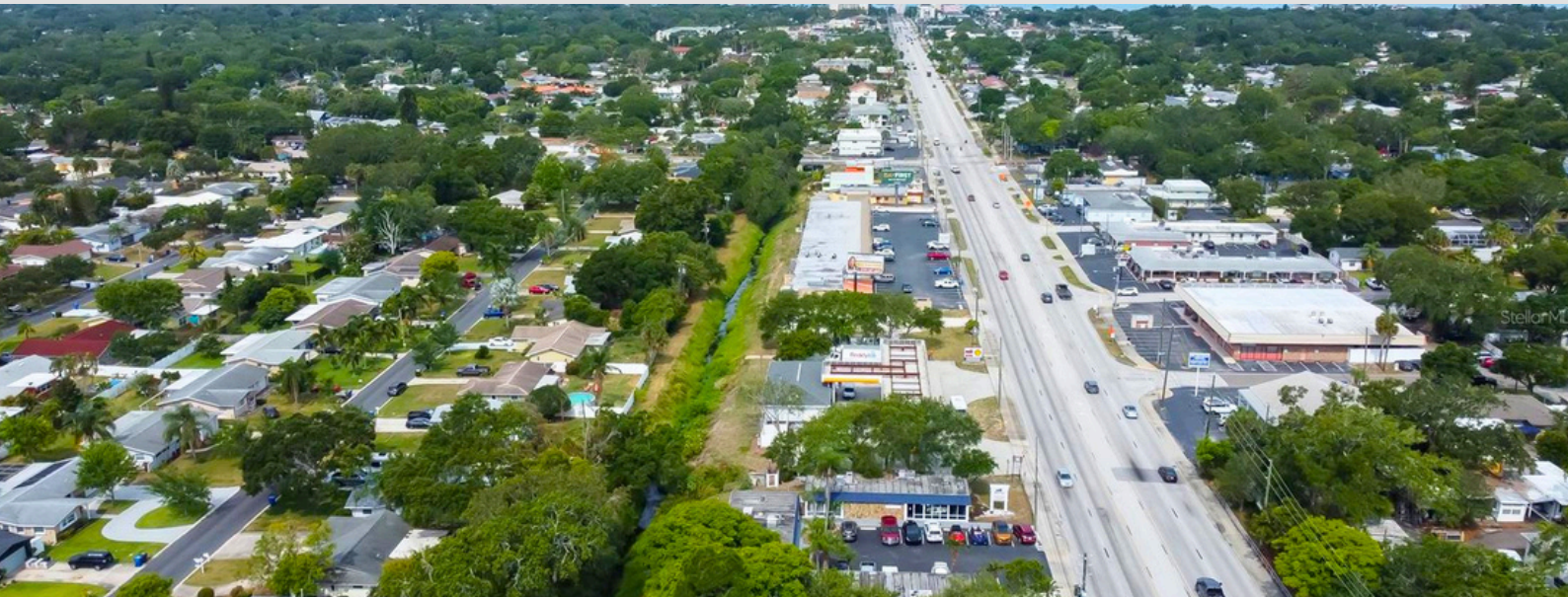


**1631 W BAY DR LARGO, FL 33770**



# MEDICAL OFFICE BUILDING FOR LEASE | 2,480 SQFT

**CALL US FOR PRICING INQUIRIES**

## OVERVIEW

2,480 sqft of prime medical office space near downtown Largo now available for NNN lease. Free standing building with 18,200 Annual Average Daily Traffic per day. Standalone block building with tropical landscaping and on site parking. Zoned Commercial General (CG) in Largos Opportunity Zone. Multiple uses and buildout options to meet your business needs. 7 minutes to Indian Rocks Beach and 15 mins to Clearwater Beach. Easy access to two international airports, downtown St Pete, and professional sports arenas.

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Type: Office

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Parking Spots: 18

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Year Built: 1972

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Heating: Electric, Heat Pump

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Lot Size Area: 0.52 acres

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Cooling: Central Air

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Total Building Area: 2,480 sqft

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Stories: 1



**DARREN MOORE**  
SENIOR COMMERCIAL ASSOCIATE  
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SENIOR COMMERCIAL ASSOCIATE  
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**MAVREALTY**

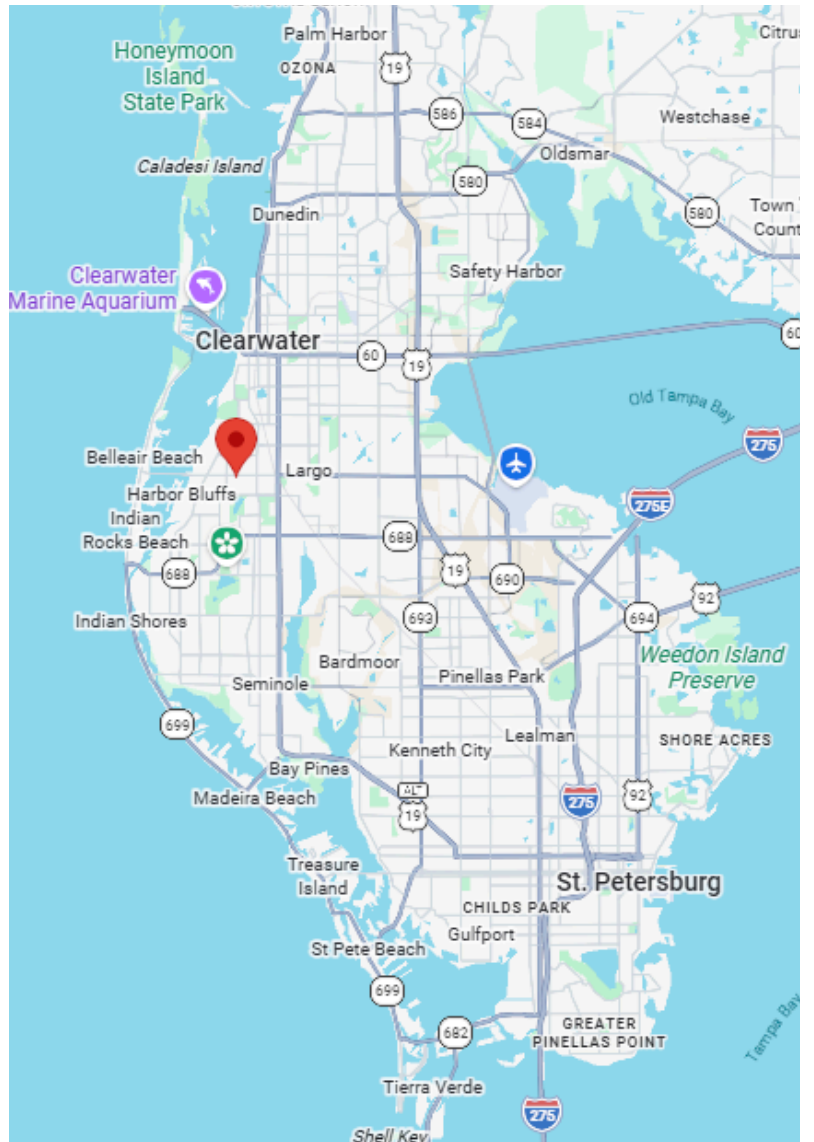
## DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	15,672	113,441	262,424
Average Household Income	\$68,989	\$85,851	\$96,263
Daytime Population	13,448	104,591	305,312

Source: PopStats 4Q 2024 / Trade Area Systems demographic estimates.

## KEY TAKEAWAYS

- Strong population density with more than 262,000 residents within 5 miles, providing a substantial consumer base.
- Affluent trade area with average household income approaching \$100,000 within the 5-mile radius.
- Robust daytime population of more than 305,000 people within 5 miles, driven by employment centers, healthcare facilities, retail corridors, and commuter traffic.
- The location benefits from being situated along the highly trafficked West Bay Drive corridor, serving residents throughout Largo and the surrounding Pinellas County market.



## PHOTOS

