

Offering Package

1,000 - 11,000 Sqft Class-A Retail Building
with Prime Road Frontage along Starkey Road

2101 Starkey Road, Building L, Largo, Florida 33771



To schedule a tour or ask questions,
Please contact Logan Kearney at: (813) 720-7070

Building Highlights and Features

The owner and Kearney Investments 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 2019 Storefront facade's
- Excellent Largo location situated in the center of Pinellas County
- Neighbors include: Starkey Lakes Corporate Center, a Class-A corporate center with thousands of employees, Walmart, Starbucks, WaWa, Thorntons, 7-Eleven, RaceTrac, Domino's Pizza, Taco Bell, Wendy's, Zaxby's, Pop-eyes, O'Reilly Auto Parts, State Farm, Willie Jewell's BBQ, 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

Leasing Information

Entire building is 11,060 square feet. Building is currently subdivided into ten spaces but Ownership is willing to remove walls to accommodate tenant space requirements. Sizes available anywhere from 1,000 sqft to 11,060 sqft.

Pricing: \$19.95 Net per sqft

Uses

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

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 R is an 8,200 square foot new development project located 100 feet south of this building. Ownership is currently constructing the brand new building and anticipate construction to be finalized Q1 2020.

Entire Building



Zoomed in: Left-Side of Building



Zoomed in: Right-Side of Building

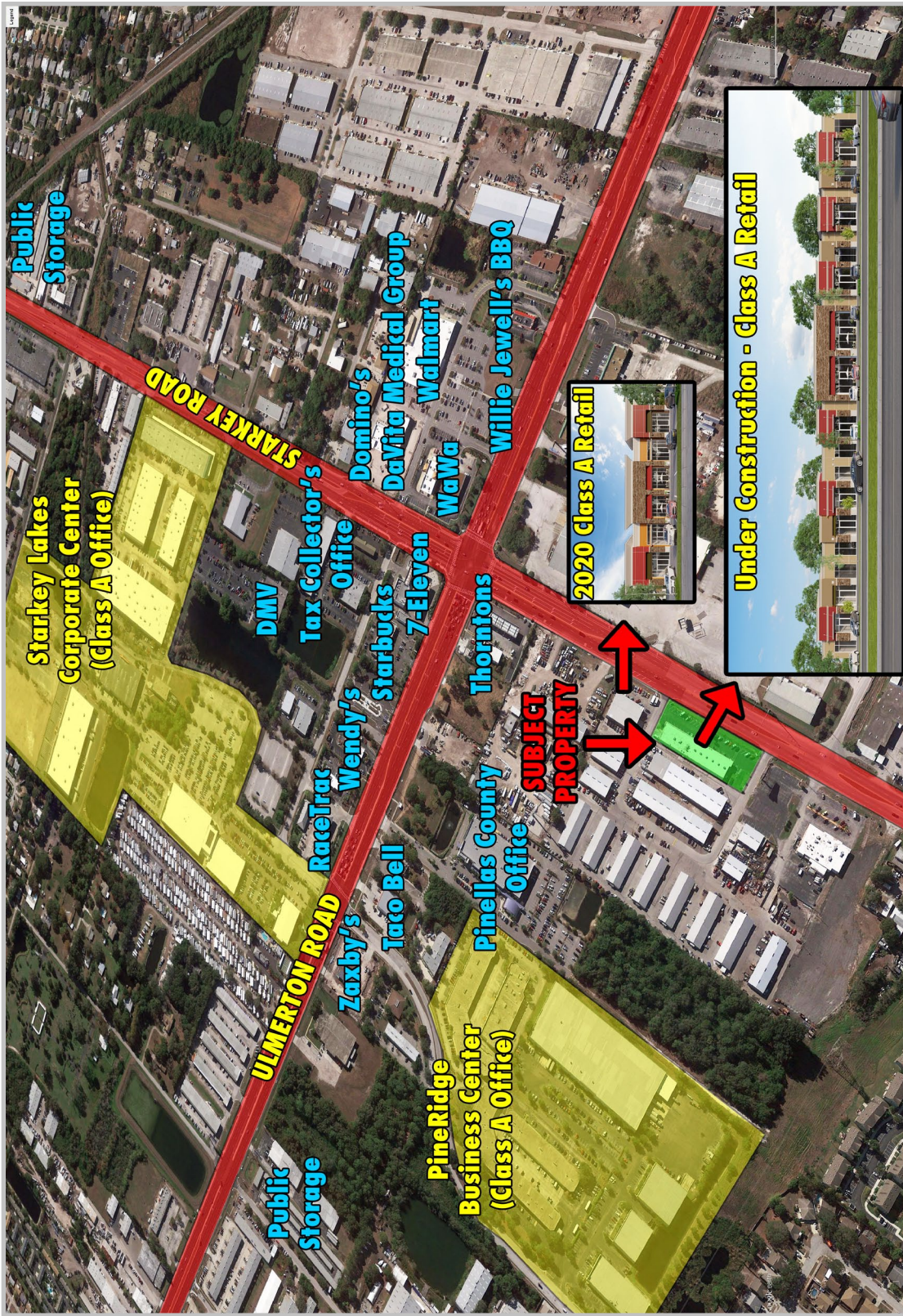


Logan Kearney • (813) 720-7070 • info@KearneyInvestments.com • Offices: Tampa & Largo, FL

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11,060 SQFT W / 600' OF ROAD FRONTAGE - LARGO

Aerial



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Neighbors - Recently built or renovated neighbors within 1,200 feet

Walmart - Built 2014



Zaxby's - Built 2017



WaWa - Built 2014



Wendy's - Renovated in 2017



Starbucks - Built 2010



Thorntons - Built in 2012



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Neighbors continued

7-Eleven - Renovated in 2017



Taco Bell - Renovated 2017



RaceTrac - Renovated 2017



Popeyes - Renovated in 2017



O'Reilly Auto Parts - Built 2013



Starkey Lakes Corporate Center



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Neighbors continued

Domino's - Built 2018



State Farm - Built 2018



Willie Jewell's BBQ - Coming Soon 2019



DaVita Medical Group - Built 2018



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Neighbors continued

On-site Neighbor: Ownership is currently constructing a brand new retail building 100 feet south of the Subject Property. The building is expected to be complete by Q1 2020. See below for rendering.



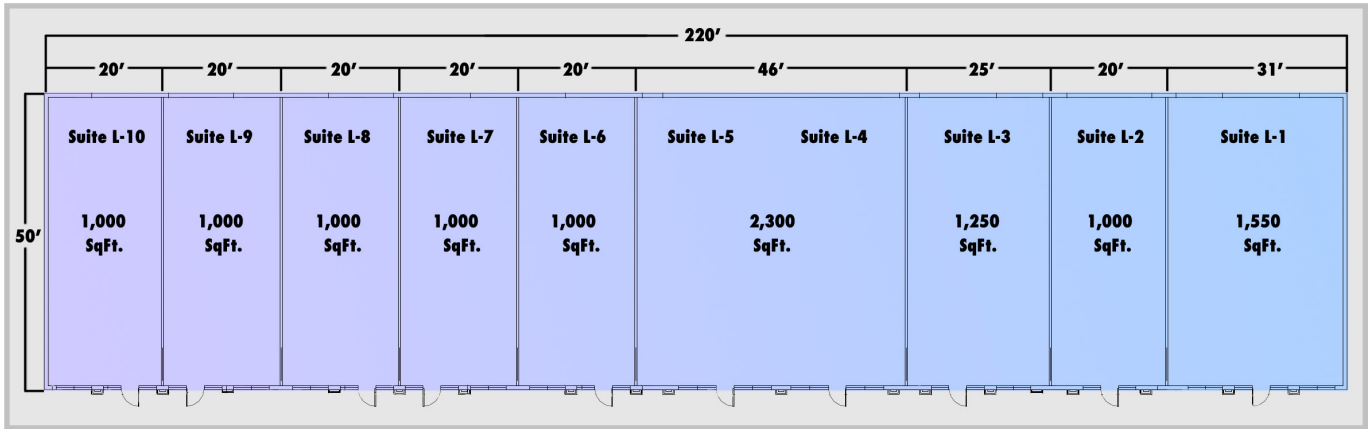
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Building Floor Plan

Potential Building Floor Plans

The dividing firewalls can be removed on the interior of the building to create larger Suite's. Suite sizes range anywhere from 1,000 square feet up to 11,060 square feet. Landlord is willing to work with existing tenants to relocate them to other available Suite's within the Property if required.



11,060 SQFT W / 600' OF ROAD FRONTAGE - LARGO

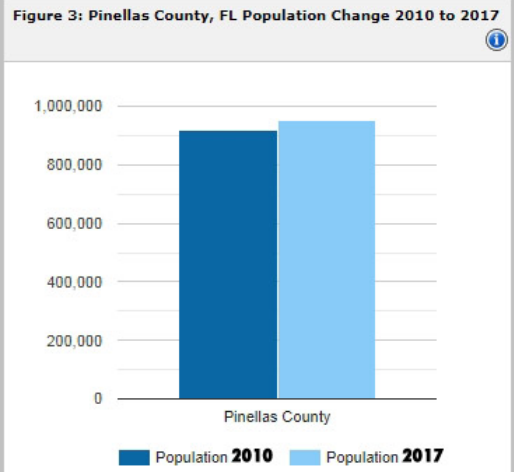
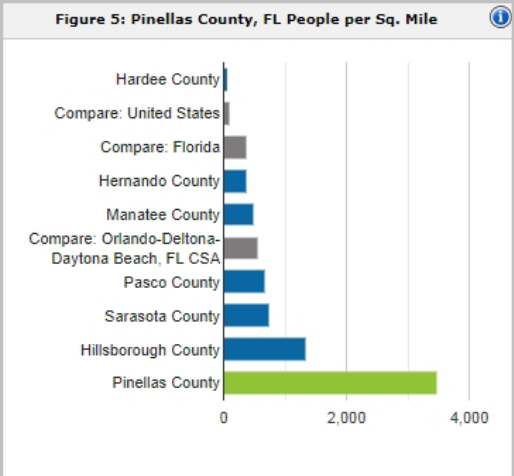
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Demographics

Demographics

Pinellas County boasts a population density so large it's **more than double** the next densest county in Florida and almost triple the population density of Hillsborough County.

		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



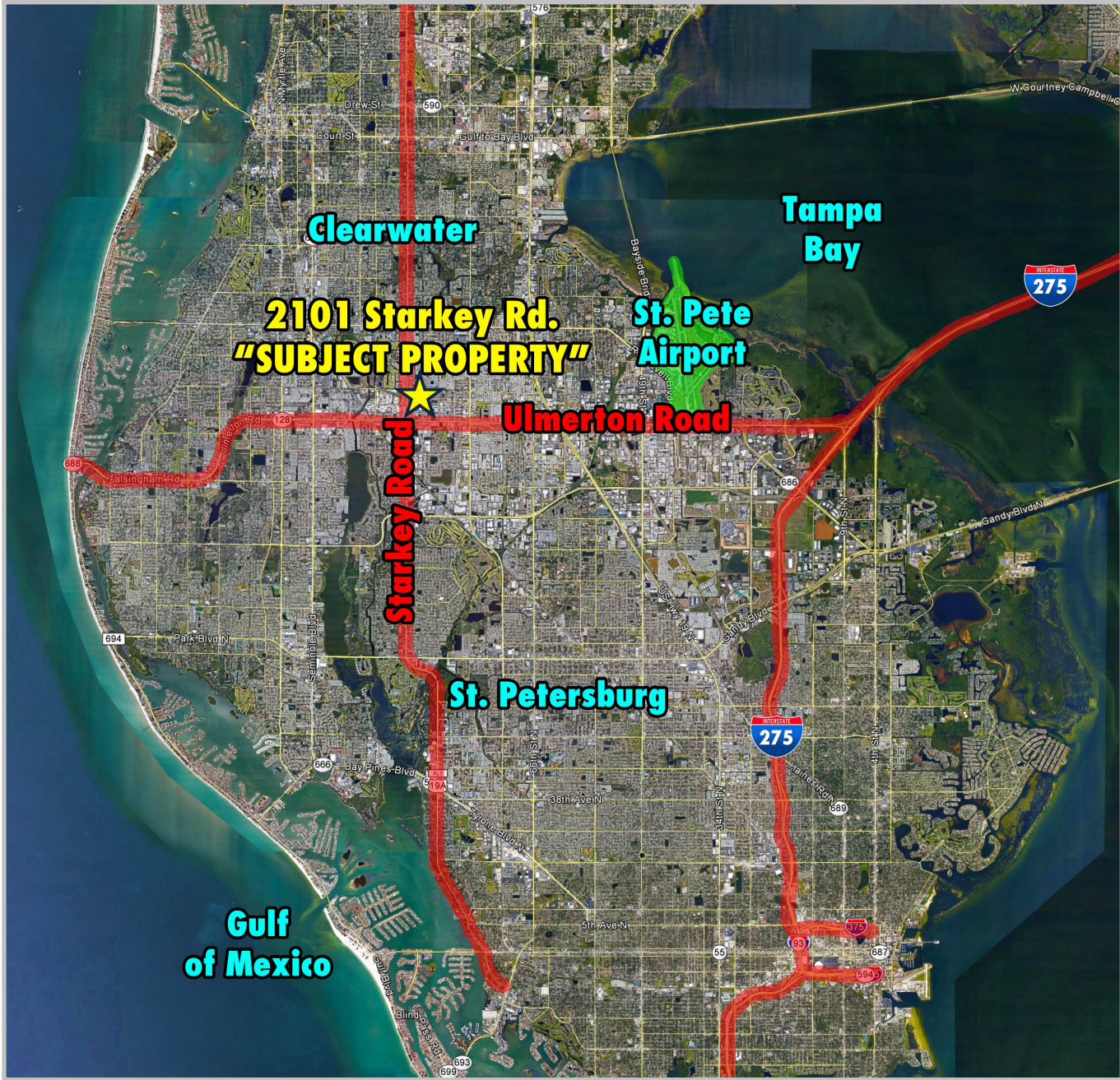
Demographics continued

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%

Location



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