

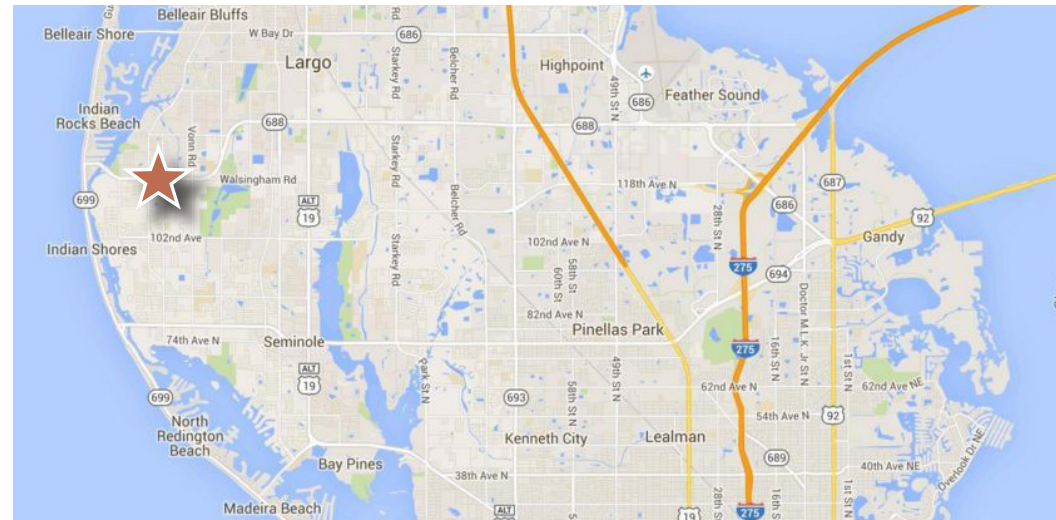
# BARCLAY SQUARE

13817 Walsingham Rd. | Largo, FL 33774  
RETAIL SPACE FOR LEASE



## PROPERTY HIGHLIGHTS

- **AVAILABLE SPACES:** 1,355 SF | 1,800 SF | 2,175 SF | 2,777 SF
- Ample parking and multiple points of ingress / egress
- Located at the NEC of **Walsingham Rd.** and **Indian Rocks Rd.**
- Surrounded by strong demographics
- Co-Tenants Include: The UPS Store, Fantastic Sam's, Jimmy John's, Goodyear Tires, H&R Block, and more
- Anchored by



### DAILY TRAFFIC COUNTS



Walsingham Rd. 27,500 AADT  
Indian Rocks Rd. 14,500 AADT

### POPULATION



1 Mile 11,689  
3 Mile 72,771  
5 Mile 157,910

### AVE. HOUSEHOLD INCOME



1 Mile \$72,721  
3 Mile \$78,535  
5 Mile \$71,176

### DAYTIME POPULATION



1 Mile 7,833  
3 Mile 50,171  
5 Mile 120,154

LICENSED REAL ESTATE BROKER

FranklinSt.com

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10	Goodyear Tires	6,000	80	Get Fitness	11,127	170	Available	1,355	230	Nationwide Insurance	1,125
20	Exit Realty	1,000	90	Tuesday Morning	8,629	180	Jason's Jewelers	1,555	240	Available	2,777
25-30	Sunshine Nails	1,750	120	Fantastic Sam's	975	190	State Farm Insurance	1,750	240A	The UPS Store	1,424
40-50	OEC Sushi	1,625	130-140	Available	2,175	200	Walmart Neighborhood Market	42,018	240B	Jimmy John's	1,424
60	Pinellas Computers	1,200	150	Ice Cream Garden	1,355	210	Select Physical Therapy	2,800			
75	Tailgators Sports Bar	3,600	160	H&R Block	1,560	220	Coming Available	1,800			

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