



Office Building For Lease

Indian Rocks Mainland Office Space
11520 Oakhurst Rd, Largo, FL 33774

For More Information:
813-254-6756 | EXT
Michael Braccia, P.A. | mike@baystreetcommercial.com





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Executive Summary



OFFERING SUMMARY

Available SF:	1,580 SF
Lease Rate:	\$3,500 per month (MG)
Lot Size:	12,314 SF
Year Built:	1974
Building Size:	1,580 SF
Renovated:	1985
Zoning:	P-1
Market:	Tampa-St Petersburg- Clearwater
Traffic Count:	14,500

PROPERTY OVERVIEW

This 1,580 SF office space is available for lease and is located on Oakhurst Road just east of Indian Rocks Beach near busy Walsingham Road. The building entryway opens into a large waiting area for ten to twelve people, reception area, six offices (two with private restroom), one common restroom, and break room with laundry. The site is surrounded by supportive residential uses and many large retailers such as Publix, Walmart, Walgreens, CVS, and several restaurants. Just a few minutes over the Causeway to Indian Rocks Beach. Situated in a thriving area, it provides easy access to major thoroughfares. With its ample parking and high visibility, it's an ideal location to elevate your business. Don't miss the chance to bring your vision to life in this exceptional commercial space.

Traffic count of 14,500 VPD on nearby Walsingham Road
1,580 SF - Initial estimated monthly rent: \$3,500 / month MG plus applicable tax

LOCATION OVERVIEW

Located in Largo just off Walsingham Road via Ulmerton Road, offering easy access to all surrounding areas.

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Additional Photos





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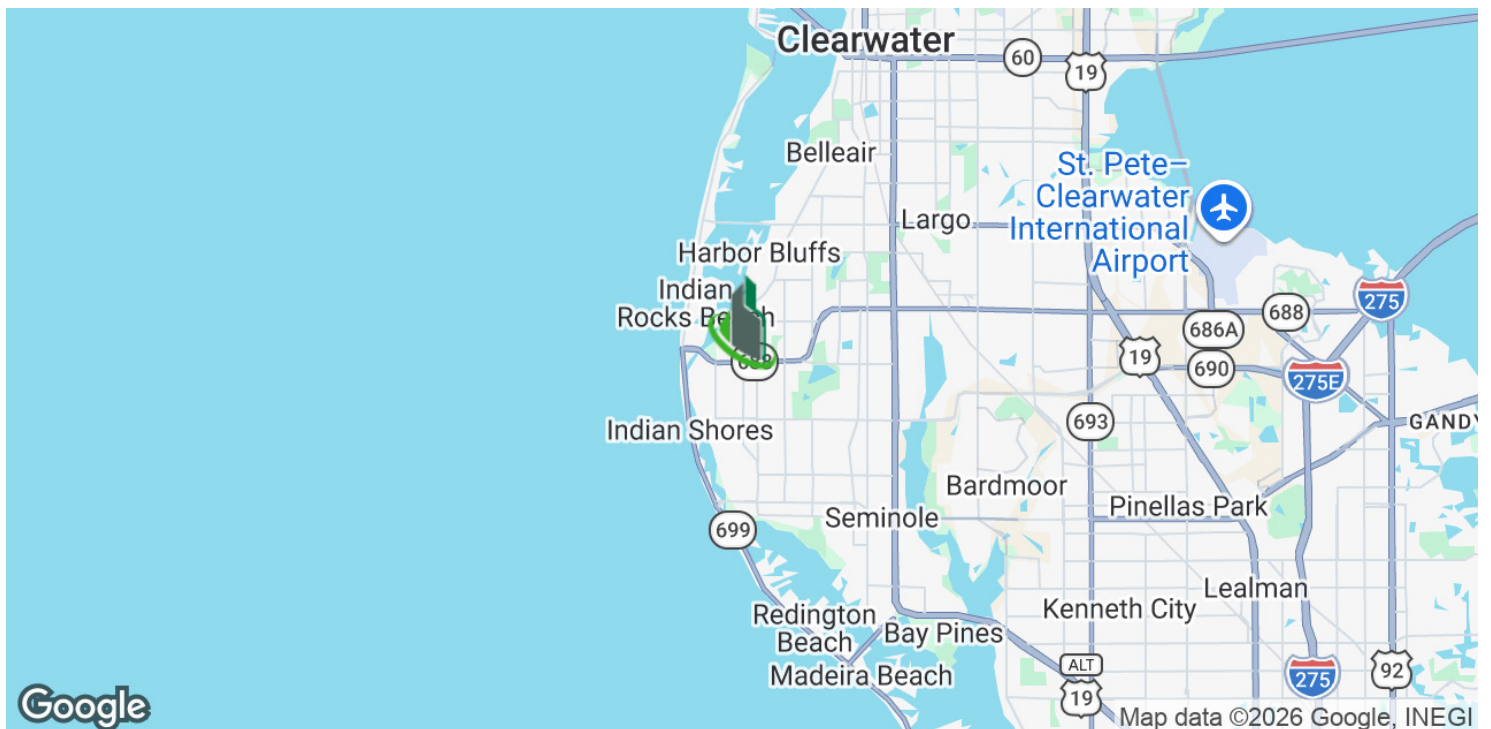
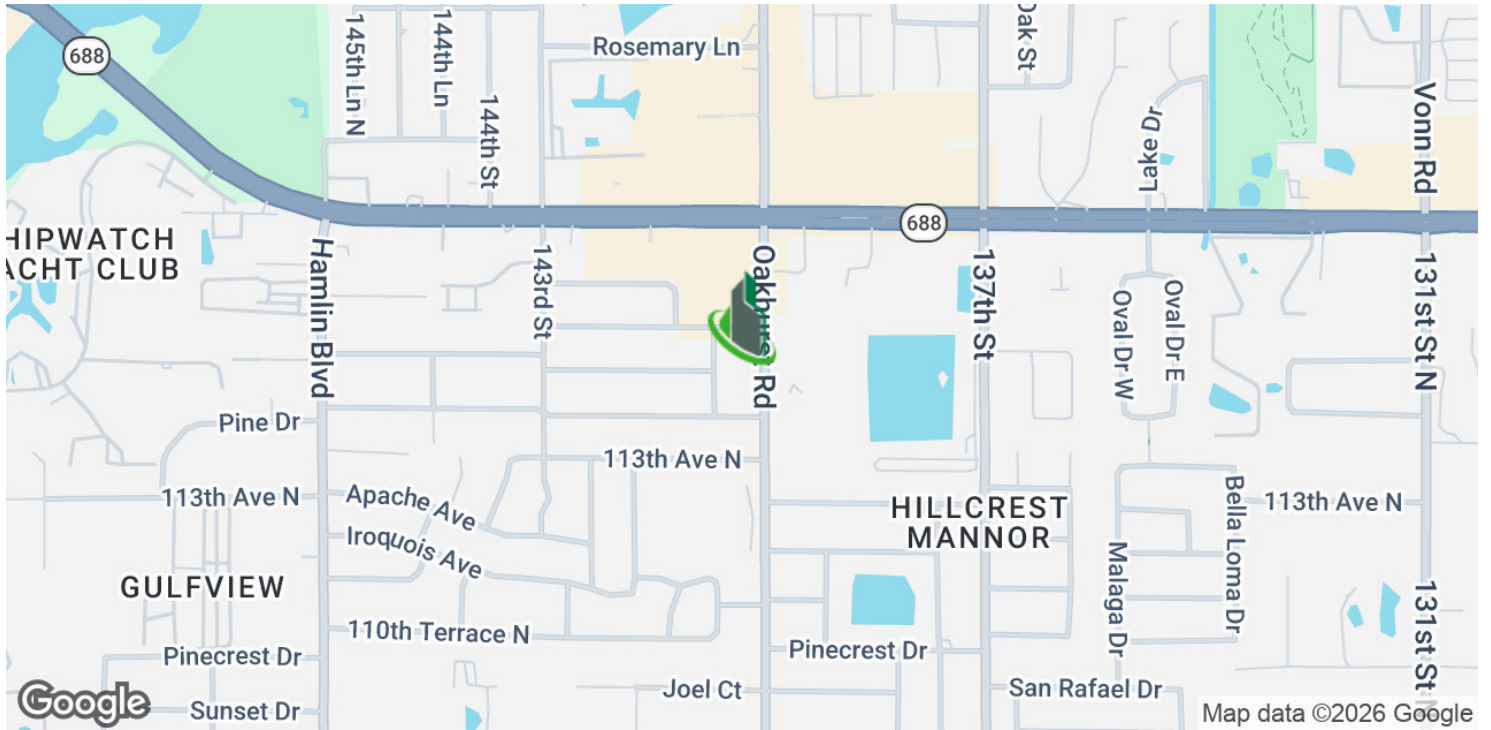
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Location Maps



Bay Street Commercial | 611 West Bay Street | Tampa, FL 33606 | 813.625.2375 | www.baystreetcommercial.com

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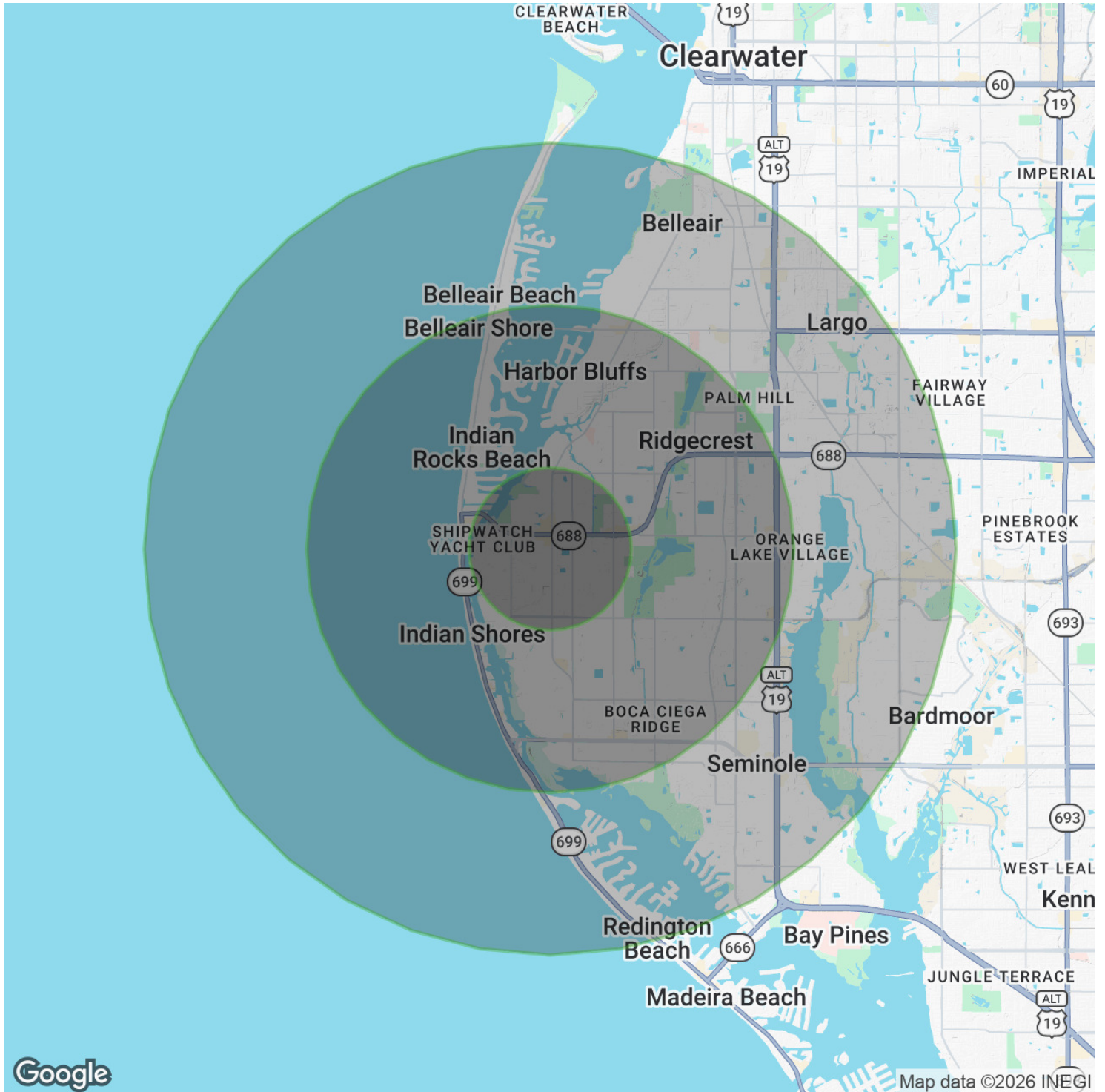
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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	11,594	69,072	146,831
Median age	52	49	50
Median age (Male)	51	48	49
Median age (Female)	53	50	51

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	5,505	31,181	68,973
# of persons per HH	2.1	2.2	2.1
Average HH income	\$98,784	\$107,009	\$103,031
Average house value	\$419,442	\$468,523	\$424,222

ETHNICITY (%)

	1 MILE	3 MILES	5 MILES
Hispanic	8.3%	8.5%	9.3%

RACE

	1 MILE	3 MILES	5 MILES
Total Population - White	9,937	56,496	118,815
% White	85.7%	81.8%	80.9%
Total Population - Black	273	3,498	6,778
% Black	2.4%	5.1%	4.6%
Total Population - Asian	204	1,411	3,923
% Asian	1.8%	2.0%	2.7%
Total Population - Hawaiian	8	52	155
% Hawaiian	0.1%	0.1%	0.1%
Total Population - American Indian	26	157	494
% American Indian	0.2%	0.2%	0.3%
Total Population - Other	214	1,442	3,760
% Other	1.8%	2.1%	2.6%

TRAFFIC COUNTS

Oakhurst Rd & Walsingham Rd	14,500/day
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** Demographic data derived from 2020 ACS - US Census*

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