

Retail Space for Lease

Welcome to East Bay Crossings
Major Upscale Renovations
Excellent Tenant Mix
Strategic Location



800 East Bay Drive
Largo, FL 33770



Property Facts & Highlights

East Bay Crossings
Major Upscale Renovations
Excellent Tenant Mix
Strategic Location

\$24 PSF NNN
3,900 SF Available
Upscale Renovations in
Progress
Ample Parking
Excellent Tenant Mix
Great Traffic Count
Excellent Visibility
New Pylon Sign
Anchored by
Dominos & Hot Tuna
Bus Line

Contact: David McComas
727-410-2800



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 **EUROPEAN EQUITIES**
CORPORATION

Prime Retail Space Available for Lease | Units I-L | \$24 SF NNN | In-Line

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 (coming soon) 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.



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This spacious 3,960 square foot unit offers excellent potential in one of the area's most active shopping centers—East Bay Crossings. The layout includes:

- A private break room
- Two large rooms, currently separated by a partition wall
- Private restrooms
- The space is a blank canvas, ready for your vision. While it could use some updates—the previous long-term tenant made minimal modifications—it presents a prime opportunity to customize the space to suit your needs.

Key highlights:

- Can be divided into two separate suites
- Landlord is open to shelling out and building to suit for qualified tenants
- Ideal for retail, service, or office use
- Located in a high-traffic, revitalized center with strong co-tenants and nearly 50,000 vehicles passing daily, this is a rare opportunity to establish your business in a well-known, growing location

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.



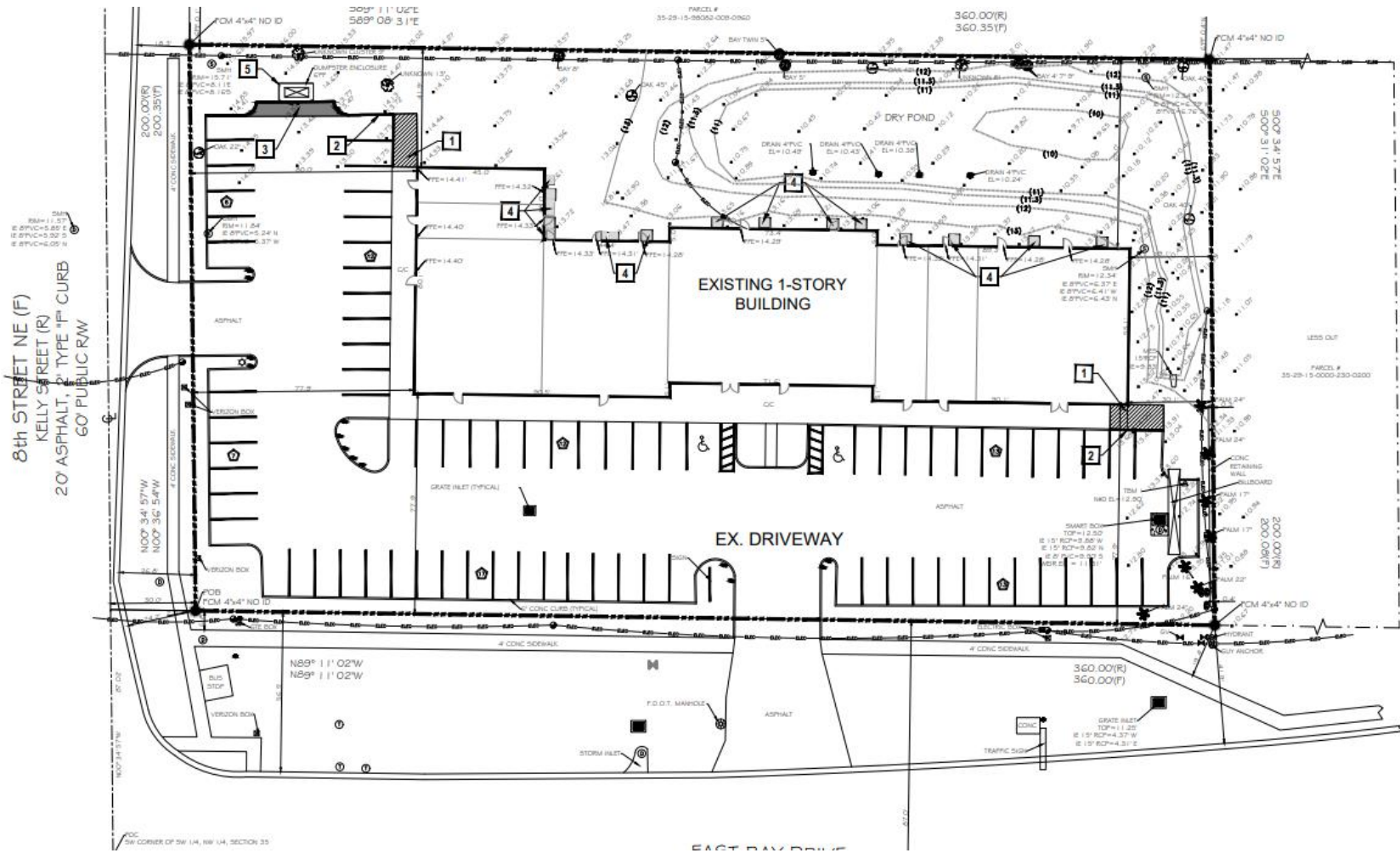
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At the heart of East Bay Crossings is Domino's, anchoring a dynamic lineup of long-standing and beloved local businesses, including:

- The upscale Optical Factory Outlet and Showroom, offering eye exams, audiology services, and eyewear for over 20 years
- Well-loved Ink Godz II Tattoo Shop, known for its artistry and loyal clientele
- A favorite neighborhood hair salon, serving generations of families by Rhonda Poole, Hair Art Design Studio
- An upscale nail salon by Kim, Lavang Nails & Spa, providing luxury self-care experiences
- A one-of-a-kind porcelain painting studio, where guests can enjoy group or private classes with Shirl—still teaching at 98 years young!
- Coming Soon! The highly anticipated Hot Tuna Sushi & Bar Restaurant, a local staple renowned for its sushi and Asian fusion cuisine.



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Demographics: Population Profiles & Traffic

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

| Households | 2 miles | 5 miles | 10 miles |
|--|----------|---------|----------|
| 2020 Households | 26,713 | 117,654 | 279,821 |
| 2024 Households | 26,363 | 119,764 | 282,366 |
| 2029 Household Projection | 26,462 | 120,909 | 284,585 |
| Annual Growth 2020-2024 | 0.40% | 0.60% | 0.30% |
| Annual Growth 2024-2029 | 0.10% | 0.20% | 0.20% |
| Owner Occupied Households | 16,058 | 76,488 | 186,647 |
| Renter Occupied Households | 10,404 | 44,421 | 97,938 |
| Avg Household Size | 2 | 2.1 | 2.1 |
| Avg Household Vehicles | 1 | 2 | 2 |
| Total Specified Consumer Spending (\$) | \$644.4M | \$3.3B | \$7.9B |

| Income | 2 miles | 5 miles | 10 miles |
|-------------------------|----------|----------|----------|
| 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 |

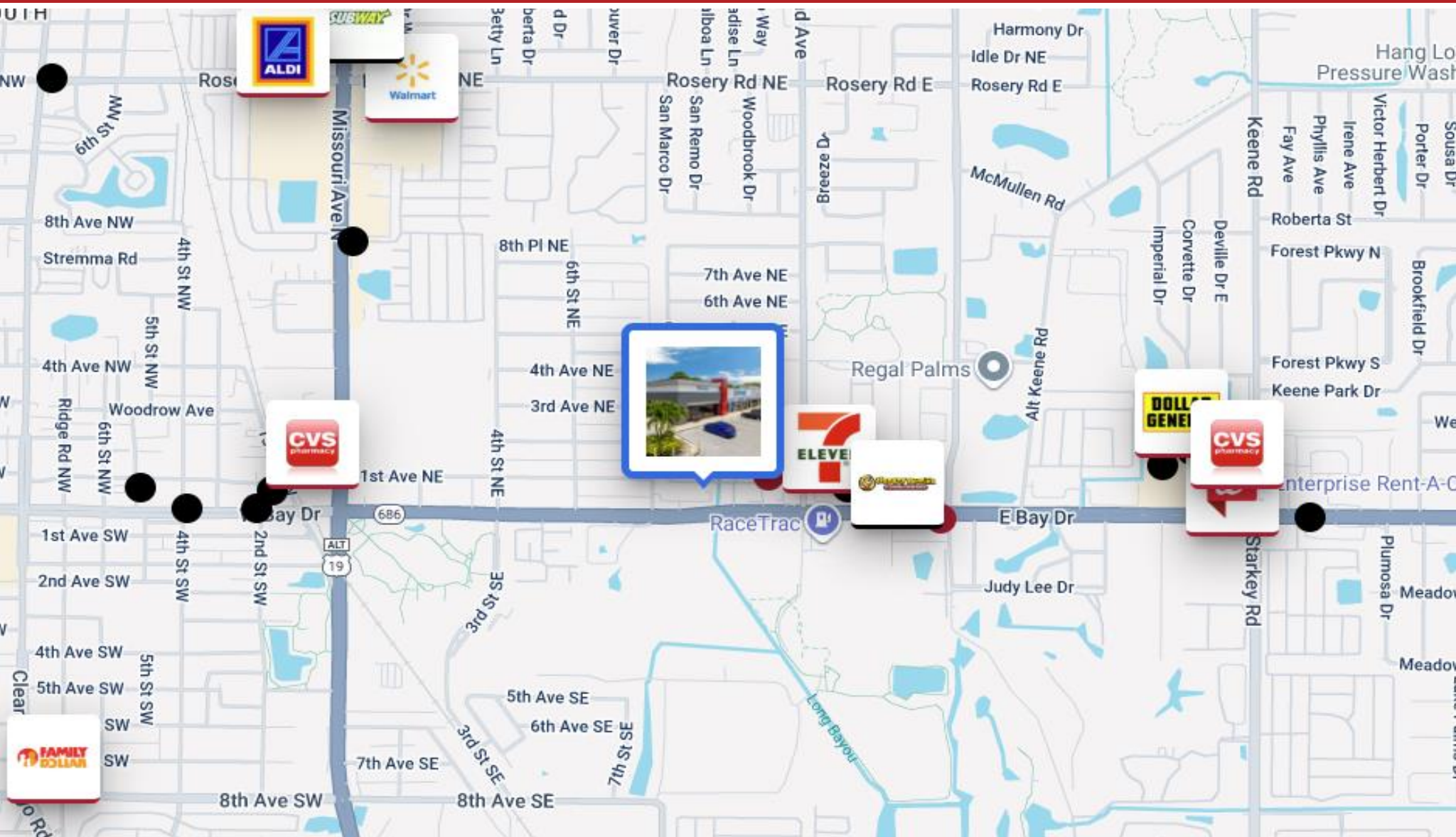
| Collection Street | Cross Street | Traffic Volume | Count Year | Distance from Property |
|-------------------|-----------------|----------------|------------|------------------------|
| E Bay Dr | 8th St NE W | 43,707 | 2025 | 0.07 mi |
| East Bay Drive | 6th St NE NE | 42,549 | 2025 | 0.19 mi |
| 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 Details | 2 mile | | | 5 mile | | |
|--|----------------|---------------|------------|-----------------|---------------|------------|
| | Total Spending | Avg Household | Per Capita | Total Spending | Avg Household | Per Capita |
| 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 |
| Total Specified Consumer Spending (\$) | \$619,755,226 | \$34,993 | \$18,171 | \$1,603,765,276 | \$27,699 | \$12,459 |

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Location: Major Retail Corridor



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About Us

David McComas, CEO
18167 US Hwy 19 N, Ste. 450
Clearwater, FL 33764
C: 727.410.2800
P: 727.723.3771
F: 727.723.7150
W: europeanequities.com

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.

