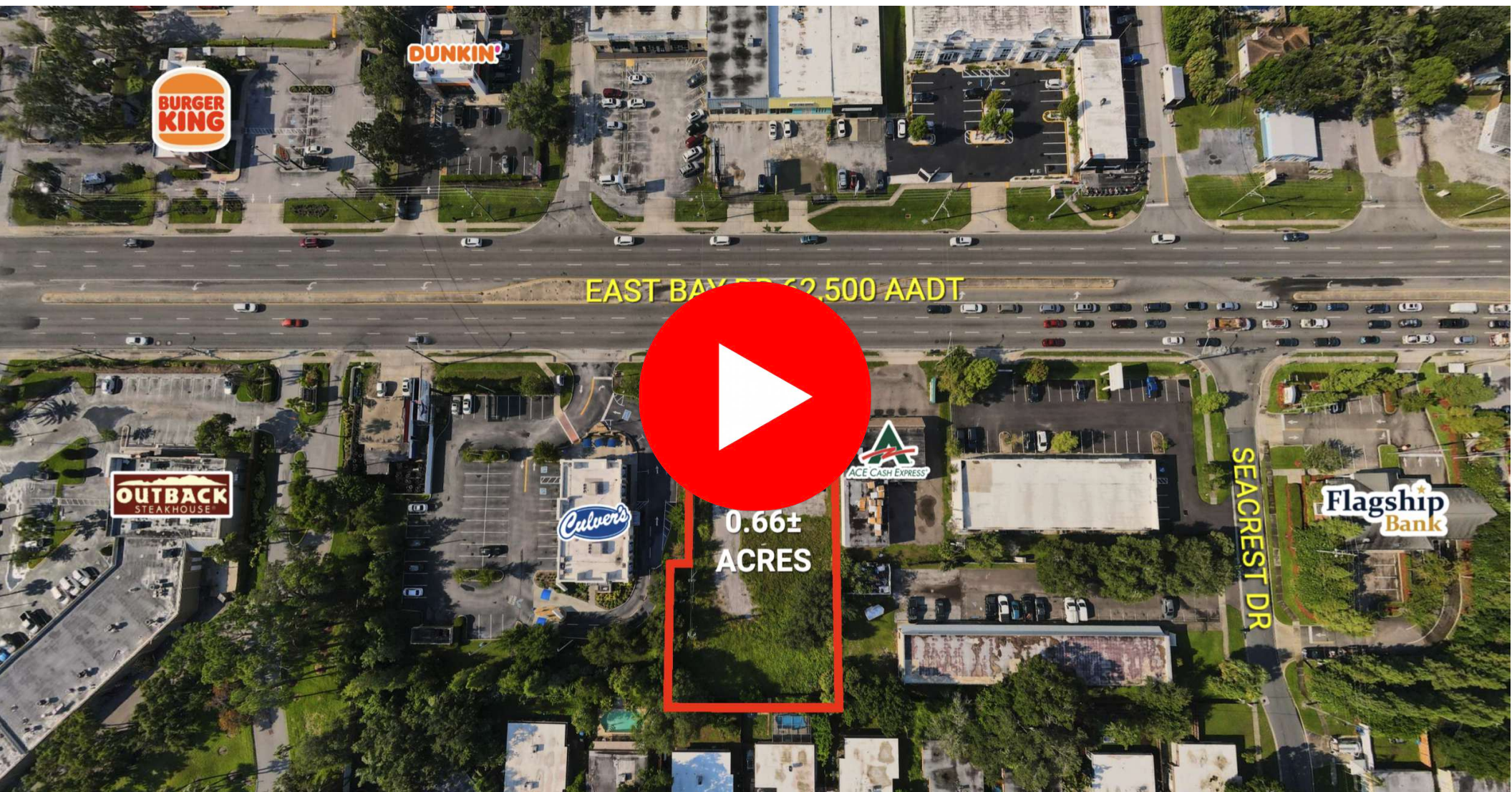
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Aerial



Virtual Tour



Location Overview



Demographics Map & Report

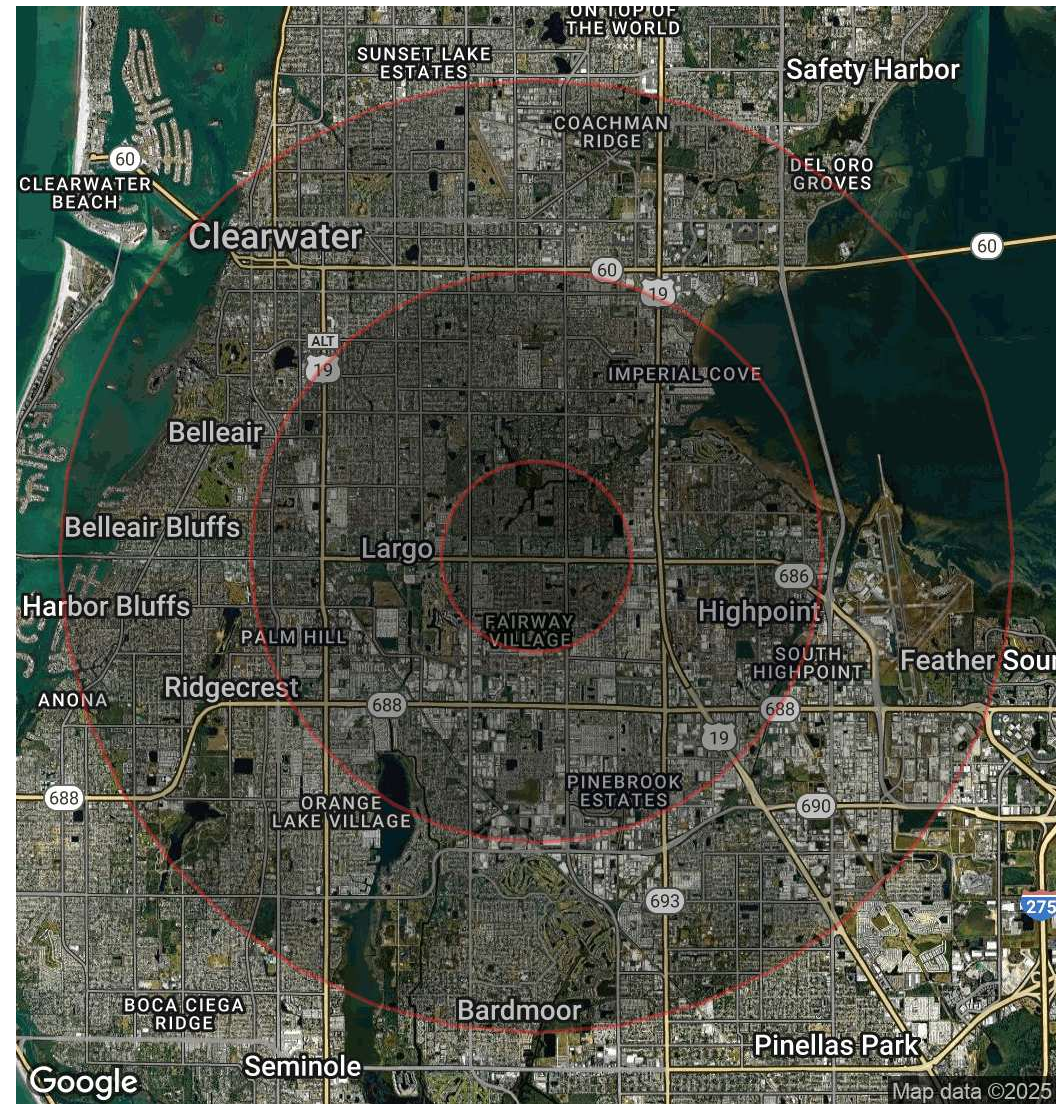
POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	17,028	112,974	247,086
Average Age	49	47	47
Average Age (Male)	48	46	45
Average Age (Female)	50	48	48

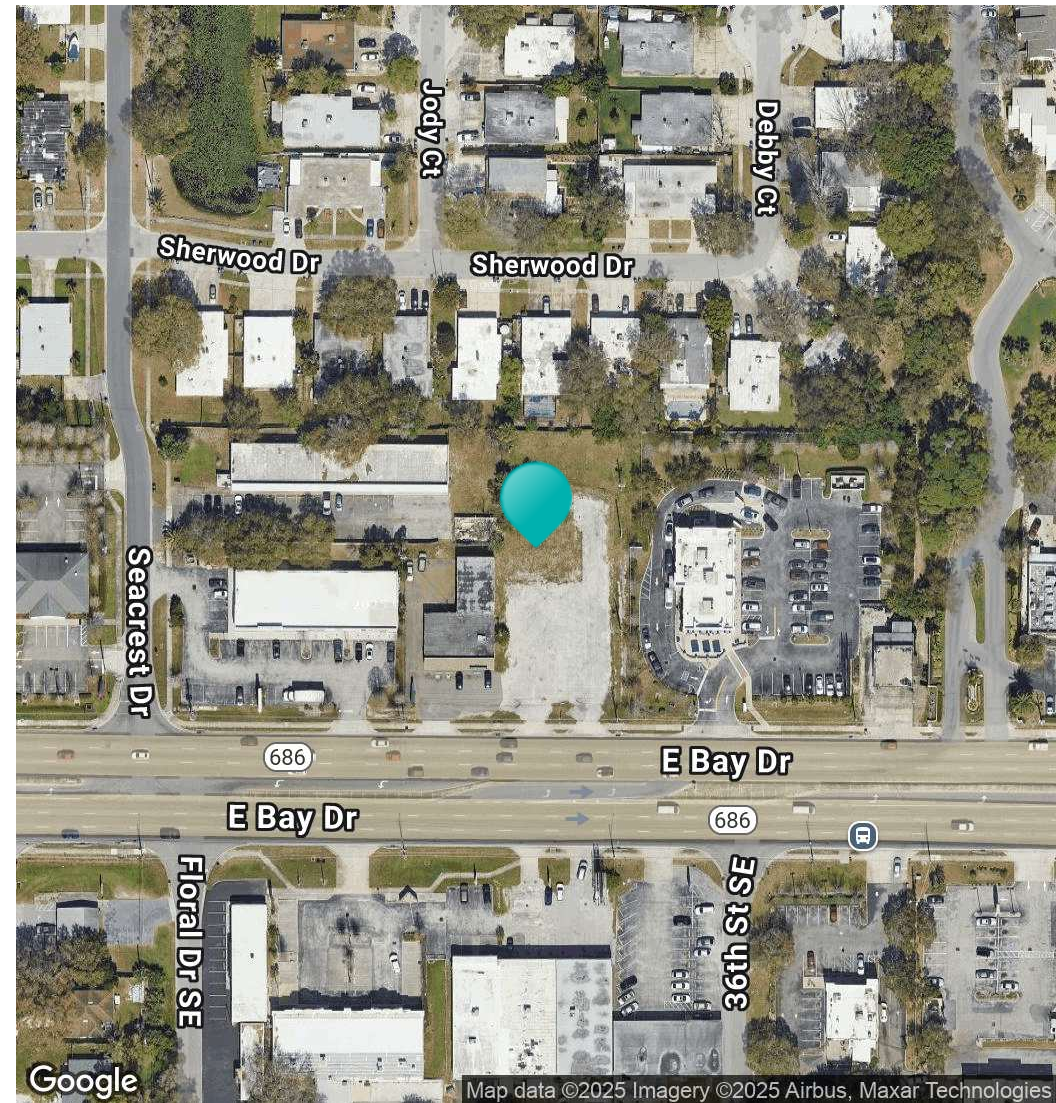
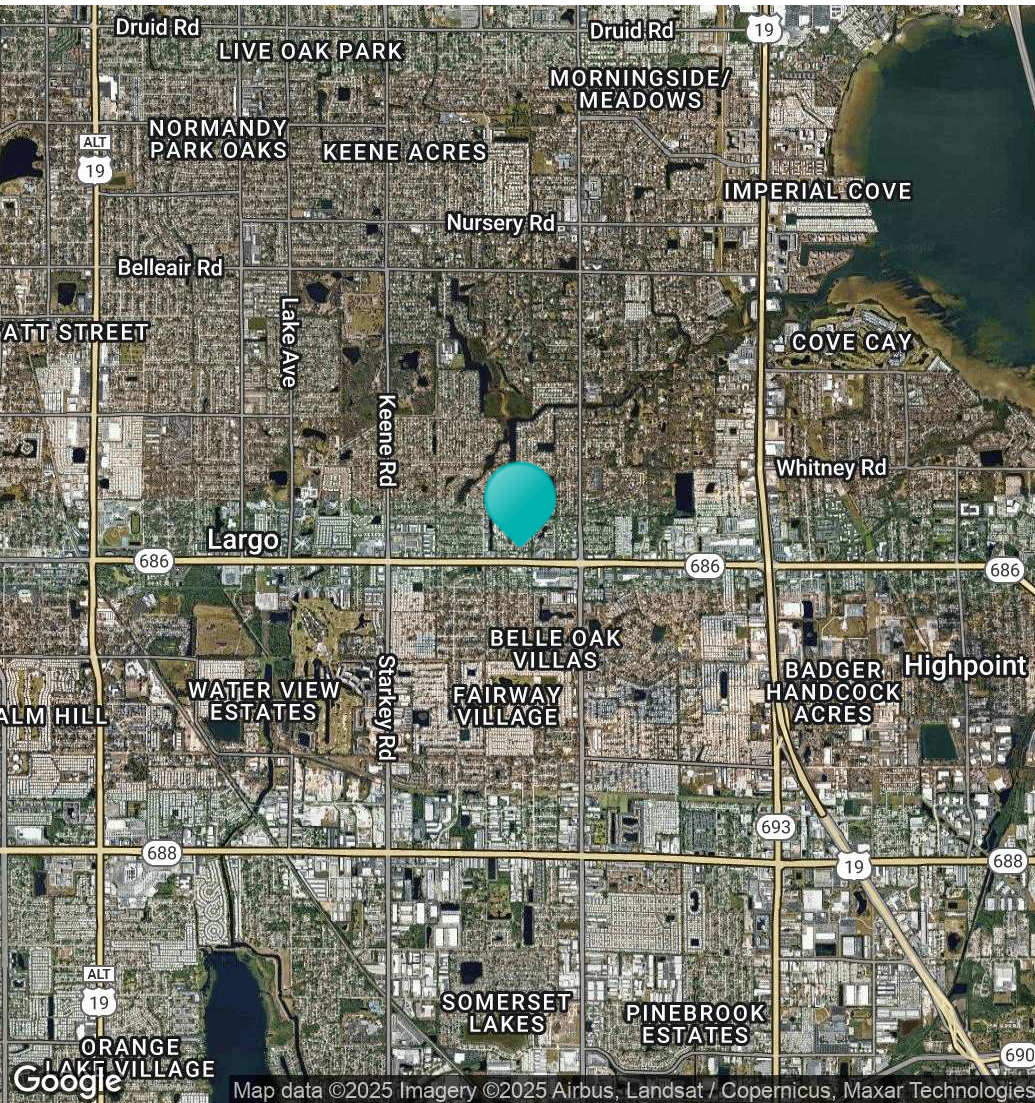
HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	8,351	52,803	111,020
# of Persons per HH	2	2.1	2.2
Average HH Income	\$76,149	\$82,102	\$86,717
Average House Value	\$267,415	\$273,130	\$321,400

Demographics data derived from AlphaMap



Location Maps



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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Eshenbaugh Land Company, LLC in compliance with all applicable fair housing and equal opportunity laws.

Eshenbaugh Land Company is a licensed real estate brokerage firm in Florida and William A. Eshenbaugh is the broker of record.