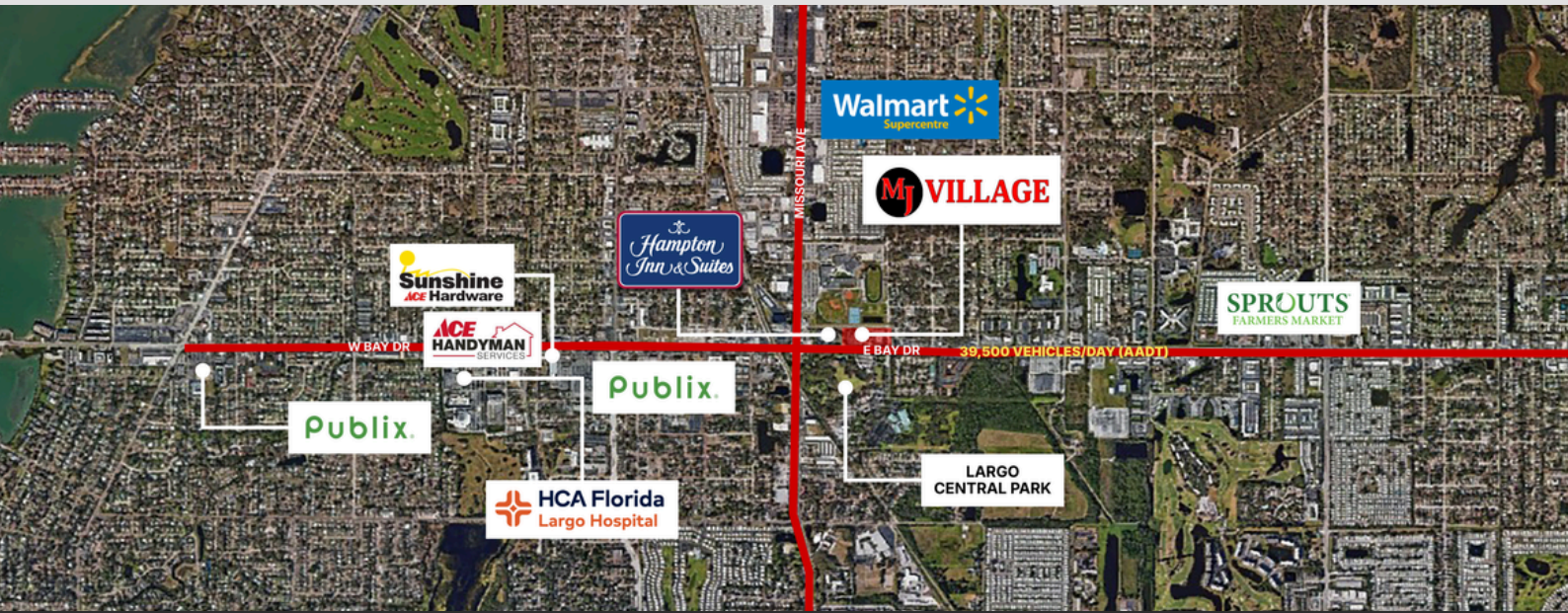


MJ VILLAGE - 300 E BAY DR, LARGO, FL 3377



MEDICAL/OFFICE 2 SPACES | 2,500 SQFT

PLEASE REACH OUT FOR PRICING INQUIRIES

MJ VILLAGE TENANTS



OVERVIEW

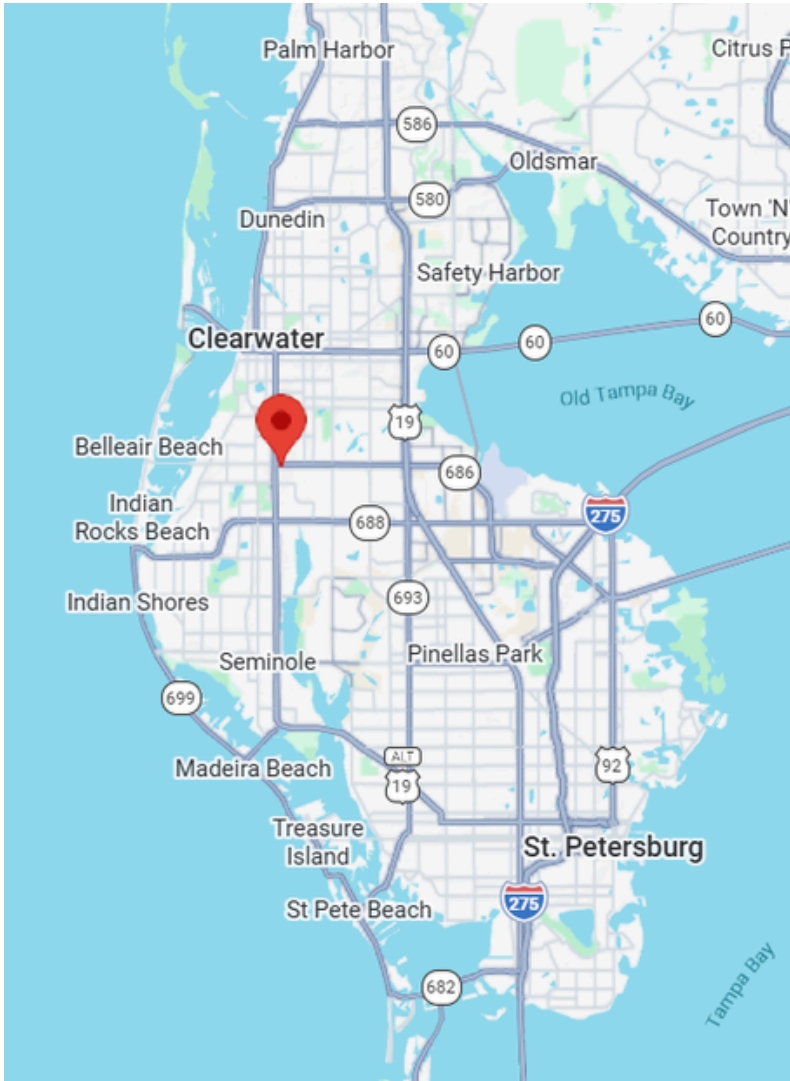
Located at 300 E Bay Dr. in Largo, FL, this premier commercial space represents a rare opportunity in one of Central Pinellas County's most sought-after locations. With daily traffic ranging from about ~39,500 up to ~55,000+, your business will enjoy exceptional visibility and accessibility in this vibrant mixed-use development.



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DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	15,001	111,266	258,320
Average Household Income	\$68,989	\$85,851	\$96,263
Daytime Population	13,448	104,591	305,312

Source: Demographic estimates from market reports and PopStats 2024.

KEY TAKEAWAYS

- **Strong Population Base:** Over 258K residents within 5 miles, indicating a dense consumer market.
- **Income Trend:** Average household income increases with radius, suggesting broader purchasing power in the larger trade area.
- **Vibrant Daytime Population:** The trade area's daytime population within 5 miles (~305K) exceeds the residential base, showing commuter and employment inflows.

