

# 801 WEST BAY OP

SWC of Clearwater Largo Rd. & West Bay Dr. • Largo, FL



**OUTPARCEL AVAILABLE 2,500 SF +/- BUILDING WITH DRIVE THRU  
JOIN PUBLIX SUPER MARKET!**

Rendering is included to provide a general depiction of space location. Site plan may not be to scale. All dimensions are approximate for illustrative purposes only and are subject to field verification.

## LOCATION:

801 West Bay Dr.  
Largo, FL

## FEATURES:

- Prominent signalized intersection at W. Bay Dr. and Clearwater Largo Rd.
- ADT of 41,500 along W. Bay Dr. (E/W) and 26,500 along Clearwater Largo Rd. (N/S)
- Excellent access with 2 points of ingress/egress
- Strong demographics with population of 229,696 and an average household income of \$65,998 in a 5-mile radius

## GROSS LEASABLE AREA:

- N/A

## TRAFFIC COUNTS:

- W. Bay Dr.: 41,500 A.D.T. (E/W)
- Clearwater Largo Rd.: 26,500 A.D.T. (N/S)

## POPULATION:

- 1-mile: 13,954
- 3-mile: 99,016
- 5-mile: 230,352

## HOUSEHOLDS:

- 1-mile: 6,993
- 3-mile: 46,433
- 5-mile: 104,303

## AVG HOUSEHOLD INCOME:

- 1-mile: \$48,017
- 3-mile: \$59,753
- 5-mile: \$63,985

## MEDIAN AGE:

- 1-mile: 50
- 3-mile: 49
- 5-mile: 48