

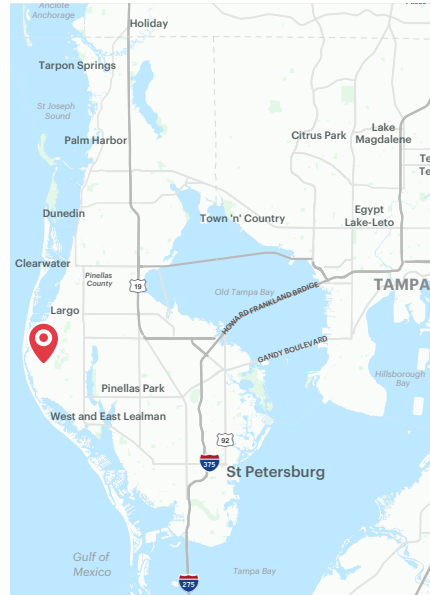
RETAIL SPACES FOR LEASE

BARCLAY SQUARE

13801-13847 Walsingham Rd Largo, FL 33774

LARGO | FLORIDA

± 975 SF - ± 5,702 SF
AVAILABLE



SPACE DETAILS

AVAILABILITY

Suite 60:	± 1,200	SF	Suite 190:	± 1,750	SF
Suite 120:	± 975	SF	Suite 220:	± 1,800	SF
Suite 150:	± 1,355	SF	Suite 230:	± 1,125	SF
Suite 170:	± 1,355	SF	Suite 240:	± 2,777	SF

POSSESSION

Available immediately

GLA

99,054 SF

CO-TENANTS

Walmart Neighborhood Market, Get Fitness, Chase Bank, NAPA Auto Parts, Regions Bank, Verizon, The UPS Store, MCDonalds, Goodyear

NEIGHBORS

Publix, Dollar Tree, Bealls, Walgreens, CVS

COMMENTS

- Join strong performing Walmart Neighborhood Market, Get Fitness, and others
- Hard corner location at signalized intersection with 40,000+ AADT
- Active Largo intersection of Walsingham Rd. and Indian Rocks Rd.
- Strong demographics with 72,903 population of people and an average income of \$104,648 within 3 miles
- Ample parking and multiple points of ingress/egress

SITE PLAN



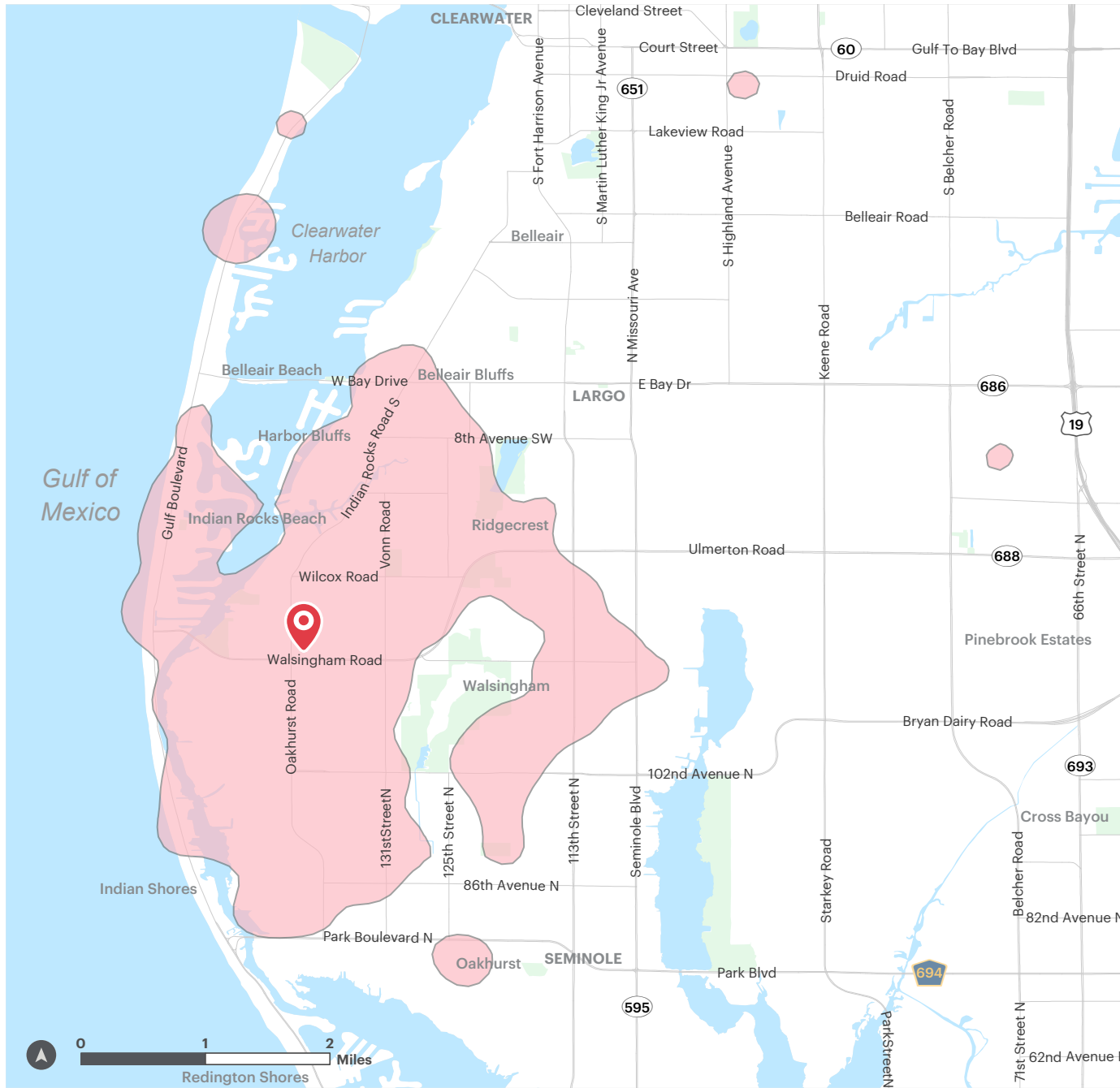
SUITE	TENANT	SF
10	Goodyear Tires	6,000
20	Any Lab Test Now	1,000
25/30	Sunshine Nails	1,750
40/50	OEC Sushi & Hibachi	1,625
60	AVAILABLE	1,200
75	Surge Studio	3,600

SUITE	TENANT	SF
80	Get Fitness	11,157
90	NAPA Auto Parts	8,629
120	AVAILABLE	975
130/140	One Health Systems	2,175
150	AVAILABLE	1,355
160	H&R Block	1,560

SUITE	TENANT	SF
170	AVAILABLE	1,355
180	Jason's Jewelers	1,555
190	AVAILABLE	1,750
200	Walmart Neighborhood Market	42,018
210	Select Physical Therapy	2,800

SUITE	TENANT	SF
220	AVAILABLE	1,800
230	AVAILABLE	1,125
240	AVAILABLE	2,777
240A	UPS Store	1,424
240B	Verizon	1,424

PLACER TRADE AREA AND 2023 DEMOGRAPHICS



TOTAL POPULATION

51,469

TOTAL HOUSEHOLDS

23,081

MEDIAN AGE

53.6

TOTAL EMPLOYEES (SIC)

13,214

RETAIL GOODS

\$665,724,531

TOTAL DAYTIME POPULATION

38,018

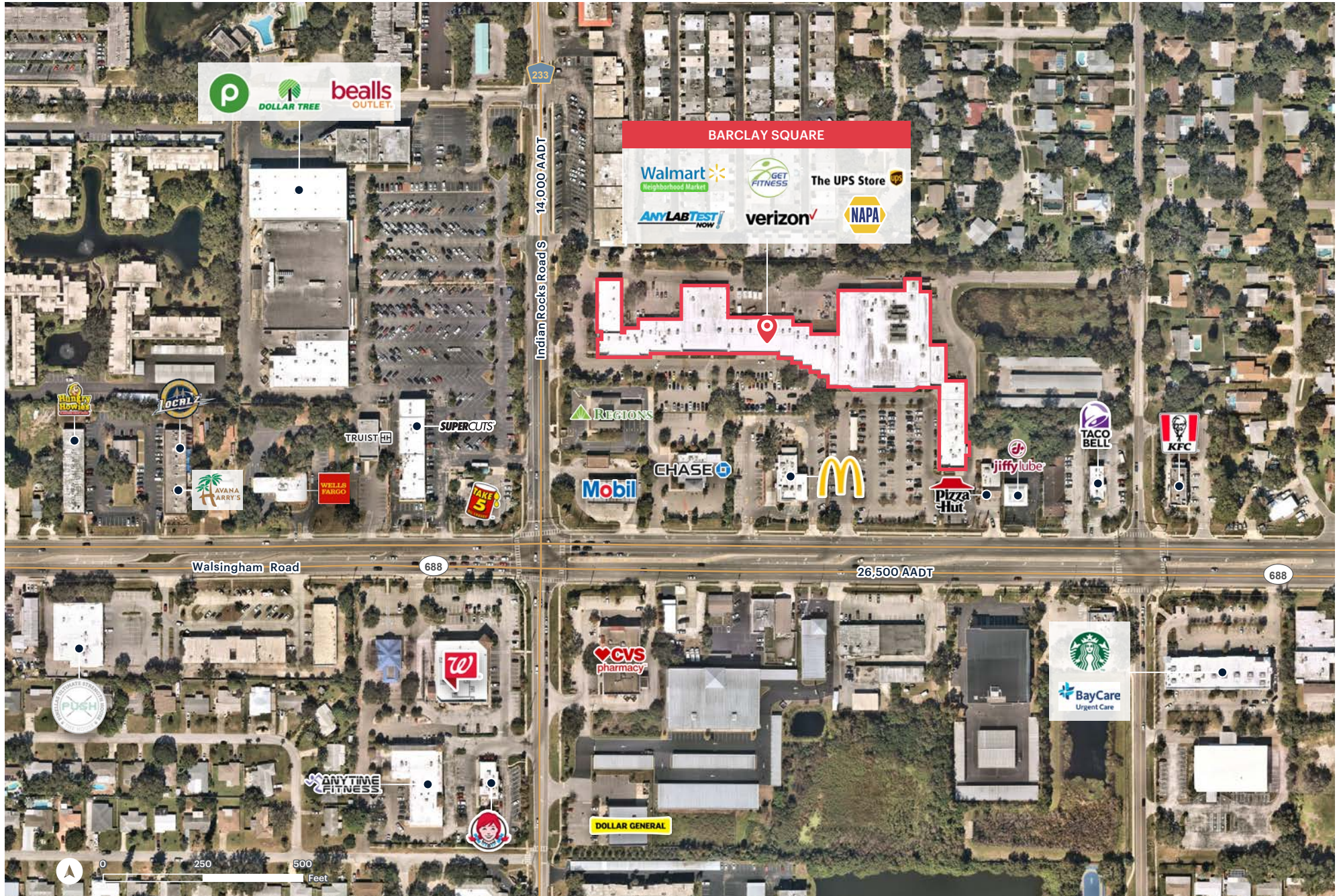
AVERAGE HOUSEHOLD INCOME

\$104,559

TOTAL BUSINESSES (SIC)

1,672

AREA RETAIL MAP



MARKET AERIAL MAP

