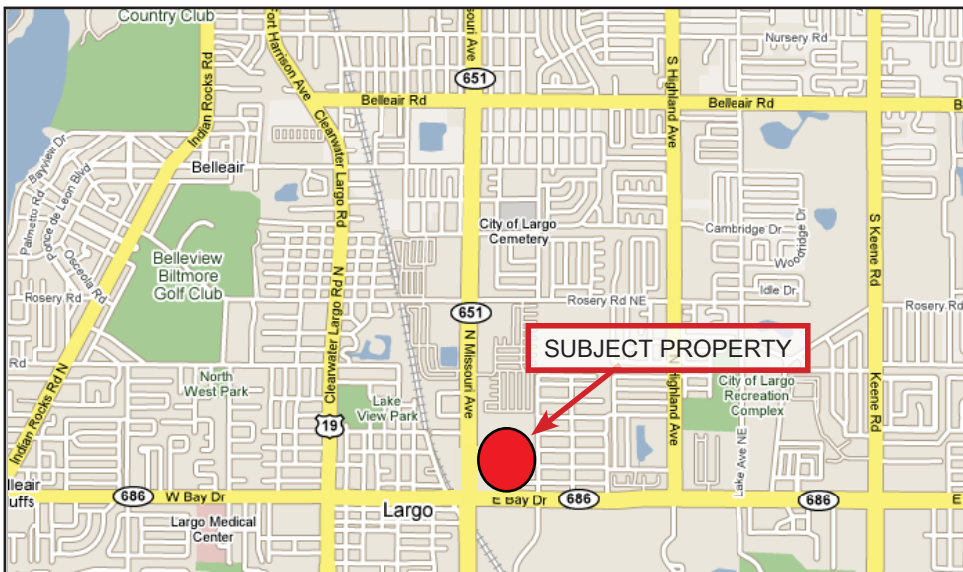


FOR SALE

10 Missouri Avenue S., Largo, FL 33770



- **Building Size:**
1,980 SF ± base area
156 SF ± utility area
728 SF ± canopy
- **Land Size: 0.85 ± acres or 37,118 ± SF**
- Features:**
 - Year Built: 1972
 - Food mart
 - At a traffic-lighted intersection
 - Frontage: 158' ± on East Bay Dr., 235' ± on Seminole Blvd.
 - Access: north-south on Seminole Blvd. and east-west on East Bay Dr.
 - Zoning: CG
 - Traffic Count: 43,500 AADT on East Bay Dr. east of Seminole Blvd.
 - 2008 Est. Avg. HH Income: \$53,762 (3 miles)
 - 2008 Real Estate Taxes: \$14,516.30

Sales Price: \$1,450,000

For more information, please contact:

Brent Lindsey
Sr. Vice President
813.639.1111
blindsey@commercialfl.com



Demographics:	<u>1 mile</u>	<u>3 miles</u>	<u>5 miles</u>
■ 2007 Est. Population	14,519	104,998	233,256
■ 2007 Est. Households	7,513	48,705	105,354
■ 2007 Est. Avg. HH Income	\$40,883	\$53,762	\$58,698