

# TOWN CENTER PLAZA - 2ND GEN RESTAURANT

1644 Missouri Ave N., Largo, FL 33770



## OFFERING SUMMARY

<b>NUMBER OF UNITS:</b>	1
<b>AVAILABLE SF:</b>	
<b>LEASE RATE:</b>	Negotiable
<b>BUILDING SIZE:</b>	7,611
<b>RENOVATED:</b>	2019
<b>MARKET:</b>	Largo
<b>SUBMARKET:</b>	Belleair

## PROPERTY OVERVIEW

This 2nd Generation Restaurant lease offering is for two separate restaurant offerings: The first is a 2,310 square foot, multi-unit space. The second restaurant offering is a 5,301 square foot, multi-unit space. Both are equipped with kitchens, hoods, and grease traps (tenants still operating, please do not disturb).

Town Center is a recently renovated and upgraded 46,500+/- square-foot retail strip center with many different retailers located 1600 Missouri Ave N. in the Largo/Belleair submarket of Pinellas County. Exceptional introductory lease rates are available in this plaza.

Town Center Plaza has recently undergone extensive renovations with finishing touches that are expected to be complete by the 2019 year end. Grounds improvements have also been implemented and include a freshly coated parking lot, mature tropical landscaping throughout, and an outdoor patio area.

## PROPERTY HIGHLIGHTS

- Recently Renovated Store Fronts
- Exceptional Lease Rates
- Upgraded Grounds and Landscaping
- Rejuvenated Parking
- Updated Signage

**TAMPA, FL**  
1208 E Kennedy Blvd, Suite 231  
Tampa, FL 33602

**CHERIE TEDESCO-GAMBLE**  
Managing Director  
O: 813.898.7289  
C: 813.898.7289  
cherie.tedesco@kw.com  
FL #SL3397003

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**RETAIL FOR LEASE**

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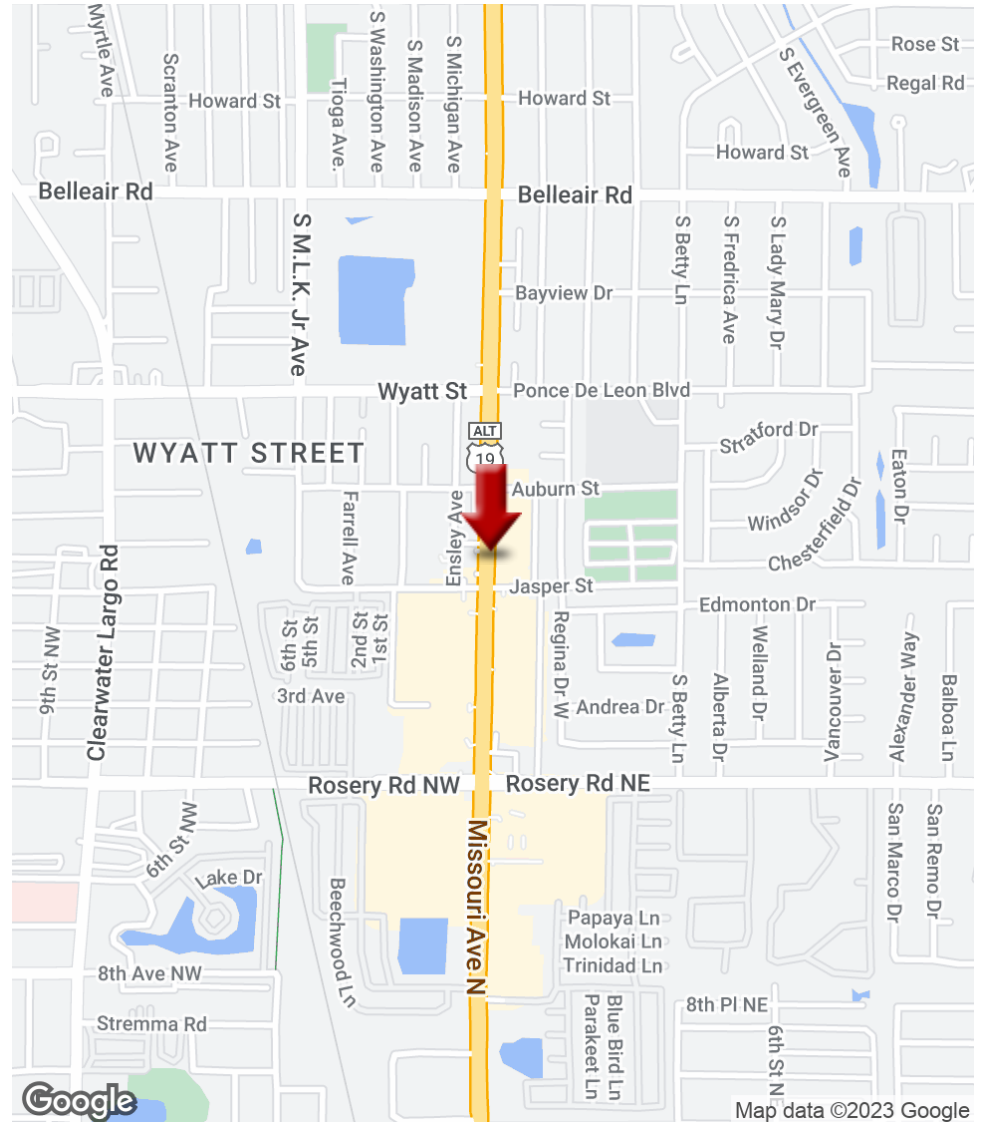
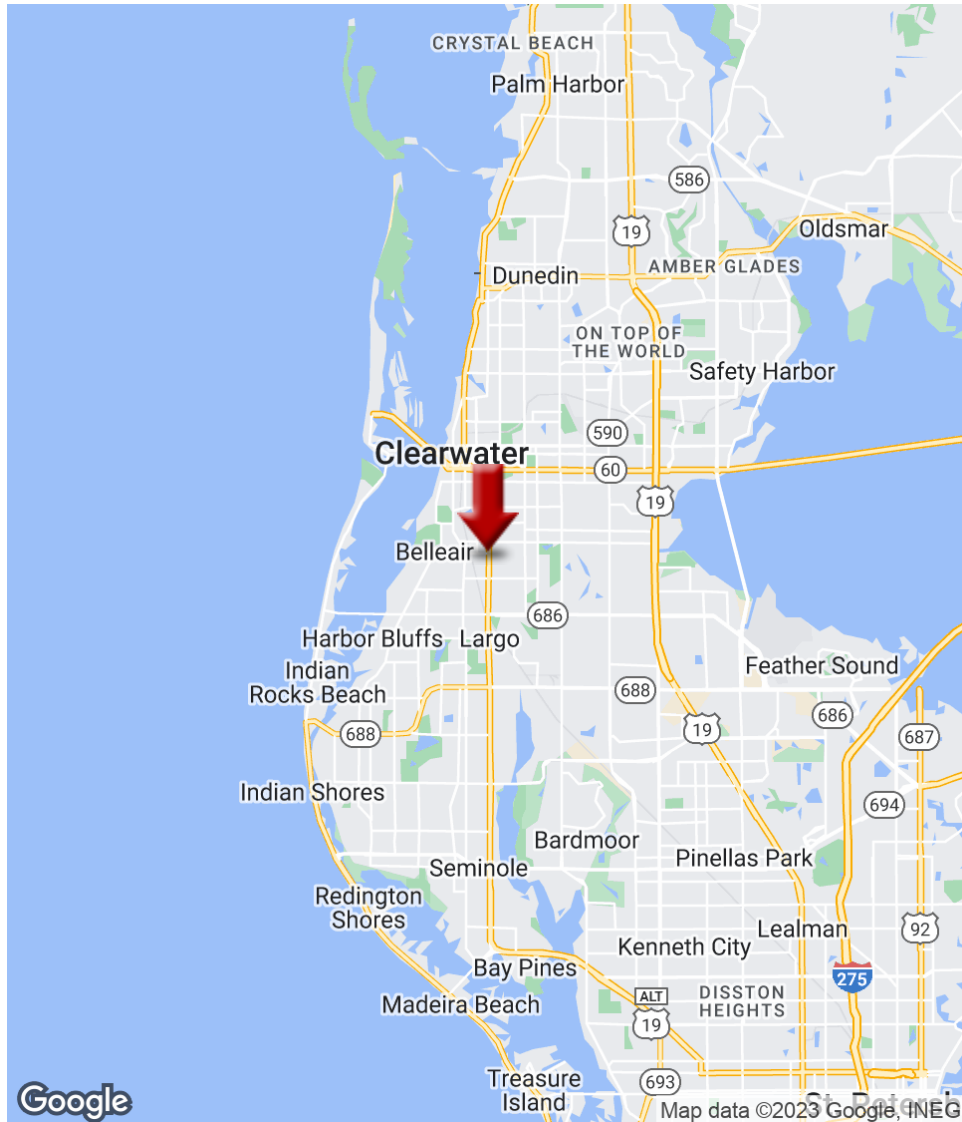
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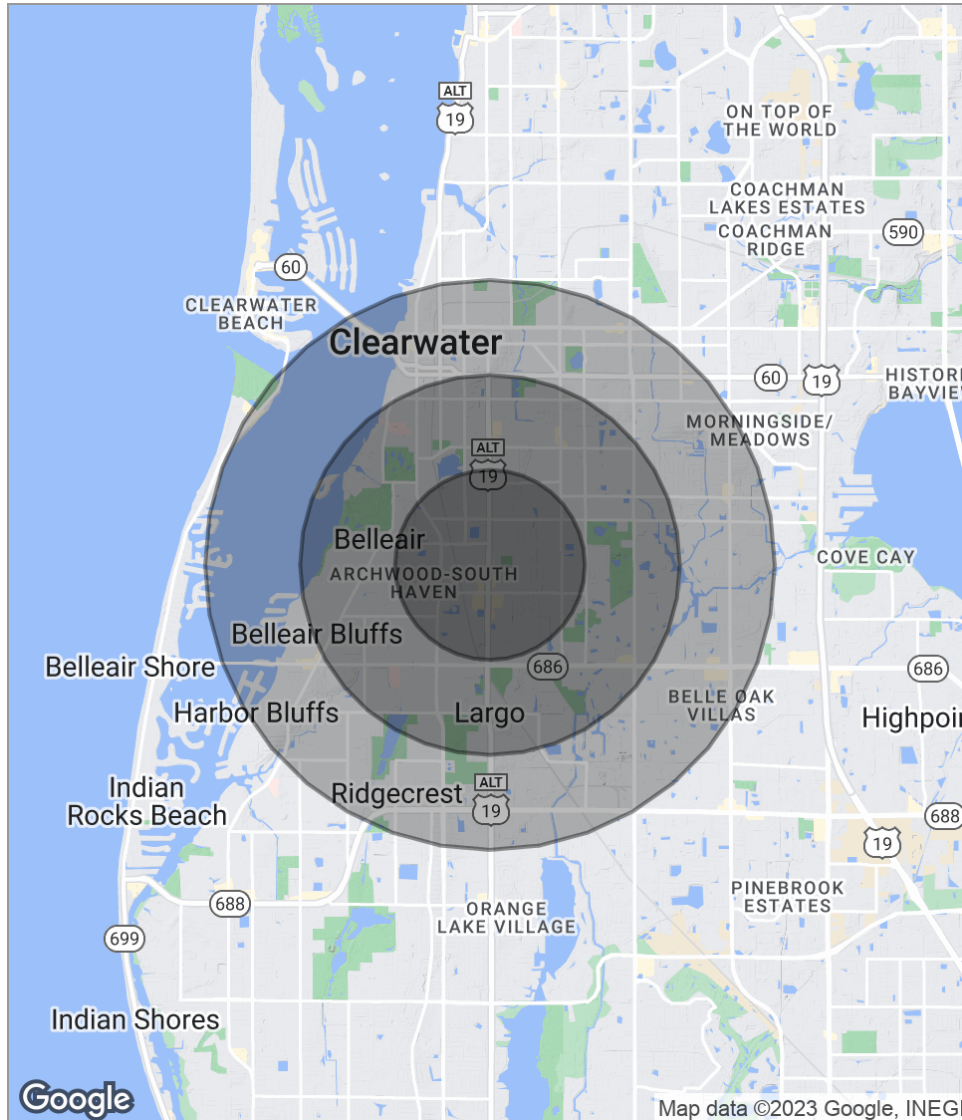
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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	17,101	50,898	101,943
Median Age	40.2	45.5	46.1
Median Age (Male)	39.9	43.7	44.8
Median Age (Female)	39.5	46.5	47.0
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	7,489	22,980	45,113
# Of Persons Per HH	2.3	2.2	2.3
Average HH Income	\$42,549	\$50,811	\$52,540
Average House Value	\$119,184	\$218,641	\$208,818

\* Demographic data derived from 2020 ACS - US Census

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