

Offering Summary

1,300 - 5,600 Sqft Class-A Retail Building

Newly Constructed Retail Space

2101 Starkey Road, Building R, Largo, Florida 33771



Central Pinellas County • Prime Road Frontage

Logan Kearney | Kearney Management, LLC

Direct: (813) 720-7070 | info@KearneyInvestments.com



Building Highlights and Features

The owner and Kearney Management respectfully request that interested parties refrain from contacting any on-site personnel. All tours must be scheduled in advance by contacting us at (813) 720-7070.

Opportunity Highlights

- Superb opportunity for Retail along highly-traveled Starkey Road & Ulmerton Road.
- Brand New Construction
- Excellent Largo location situated in the center of Pinellas County
- Neighbors include: Starkey Lakes Corporate-Center, a Class-A corporate center, Walmart Neighborhood Market, Starbucks, Wawa, Thorntons, 7-Eleven, Shell, Domino's Pizza, Taco Bell, Wendy's, Zaxbys, Popeyes, O'Reilly Auto Parts, Allstate Insurance, State Farm, Sugar Wing, Public Storage and more.
- High Traffic Count – 53,000 AADT (Annual Average Daily Traffic) on Ulmerton Road and 44,000 AADT on Starkey Road
- 255,838 people within a 5 mile radius

Uses

The property can be used for Retail, Restaurant, or Commercial General purposes.

Leasing Information

Entire building is 8,181 square feet. Ownership has not partitioned building yet so tenant is able to select sizes between 1,296 sqft up to 5,589 sqft.

Building Highlights

- 8,181 SqFt of Newly Constructed Retail space
- 3-Phase 200 amp electrical service per Suite
- 6.0 parking spots per 1,000 SqFt
- New Construction
- Tall Ceilings
- Great In-Place Tenants

Location

The property is situated in an ideal location for businesses that need to be on high traffic thoroughfares at the center of Pinellas County.

Neighbors

Building L is an 11,000 square foot building located 100 feet north of this building. Ownership is currently updating facade on that building. Expected completion date is Q4 2025.



The above picture is a rendering of the building.

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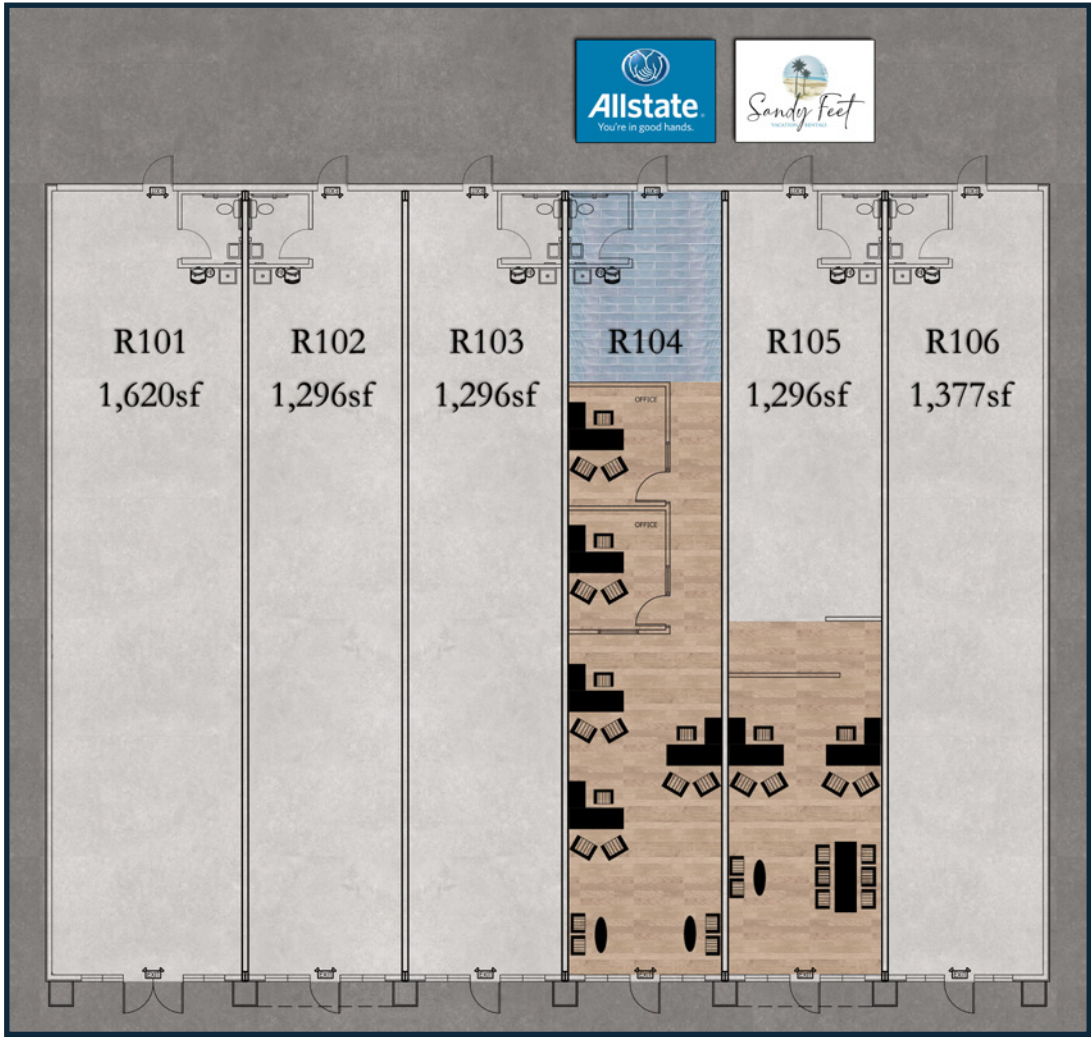
Availability & Building Floorplan

Availability

Suite	Status	Width	Length	SqFt
R-101*	Available	20'	81'	1,620
R-102*	Available	16'	81'	1,296
R-103*	Available	16'	81'	1,296
R-104	Occupied	16'	81'	1,296
R-105	Occupied	16'	81'	1,296
R-106	Available	17'	81'	1,377

*Demising walls can be removed to combine multiple units into one larger suite.

Building Floorplan



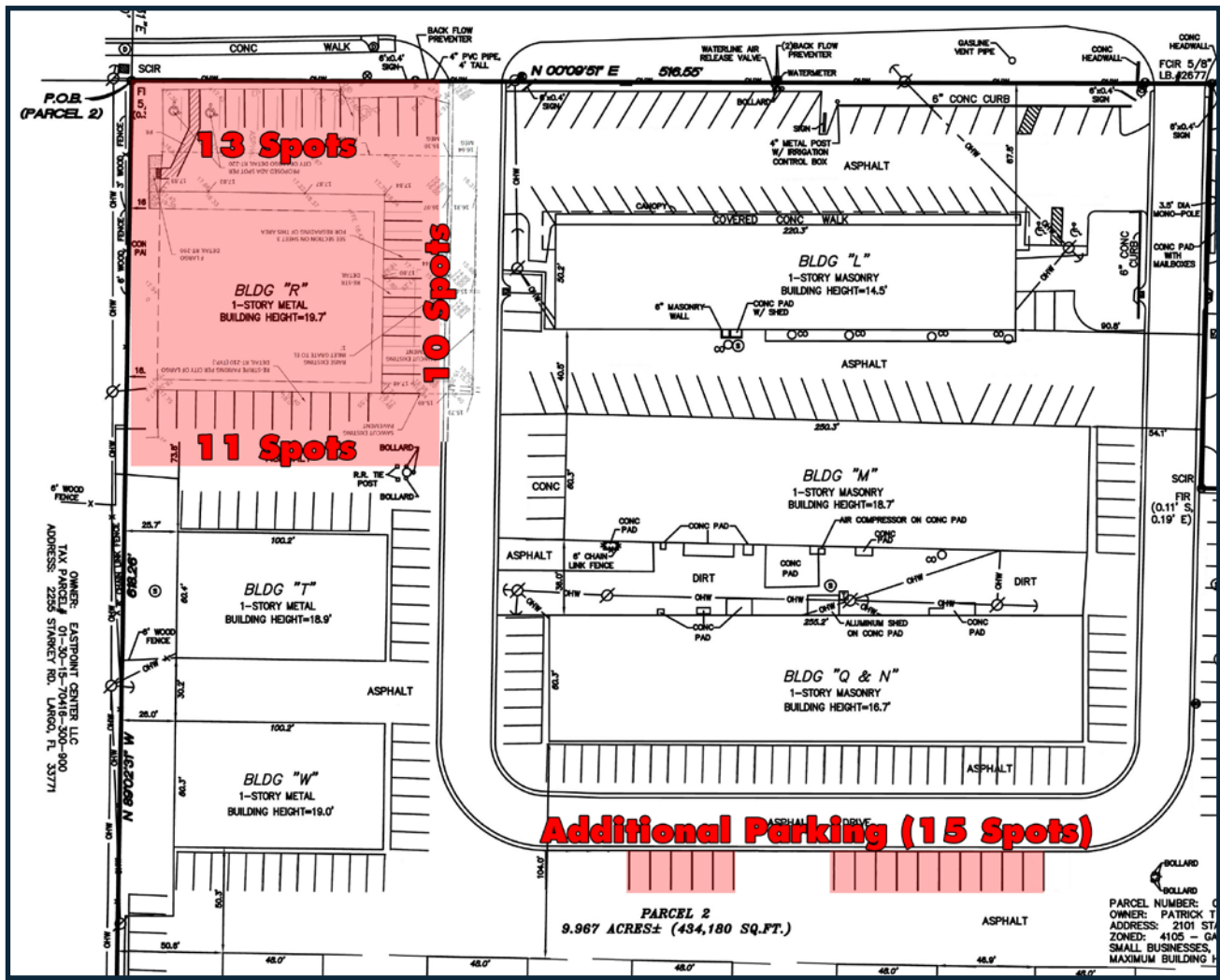
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Parking

Parking

The building has 6.0 spots per 1,000sf or 49 parking spots total. 34 parking spots are adjacent to the building and 15 parking spots are located toward the middle of the property. See sitemap below for details.



Building Occupants

In-Place Building Occupants

Allstate Insurance and Sandy Feet Vacation Rentals currently occupy the center. Services and highlights are outlined below.

Suite R-104: Allstate Insurance

Allstate is a nationally recognized insurance company known for its “You’re in Good Hands” promise, offering auto, home, renters, life, and small-business coverage through knowledgeable local agents. The Allstate agency at our center provides personalized guidance, convenient digital tools, and responsive claims support, making coverage simple for families and businesses alike. As a trusted household brand with strong community presence, Allstate adds credibility and everyday traffic to our retail mix.



Suite R-105: Sandy Feet Vacation Rentals

Sandy Feet Vacation Rentals is a family-owned, Pinellas-County-based vacation rental and property management company offering beachfront condos and single-family homes, including pet-friendly and pool-equipped options. Guests get clean, well-equipped stays with contactless check-in and responsive concierge support, while owners benefit from full-service, local management with 24/7 communication and regular on-site inspections. A trusted local host for our Gulf-beach visitors, Sandy Feet adds a welcoming, service-first presence to our tenant base.



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Aerial



2101 STARKEY RD - LARGO, FL

Neighbors within 1,200 feet of Subject Property

Starkey Lakes Corporate Center



Starkey Lakes Corporate Center



Walmart Neighborhood Market



Zaxbys



Thortons



Optum Health Care



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Neighbors within 1,200 feet of Subject Property (continued)

Starbucks



Gulf Coast Corporate Center



Sugar Wing & AFC Urgent Care



Wendy's



Wawa



Domino's



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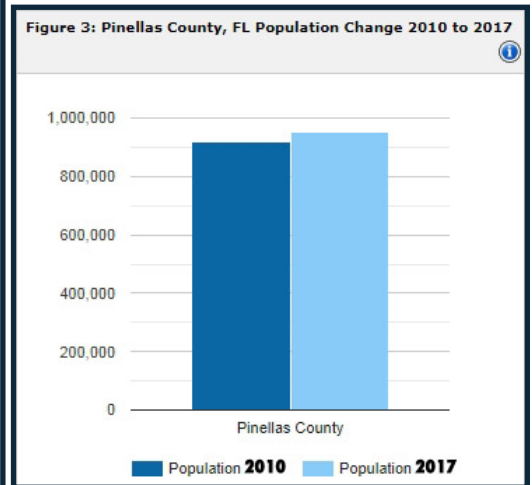
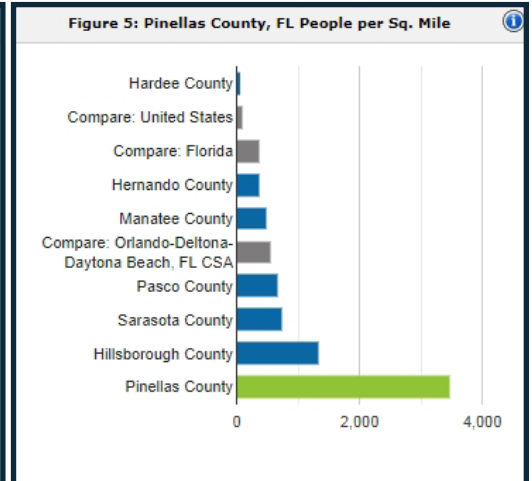
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Pinellas County Population Density

Population Density

Pinellas County boasts a population density so large it's more than double the next densest county in Florida.

		State	Population Density	Land Area	2015 Population
1	Pinellas County	Florida	3,402	274	931,477
2	Broward County	Florida	1,527	1,207	1,843,152
3	Seminole County	Florida	1,413	309	437,346
4	Miami-Dade County	Florida	1,390	1,899	2,639,042
5	Orange County	Florida	1,361	903	1,229,039
6	Hillsborough County	Florida	1,277	1,020	1,302,884
7	Duval County	Florida	1,168	763	890,673
8	Lee County	Florida	846	784	663,675
9	Sarasota County	Florida	705	556	392,038
10	Palm Beach County	Florida	700	1,970	1,378,806
11	Pasco County	Florida	641	748	479,288
12	Brevard County	Florida	545	1,015	553,591
13	St Lucie County	Florida	504	572	288,006
14	Escambia County	Florida	466	657	306,327
15	Manatee County	Florida	463	743	343,729
16	Volusia County	Florida	457	1,101	503,719
17	Leon County	Florida	424	667	282,940
18	Hernando County	Florida	370	473	174,809
19	St Johns County	Florida	350	601	210,495
20	Polk County	Florida	349	1,797	626,676
21	Lake County	Florida	331	939	310,561
22	Clay County	Florida	326	605	197,417
23	Alachua County	Florida	291	875	254,218
24	Indian River County	Florida	284	503	142,866
25	Martin County	Florida	279	544	151,586



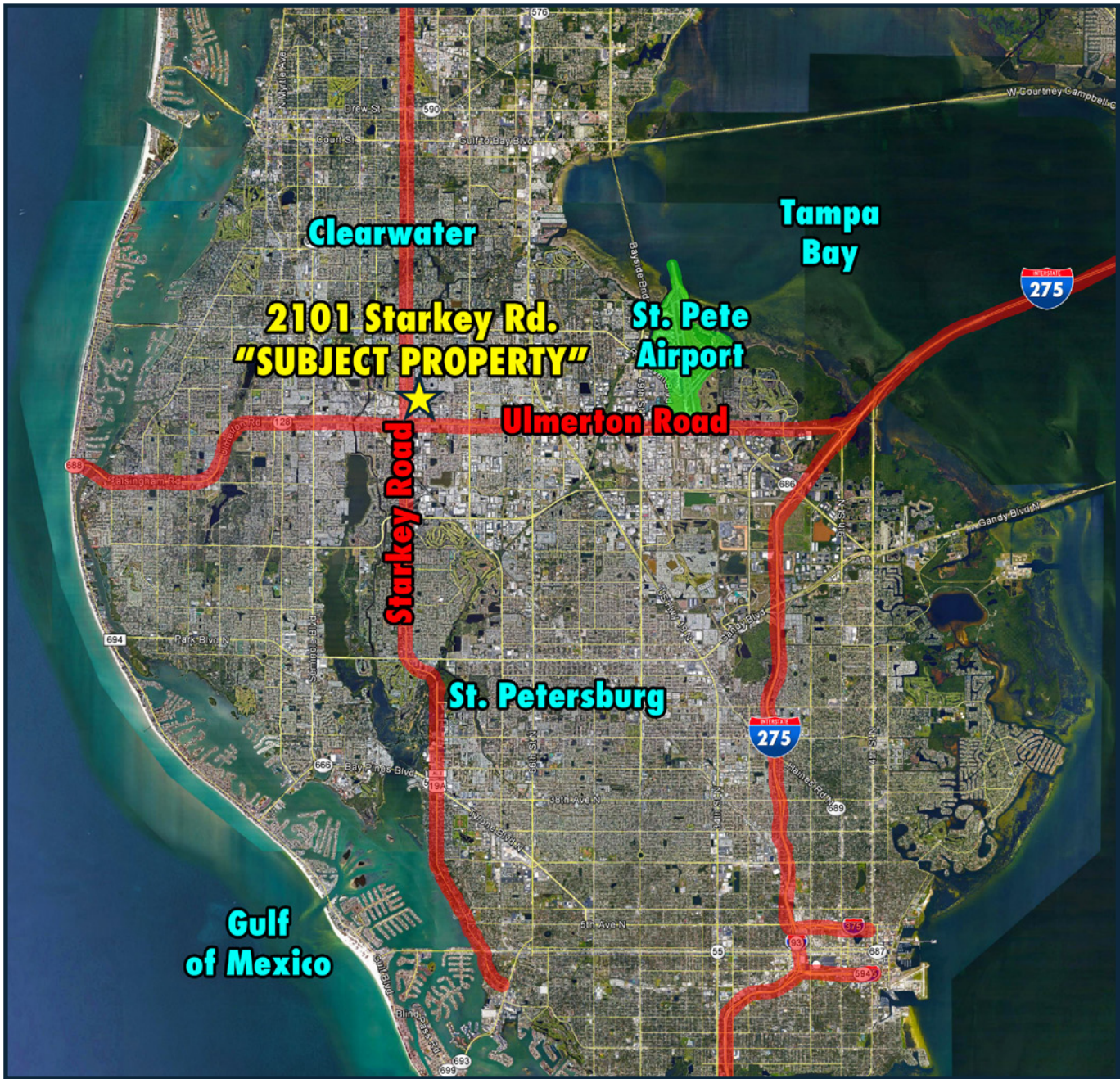
Demographics

Demographics

Date: December 26, 2018

	1 Mile	3 Miles	5 Miles
Basic Variables			
Population	13,646	103,926	255,798
Female Population	7,121	53,098	131,883
Female Percentage	52.2%	51.1%	51.6%
Male Population	6,525	50,828	123,915
Male Percentage	47.8%	48.9%	48.4%
Households	7,466	56,366	134,484
Age: Total			
Age 0 to 4	4.8%	4.5%	4.8%
Age 5 to 9	4.7%	4.5%	4.8%
Age 10 to 14	4.7%	4.5%	5.1%
Age 15 to 17	2.8%	3.0%	3.3%
Age 18 to 20	2.7%	3.2%	3.2%
Age 21 to 24	4.0%	4.4%	4.2%
Age 25 to 29	5.8%	6.3%	5.9%
Age 30 to 34	6.1%	5.7%	5.4%
Age 35 to 39	5.6%	5.8%	5.8%
Age 40 to 44	5.9%	6.2%	6.4%
Age 45 to 49	6.8%	7.5%	7.8%
Age 50 to 54	7.2%	7.5%	7.7%
Age 55 to 59	6.9%	7.0%	7.2%
Age 60 to 64	7.2%	7.0%	6.8%
Age 65 to 69	6.7%	6.2%	5.8%
Age 70 to 74	5.9%	5.3%	4.7%
Age 75 to 79	5.1%	4.4%	4.0%
Age 80 to 84	3.9%	3.5%	3.4%
Age 85 Plus	3.1%	3.5%	3.7%
Median Age	47.54	46.63	45.86
Race & Ethnicity			
American Indian and Alaska Native Alone	0.3%	0.4%	0.4%
Asian Alone	3.5%	3.8%	3.6%
Black Alone	4.2%	5.9%	6.3%
Native Hawaiian and Other Pacific Islander Alone	0.2%	0.2%	0.1%
Some Other Race Alone	3.3%	3.1%	2.9%
Two or More Races	2.6%	2.3%	2.4%
White Alone	88.6%	86.6%	86.7%

Central Pinellas County Location



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Thank you for your Consideration



Thank you for your consideration. If you have any questions or would like to schedule a tour, please reach out to me directly per my contact information below.

Best regards,

Logan Kearney | Kearney Management, LLC

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