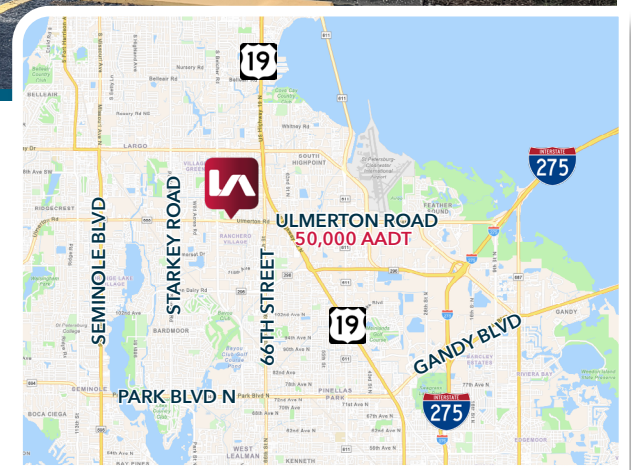


7,704 SF OFFICE SPACE FOR LEASE PRIME FRONTAGE & VISIBILITY

7491 Ulmerton Road, Largo, FL 33771

LEE & ASSOCIATES

COMMERCIAL REAL ESTATE SERVICES
TAMPA BAY



PROPERTY OVERVIEW

Positioned along highly traveled Ulmerton Road in Largo, this multi-tenant office building offers 7,700 square feet of professional office space with strong visibility and signage opportunities. The property benefits from 234 feet of direct frontage on one of the area's primary east west corridors, providing convenient access to surrounding business hubs and major thoroughfares.

The building is zoned Office General, allowing for a wide range of professional and service oriented users. The layout supports efficient space planning for both traditional office and collaborative environments.

AVAILABLE SF:	3,504 SF - 7,704 SF
PROPERTY TYPE:	Office
AVAILABILITY:	Now
LAYOUT:	10 Private Offices, 1 Conference Room, 1 Breakroom, Mailroom, Reception Lobby
PARKING:	3.57/1,000 SF
FEATURES:	Security System, Signage

	TOTAL POPULATION	WHITE COLLAR WF	MED HH INCOME
1 MILE	16,133	66.8%	\$68,919
3 MILES	98,062	65.5%	\$67,426
5 MILES	263,164	63.9%	\$69,514

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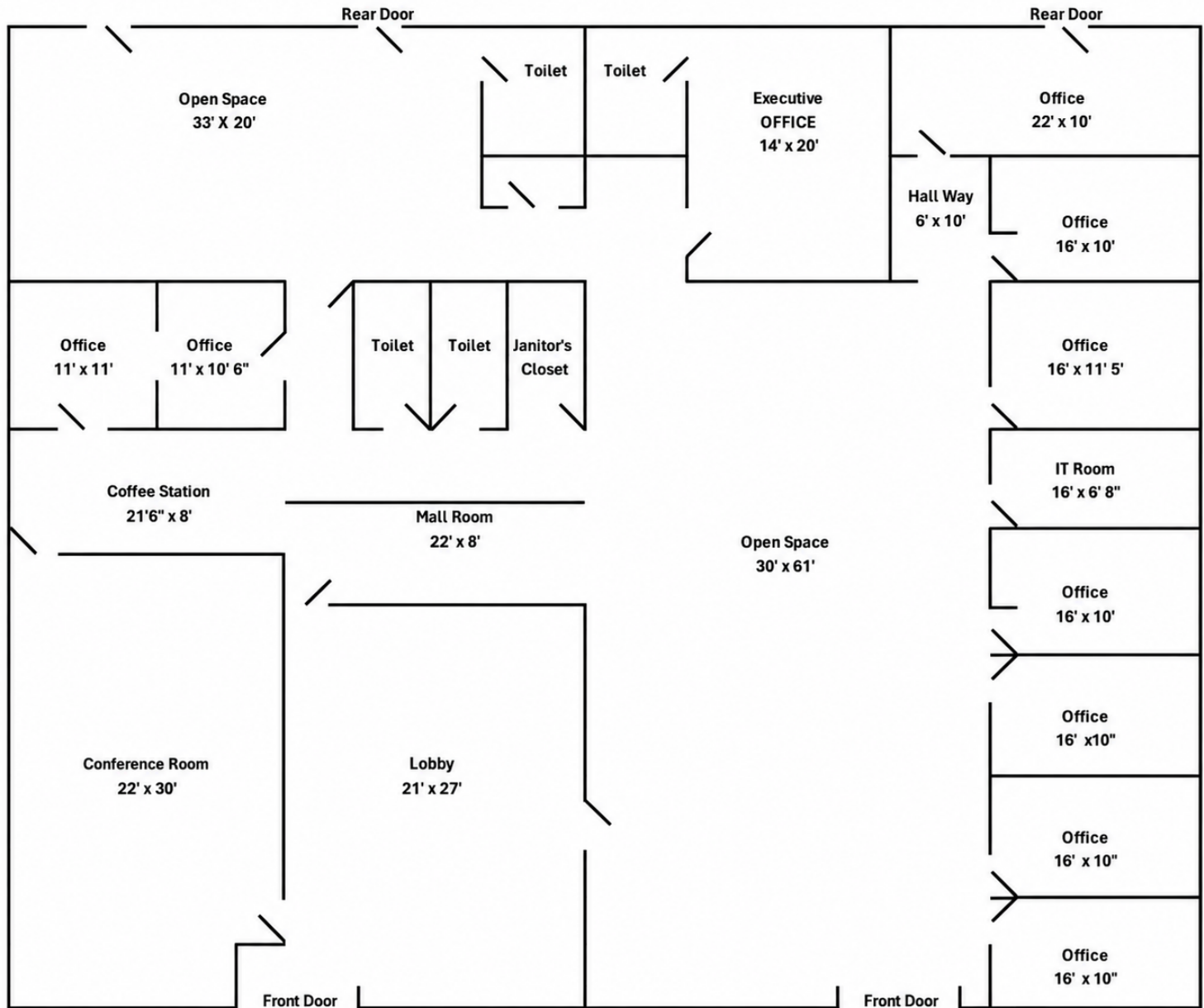
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FLOOR PLAN - 7,704 SF



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