



**Available for Immediate
Occupancy**

Perfect for Owner/User

**120-180 Linear Feet with One
Curb Cut**

0.73 Acre Rectangular Lot

PRICE: \$3,250,000

**Proino II
14400 Walsingham Road
Largo, FL 33774**

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DISCLAIMER

This is a confidential Offering Memorandum, which is intended solely for your limited use and benefit in determining whether you desire to express any further interest in acquiring 1700 S. Missouri Ave., Clearwater, FL 33756 (the "Property"). You are bound by the Confidentiality Agreement executed in connection with your receipt of this Offering Memorandum. This Offering Memorandum was prepared by Transworld Commercial, a **Florida limited liability Company** broker. It contains selected information pertaining to the Property and does not purport to be all inclusive or to contain all the information which prospective investors may desire. It should be noted that all or any of the market analysis projections are provided for general reference purposes and are based on assumptions relating to the general economy, competition, and other factors beyond our control and, therefore, are subject to material variation. Additional information and an opportunity to inspect material related to the Property will be made available to interested and qualified prospective capital sources. Neither the Owner, Broker, nor any of their respective officers have made any representation or warranty, expressed or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents, and no legal commitments or obligations shall arise by reason of this Offering Memorandum or its contents. It is essential that all par-es to real estate transactions be aware of the health, liability, and economic impact of environmental factors on real estate. Broker does not conduct investigations or analyses of environmental matters and, accordingly, urges interested parties to retain qualified environmental professionals to determine whether hazardous or toxic wastes or substances (such as asbestos, pcbs, other contaminants or petrochemical products stored in underground tanks) or other undesirable materials or conditions are present at the Property, and if so, whether any health danger or other liability exists. Various laws and regulations have been enacted at the federal, state, and local levels dealing with the use, storage, handling, removal, transport and disposal of toxic or hazardous wastes and substances. Depending on past, current and proposed uses of the Property, it may be prudent to retain an environmental expert to conduct a site investigation and/or building inspection. If such substances exist or are contemplated to be used at the Property, special governmental approvals or permits may be required. Consequently, legal counsel and technical experts should be consulted where these substances are or may be present. In this Offering Memorandum, certain documents are described in summary form. The summaries do not purport to be complete descriptions of the full agreements involved, nor do they purport to constitute any legal analysis of the provisions of the documents. This brochure shall not be deemed an indication of the situation of the Owner nor constitute an indication that there has been no change in the business or affairs of the Owner since the date of preparation of this Offering Memorandum. Duplication of the Offering Memorandum in part or whole without expressed written consent of Broker is not authorized.

PROPERTY INSPECTION:

Prospective purchasers will be given an opportunity to visit and inspect the property at their convenience by scheduling an appointment with ALAN KAYE of TRANSWORLD COMMERCIAL. Property Tours should be scheduled with as much advance notice as possible. Prospective purchasers may not visit the property without ALAN KAYE of TRANSWORLD COMMERCIAL PLEASE DO NOT VISIT THE PROPERTY WITHOUT SETTING AN APPOINTMENT WITH ALAN KAYE OR DAVE DECAMELLA & PLEASE DO NOT DISTURB THE TENANTS.

Property Summary



PROPERTY SUMMARY

Proino II
14400 Walsingham Road | Largo, FL 33774

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Property Summary

Price:	\$3,250,000
Parcel:	18-30-15-00000-210-1300
Year Built:	1973
Building SF:	3,931
Floors:	1
Building Class:	B
Frontage:	120-180 Linear Feet
Lot Size:	0.73 Acres
Use Code:	1100- Store/Office (Retail/Commercial)
Zoning:	CG
Exterior:	Stucco-Finished Exterior over concrete masonry uni
Foundation:	Reinforced Concrete Slab on Grade
Parking:	On-Site Surface Parking
Parking Ratio:	4-5

Property Overview

Transworld Commercial Real Estate and Transworld Business Advisors are pleased to represent the property located at 14400 Walsingham Road in Largo, Florida, which is a well-located suburban commercial asset positioned along a high-traffic east/west corridor in the heart of Pinellas County. The site offers strong visibility and accessibility along Walsingham Road (SR-688), providing direct connectivity to surrounding residential neighborhoods, major retail corridors, and nearby Gulf Coast beach communities.

The property is improved with a single-story commercial building constructed of concrete masonry (CMU) with a stucco exterior, supported by a reinforced slab-on-grade foundation, and designed to accommodate a variety of retail, service, or professional uses. The layout is functional and adaptable, appealing to both owner-users and investors seeking a stabilized commercial asset.

The site features convenient on-site surface parking and benefits from direct ingress and egress via a primary curb cut, supporting efficient customer access and daily operations. The property represents a versatile opportunity within the Largo submarket.

Location Overview

The property is strategically located along Walsingham Road (SR-688) in the City of Largo, within the highly desirable Mid-Pinellas submarket of Pinellas County. Walsingham Road serves as a primary east-west arterial connecting inland residential communities to the Gulf Coast barrier islands, including Indian Rocks Beach, Belleair Beach, and surrounding coastal destinations, resulting in consistent local and tourist-driven traffic throughout the year.

The immediate area is characterized by a strong mix of dense residential neighborhoods, neighborhood retail centers, service-oriented businesses, and medical users, creating a stable and diverse consumer base. The corridor benefits from daily commuter traffic as well as seasonal influx from beachgoers, supporting a wide range of commercial uses.

The property offers convenient regional connectivity with close proximity to U.S. Highway 19, a major north-south thoroughfare providing access throughout Pinellas County and into the greater Tampa Bay region. Additional connectivity to East Bay Drive and Ulmerton Road (SR-688) enhances accessibility to surrounding employment hubs, retail corridors, and St. Pete-Clearwater International Airport.

SEC II

Property Description





Property Description

The property located at 14400 Walsingham Road in Largo, Florida consists of a well-positioned suburban commercial asset situated along one of Pinellas County's primary east-west corridors. The site benefits from strong visibility and accessibility along Walsingham Road (SR-688), a heavily traveled arterial connecting surrounding residential neighborhoods to major commercial nodes and Gulf Coast beach communities.

The improvements feature a single-story commercial building constructed of durable concrete masonry (CMU) with a stucco exterior, supported by a reinforced concrete slab-on-grade foundation. The building offers a functional layout suitable for a variety of retail, service, or professional uses, with flexible interior configurations that can accommodate both owner-users and multi-tenant occupancy.

The property includes on-site surface parking located directly adjacent to the building, providing convenient access for customers and employees. Parking is consistent with suburban retail standards and is supported by direct ingress and egress via a primary curb cut along Walsingham Road, allowing for efficient traffic flow and ease of access.

Positioned within an established commercial corridor in the Largo submarket, the property benefits from proximity to dense residential populations, local service providers, and regional traffic patterns. Its strategic location, durable construction, and functional design make it well suited for a wide range of commercial uses, including retail, medical, office, or service-oriented businesses.

SEC III

Property Photos



PROPERTY PHOTOS

Proino II

14400 Walsingham Road | Largo, FL 33774

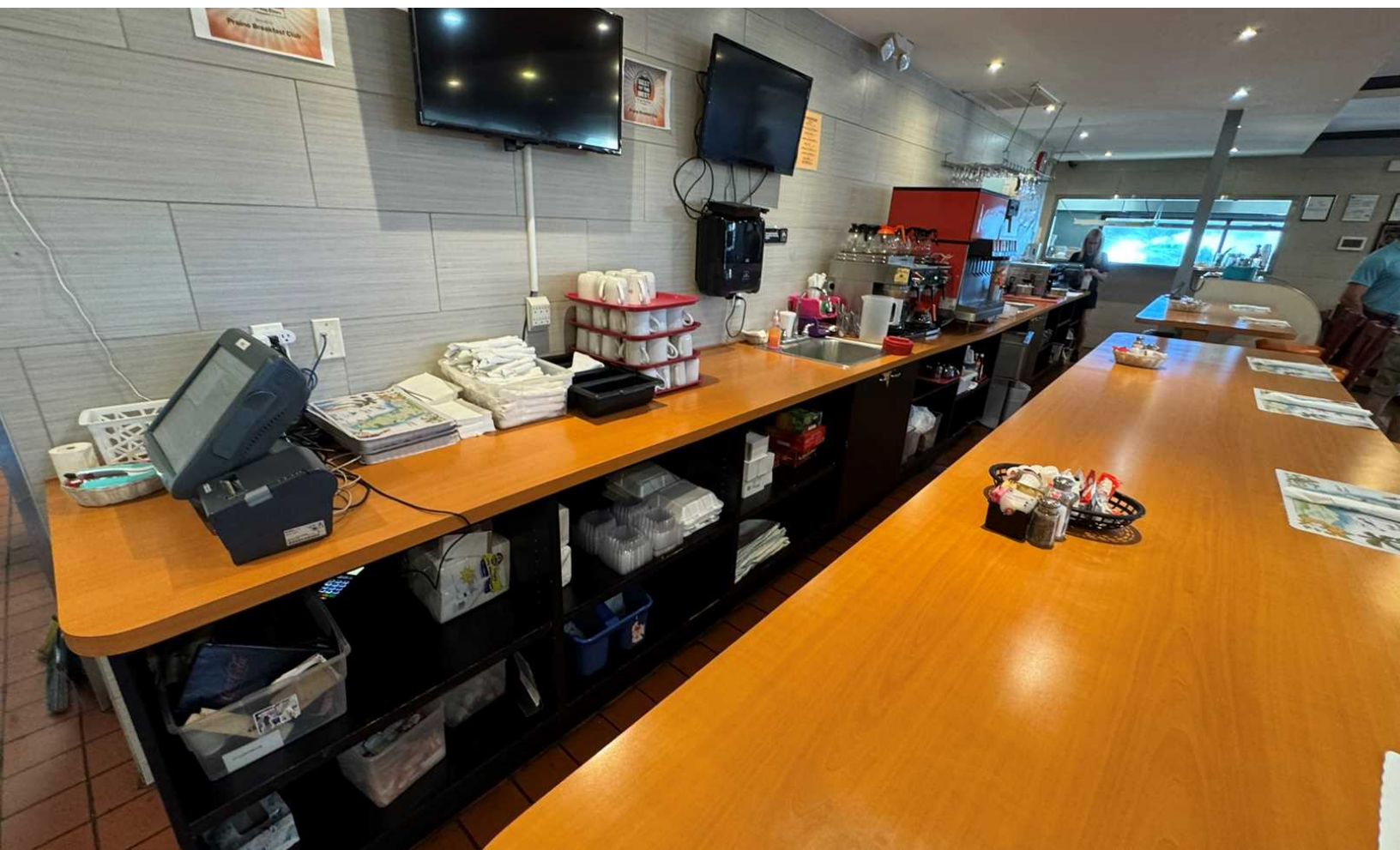
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PROPERTY PHOTOS

Proino II
14400 Walsingham Road | Largo, FL 33774

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PROPERTY PHOTOS

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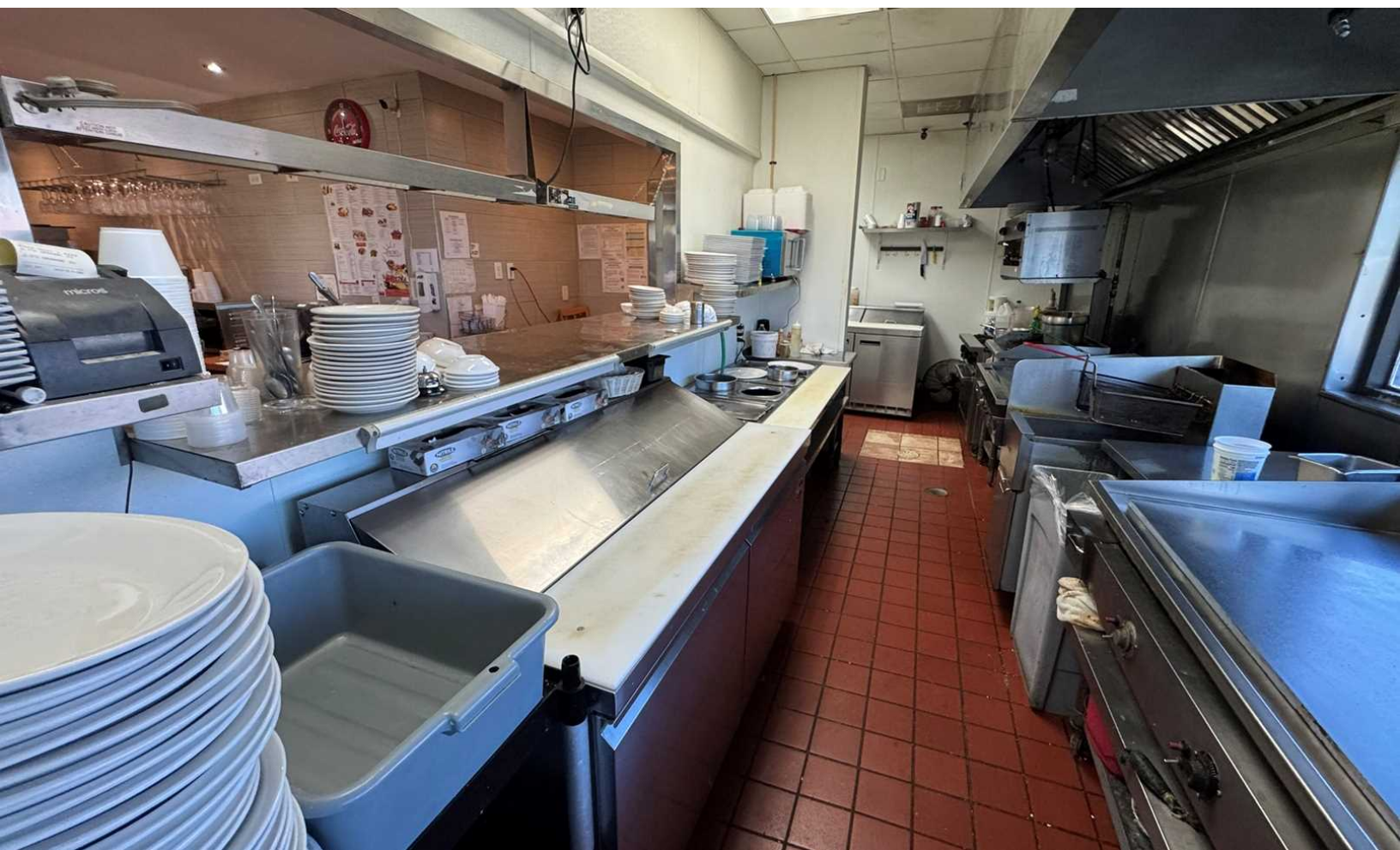


PROPERTY PHOTOS

Proino II

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PROPERTY PHOTOS

Proino II

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PROPERTY PHOTOS

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SECTION IV

Maps / Demographics



AERIAL MAP

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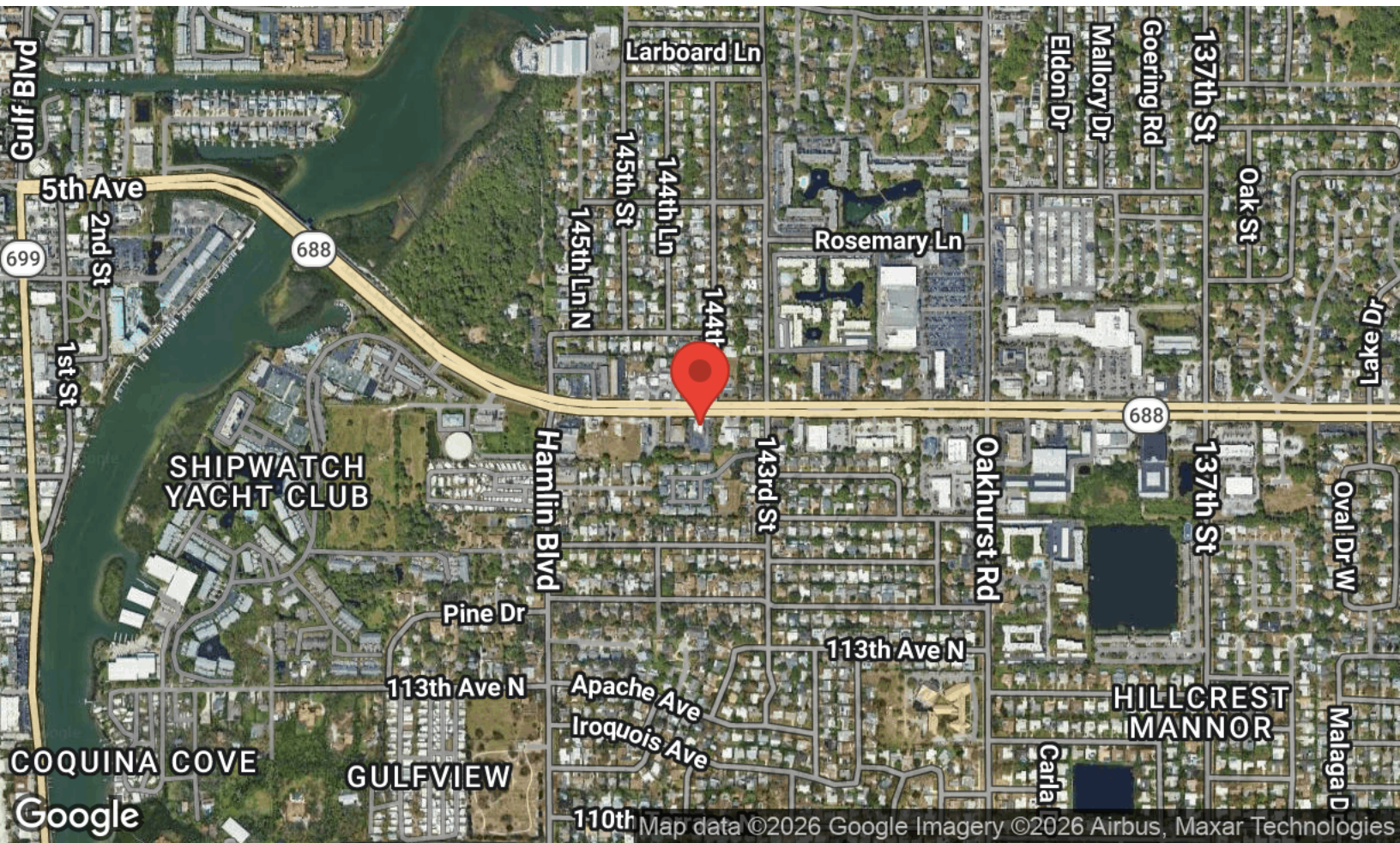
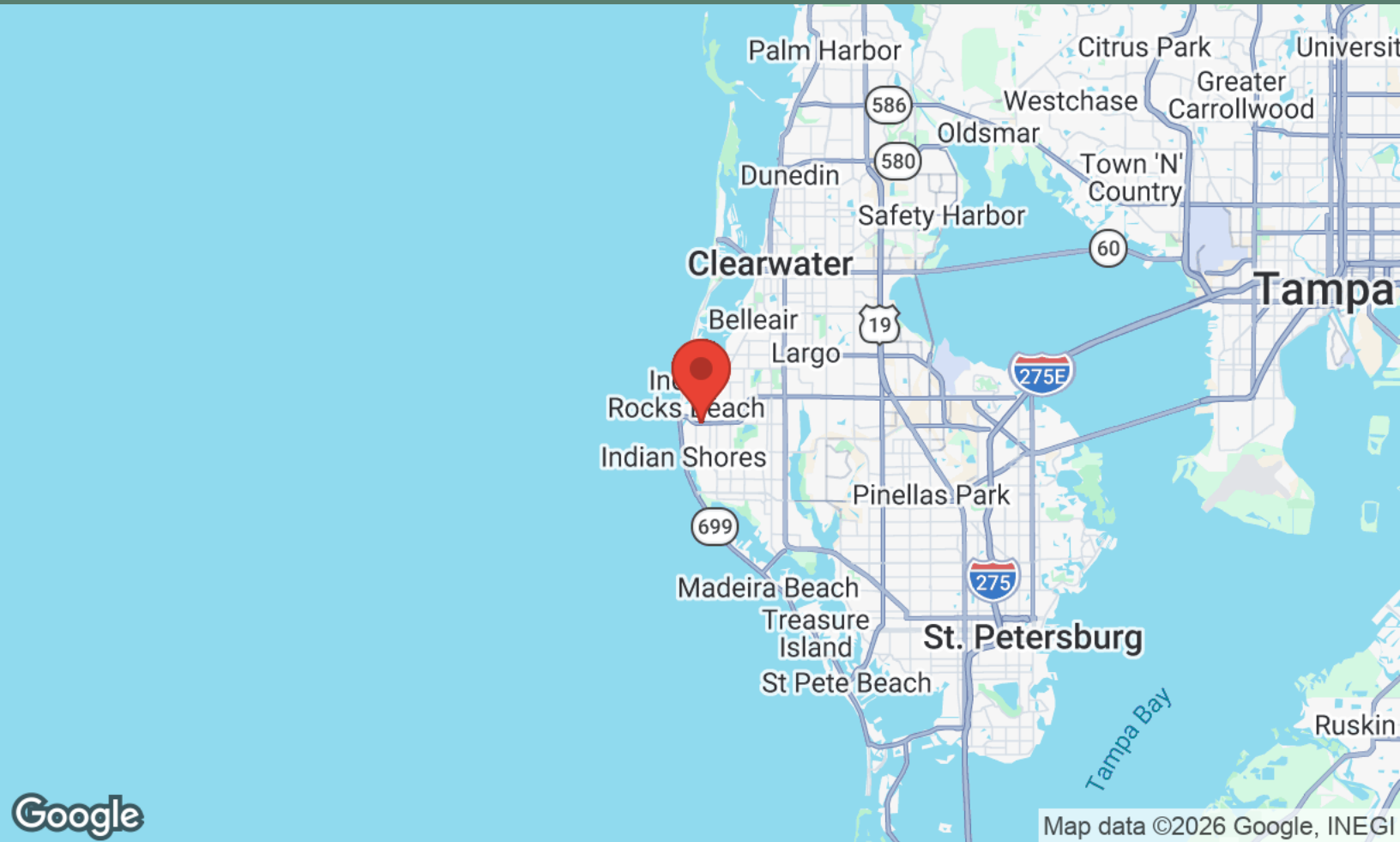
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LOCATION MAPS

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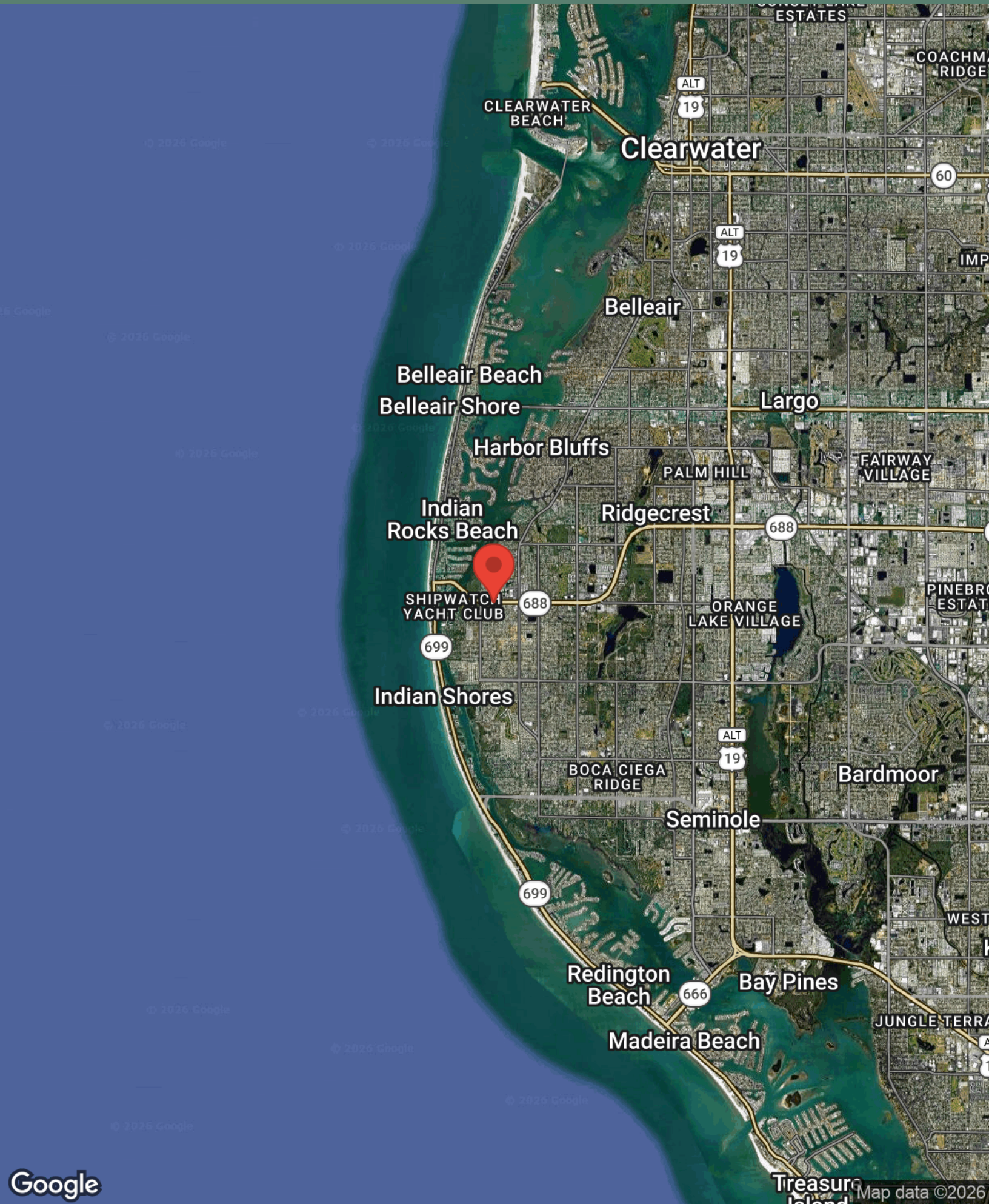


REGIONAL MAP

Prino II

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BUSINESS MAP

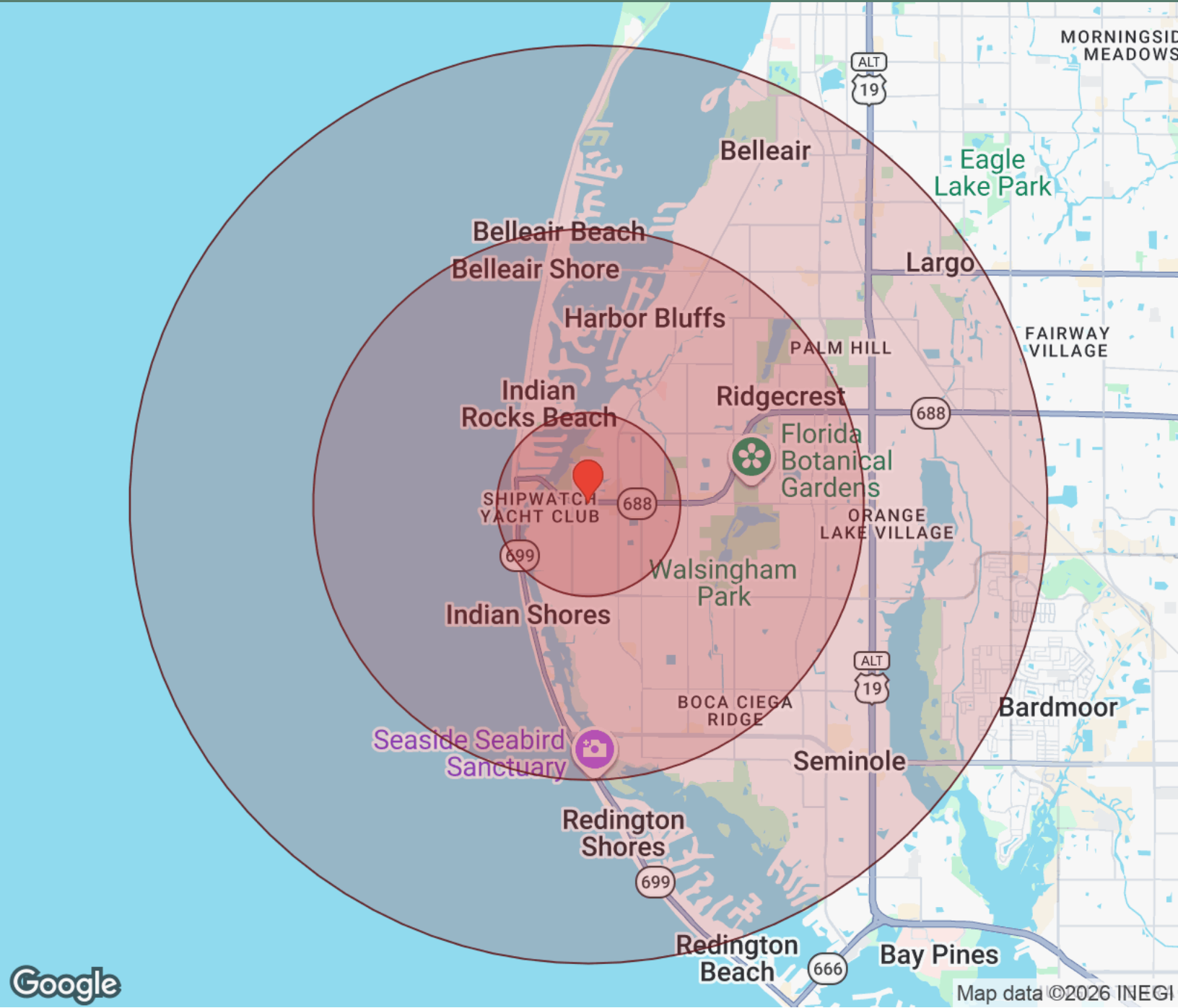
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DEMOGRAPHICS

Proino II
14400 Walsingham Road | Largo, FL 33774



Distance: 1 Mile 3 Miles 5 Miles

Population	Distance			Income	Distance		
	2 miles	5 miles	10 miles		2 miles	5 miles	10 miles
2020 Population	29,960	141,217	450,752	Avg Household Income	\$108,863	\$100,523	\$93,524
2025 Population	33,182	147,235	459,838	Median Household Income	\$84,246	\$74,995	\$69,858
2030 Population Projection	34,089	149,397	464,395	< \$25,000	1,950	9,266	30,871
Annual Growth 2020-2025	2.2%	0.9%	0.4%	\$25,000 - 50,000	2,730	13,132	44,206
Annual Growth 2025-2030	0.5%	0.3%	0.2%	\$50,000 - 75,000	2,320	12,306	37,900
Median Age	55.4	54.2	50	\$75,000 - 100,000	2,232	9,079	25,963
Bachelor's Degree or Higher	34%	32%	29%	\$100,000 - 125,000	1,517	7,309	21,642
U.S. Armed Forces	7	126	758	\$125,000 - 150,000	1,107	4,892	14,593
				\$150,000 - 200,000	1,954	6,345	17,900
				\$200,000+	1,841	7,075	17,331

BROKER PROFILE

Proino II

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