

# Retail Space for Lease

East Bay Crossings

Major Upscale Renovations  
Excellent Tenant Mix  
Strategic Location



800 East Bay Drive  
Largo, FL 33770

 **EUROPEAN EQUITIES**  
CORPORATION

## Property Highlights

Major Upscale Renovations  
Excellent Tenant Mix  
Strategic Location

- \$24.00/SF NNN Lease Rate
- Up to 3,960 SF Available
- Property Renovations in Progress
- High-Traffic East Bay Drive Location
- Excellent Building & Street Visibility
- Prominent Pylon Signage
- Ample Surface Parking
- Convenient Bus Line Access
- Easy Ingress & Egress
- Strong Retail & Service Corridor
- Close Proximity to Restaurants, Retail, Banking & Residential Communities



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# Property Overview

East Bay Crossings has undergone a stunning transformation, emerging as a sleek, modern destination that's turning heads and drawing in foot traffic. This revitalized center now features:

- Modern new exterior finishes and doors for a fresh, contemporary look
- A repaved parking lot offering smooth access and improved convenience
- Lush, manicured landscaping with vibrant palm trees creating a welcoming atmosphere.
- A new rear walkway under construction, enhancing accessibility for all visitors
- An upgraded pylon sign to boost visibility from busy East Bay Drive.

Situated on East Bay Drive, East Bay Crossings benefits from exceptional visibility to nearly 50,000 vehicles daily. The center is ideally located just 10 minutes from Clearwater Beach, with easy access to Tampa, St. Petersburg, and Clearwater. Nearby attractions and national retailers include Publix, Sprouts, Starbucks, Lowe's, The Home Depot, and Largo Central Park.

East Bay Crossings isn't just revitalized—it's reimagined. Discover the energy and opportunity this refreshed center has to offer.



## Flexible 3,960 SF Shell Space at East Bay Crossings

This 3,960-square-foot space offers exceptional flexibility within East Bay Crossings, one of the area's most active shopping centers. Formerly occupied by a dental office and a church, the space is being delivered as a clean shell, providing a blank canvas for a tenant to create a layout tailored to its specific needs.

The space may be leased in its entirety or divided into four contiguous 990-square-foot units, offering multiple configuration options for a wide range of retail, office, medical, or service-oriented uses. New HVAC systems and lighting will be installed throughout.

This vibrant and well-trafficked center offers exceptional visibility and a customer base already drawn to established national and regional brands. Whether you're launching a new venture or expanding your footprint, this space offers flexibility, convenience, and a built-in customer base in a thriving retail corridor.

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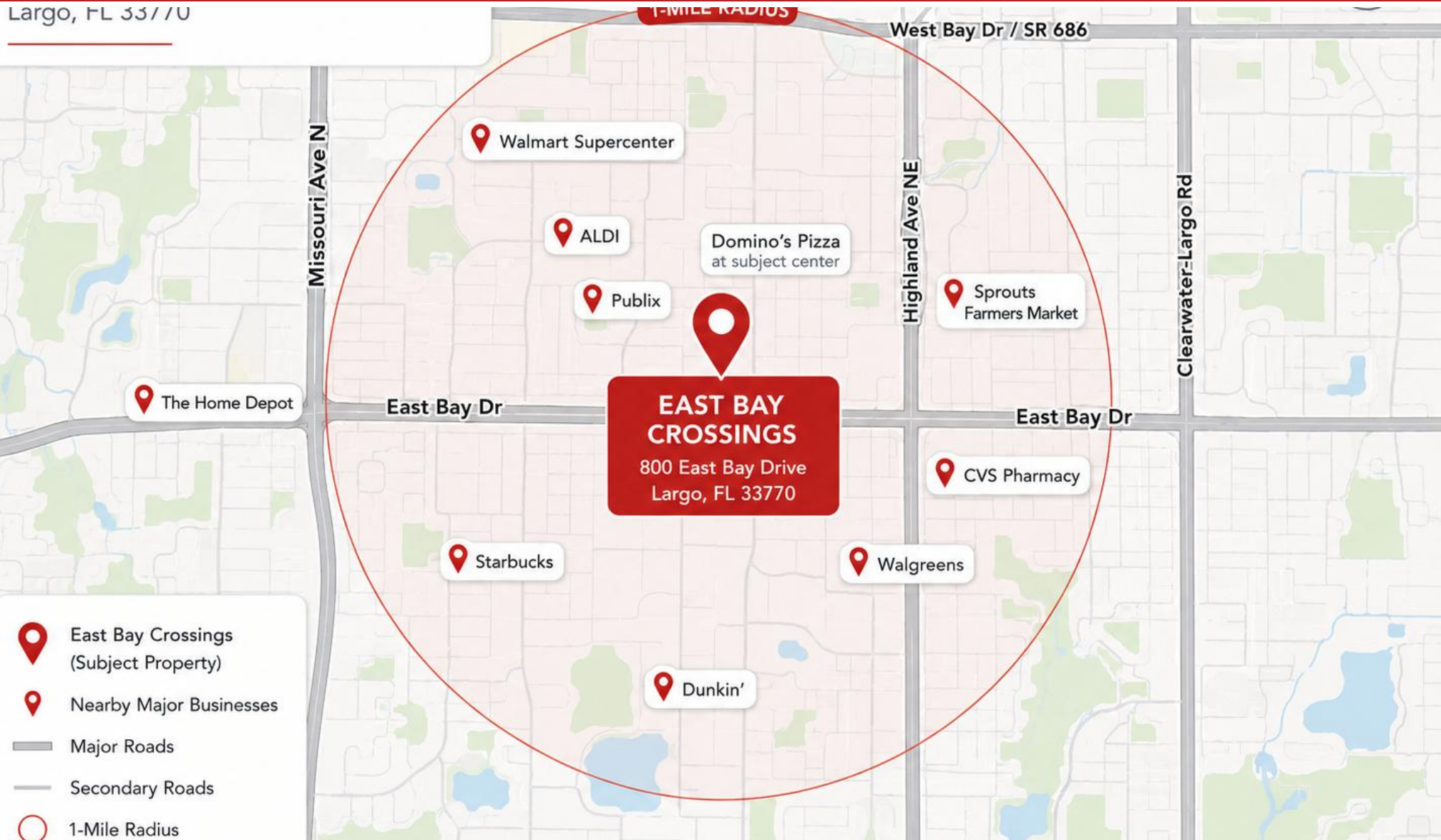
# From 980 SF to 3,960 SF Available - All In-line



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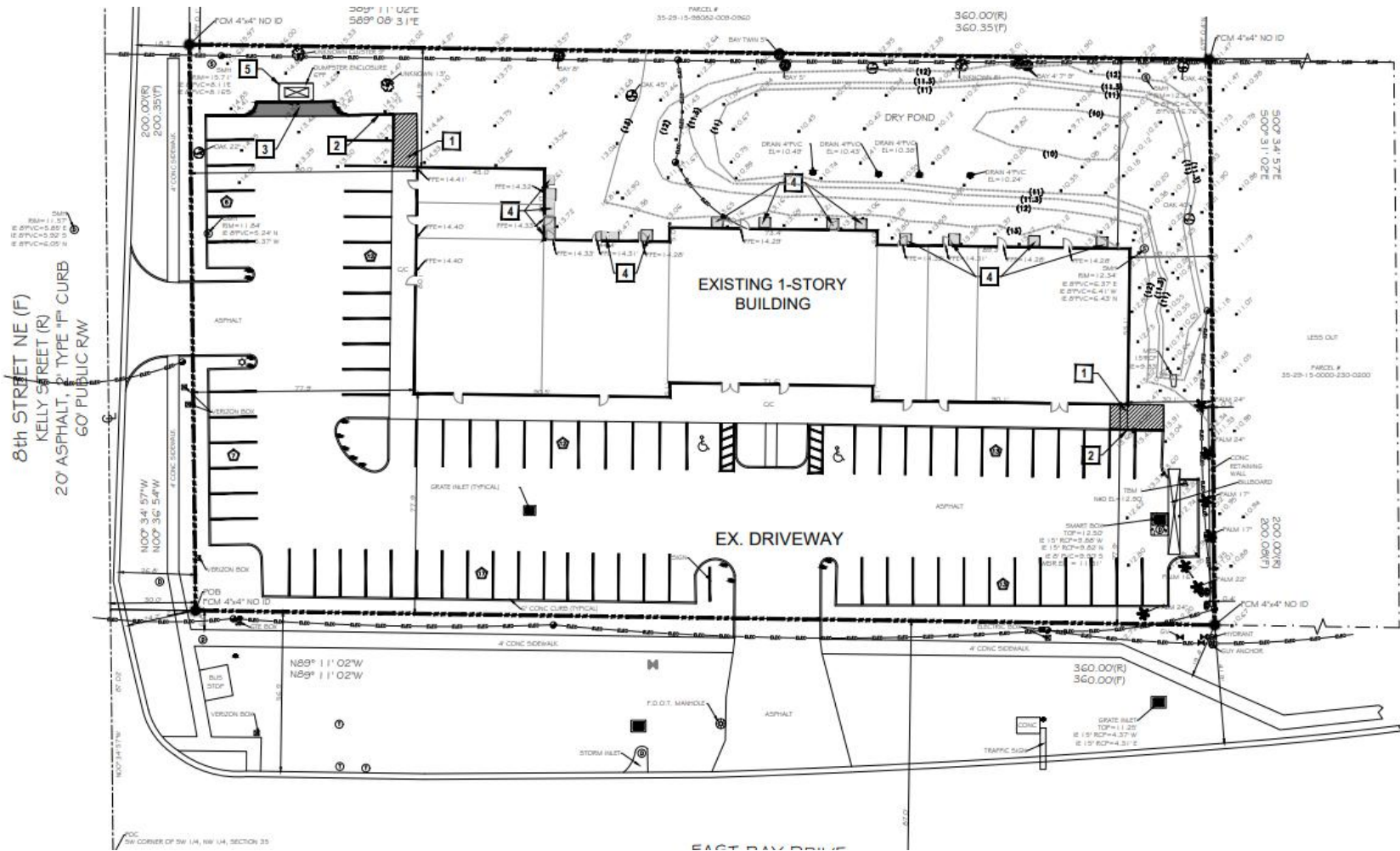
## Location: Major Retail Corridor

Largo, FL 33770



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# Site Plan



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# Demographics: Population Profiles & Traffic

## Population & Households

|                       | 2 mi   | 5 mi    | 10 mi   |
|-----------------------|--------|---------|---------|
| 2020 Population       | 55,344 | 258,572 | 604,472 |
| 2024 Population       | 55,212 | 262,974 | 610,368 |
| 2029 Projection       | 55,527 | 265,446 | 615,288 |
| Annual Growth 2020-24 | -0.10% | 0.40%   | 0.20%   |
| Annual Growth 2024-29 | 0.10%  | 0.20%   | 0.20%   |
| Median Age            | 50.9   | 48.8    | 49.4    |
| Bachelor's Degree+    | 23%    | 28%     | 30%     |
| U.S. Armed Forces     | 56     | 524     | 1,619   |

|                        | 2 mi   | 5 mi    | 10 mi   |
|------------------------|--------|---------|---------|
| 2020 Households        | 26,713 | 117,654 | 279,821 |
| 2024 Households        | 26,363 | 119,764 | 282,366 |
| 2029 Projection        | 26,462 | 120,909 | 284,585 |
| Owner Occupied         | 16,058 | 76,488  | 186,647 |
| Renter Occupied        | 10,404 | 44,421  | 97,938  |
| Avg Household Size     | 2.0    | 2.1     | 2.1     |
| Avg Household Vehicles | 1      | 2       | 2       |

## Income Profile

|                         | 2 mi     | 5 mi     | 10 mi    |
|-------------------------|----------|----------|----------|
| Avg Household Income    | \$64,744 | \$80,213 | \$82,681 |
| Median Household Income | \$51,448 | \$58,070 | \$59,739 |
| < \$25,000              | 5,698    | 24,166   | 55,000   |
| \$25,000 - \$50,000     | 7,102    | 27,219   | 62,882   |
| \$50,000 - \$75,000     | 5,491    | 22,141   | 51,625   |
| \$75,000 - \$100,000    | 3,184    | 14,320   | 34,342   |
| \$100,000 - \$125,000   | 2,284    | 10,784   | 26,868   |
| \$125,000 - \$150,000   | 892      | 6,729    | 15,609   |
| \$150,000 - \$200,000   | 1,186    | 7,048    | 16,884   |
| \$200,000+              | 526      | 7,356    | 19,159   |

 **Total Specified Consumer Spending**    **2 mi \$644.4M** • **5 mi \$3.3B** • **10 mi \$7.9B**

## Traffic Counts

| Collection Street | Cross Street    | Volume | Year | Dist.   |
|-------------------|-----------------|--------|------|---------|
| E Bay Dr          | 8th St NE W     | 43,707 | 2025 | 0.07 mi |
| East Bay Drive    | 6th St NE NE    | 42,549 | 2025 | 0.19 mi |
| Lake Ave NE       | E Bay Dr S      | 54,089 | 2024 | 0.50 mi |
| E Bay Dr          | 2nd St NE E     | 40,881 | 2025 | 0.50 mi |
| Lake Avenue NE    | E Bay Dr S      | 54,134 | 2025 | 0.54 mi |
| Missouri Ave N    | 2nd Ave NE N    | 34,143 | 2025 | 0.58 mi |
| 8th Ave SE        | 3rd St SE W     | 4,308  | 2025 | 0.59 mi |
| East Bay Drive    | Alt Keene Rd NW | 54,184 | 2025 | 0.59 mi |
| Missouri Ave N    | 4th Ave NW N    | 34,162 | 2025 | 0.60 mi |
| W Bay Dr          | Missouri Ave NE | 34,062 | 2025 | 0.61 mi |

## Consumer Spending

| Consumer Spending              | 2 mi Total           | Avg HH          | Per Cap         | 5 mi Total             | Avg HH          | Per Cap         |
|--------------------------------|----------------------|-----------------|-----------------|------------------------|-----------------|-----------------|
| Entertainment / Hobbies / Pets | \$103,989,935        | \$5,640         | \$2,928         | \$257,883,758          | \$4,454         | \$2,003         |
| Personal Items                 | \$23,006,052         | \$3,018         | \$1,567         | \$129,829,890          | \$2,242         | \$1,009         |
| Food & Alcohol                 | \$175,597,487        | \$8,999         | \$4,673         | \$442,092,100          | \$7,636         | \$3,434         |
| Food Away From Home            | \$30,413,439         | \$3,990         | \$2,072         | \$182,400,662          | \$3,150         | \$1,417         |
| Alcohol                        | \$5,518,420          | \$724           | \$376           | \$30,539,842           | \$527           | \$237           |
| Household                      | \$28,468,735         | \$1,621         | \$3,438         | \$273,684,786          | \$4,727         | \$2,126         |
| <b>Total Specified</b>         | <b>\$619,755,226</b> | <b>\$34,993</b> | <b>\$18,171</b> | <b>\$1,603,765,276</b> | <b>\$27,699</b> | <b>\$12,459</b> |

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### Company History

European Equities Corporation started as a retail company in 1988 and has since owned nearly a hundred Subway restaurants and other retail businesses in Florida and Texas. So they tend to look at themselves as retail operators that became a very strong part of developing real estate. Being immersed in these submarkets has forced them to understand the market at a granular level. With that, they have created several layers within the development cycle and really understanding the market from the income-producing level up. Over the years, they have diversified into other sectors of commercial real estate. European Equities Corporation touches every level of the development cycle, where they are fully versed in acquisitions and development, creating meaningful financing structures, stabilizing assets, and managing them post development.

