



Office Building For Lease

Indian Rocks Mainland Office Space  
**11516 Oakhurst Rd, Largo, FL 33774**

**For More Information:**

813-254-6756 | EXT 49

**Michael Braccia, P.A.** | [mike@baystreetcommercial.com](mailto:mike@baystreetcommercial.com)

**Scott Shimberg** | [scott@baystreetcommercial.com](mailto:scott@baystreetcommercial.com)





## Indian Rocks Mainland Office Space 11516 Oakhurst Rd, Largo, FL 33774

### Executive Summary



#### OFFERING SUMMARY

|                |                                   |
|----------------|-----------------------------------|
| Available SF:  | 1,100 SF                          |
| Lease Rate:    | \$13.00 SF/yr (NNN)               |
| Lot Size:      | 12,314 SF                         |
| Year Built:    | 1974                              |
| Building Size: | 2,680 SF                          |
| Zoning:        | P-1                               |
| Market:        | Tampa-St<br>Petersburg-Clearwater |

#### PROPERTY OVERVIEW

This 1,100 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 and reception office with built-in desk and copy / storage area with an adjacent customer restroom. There are three private windowed offices and an additional private staff restroom and break room in the rear of the space with a rear access door. The site has ample parking and 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, this is the perfect size office for a 5-6 employee operation or those just outgrowing executive office space.

Estimated CAM: \$4.03

#### 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



Bay Street Commercial | 611 West Bay Street | Tampa, FL 33606 | 813.625.2375 | [www.baystreetcommercial.com](http://www.baystreetcommercial.com)

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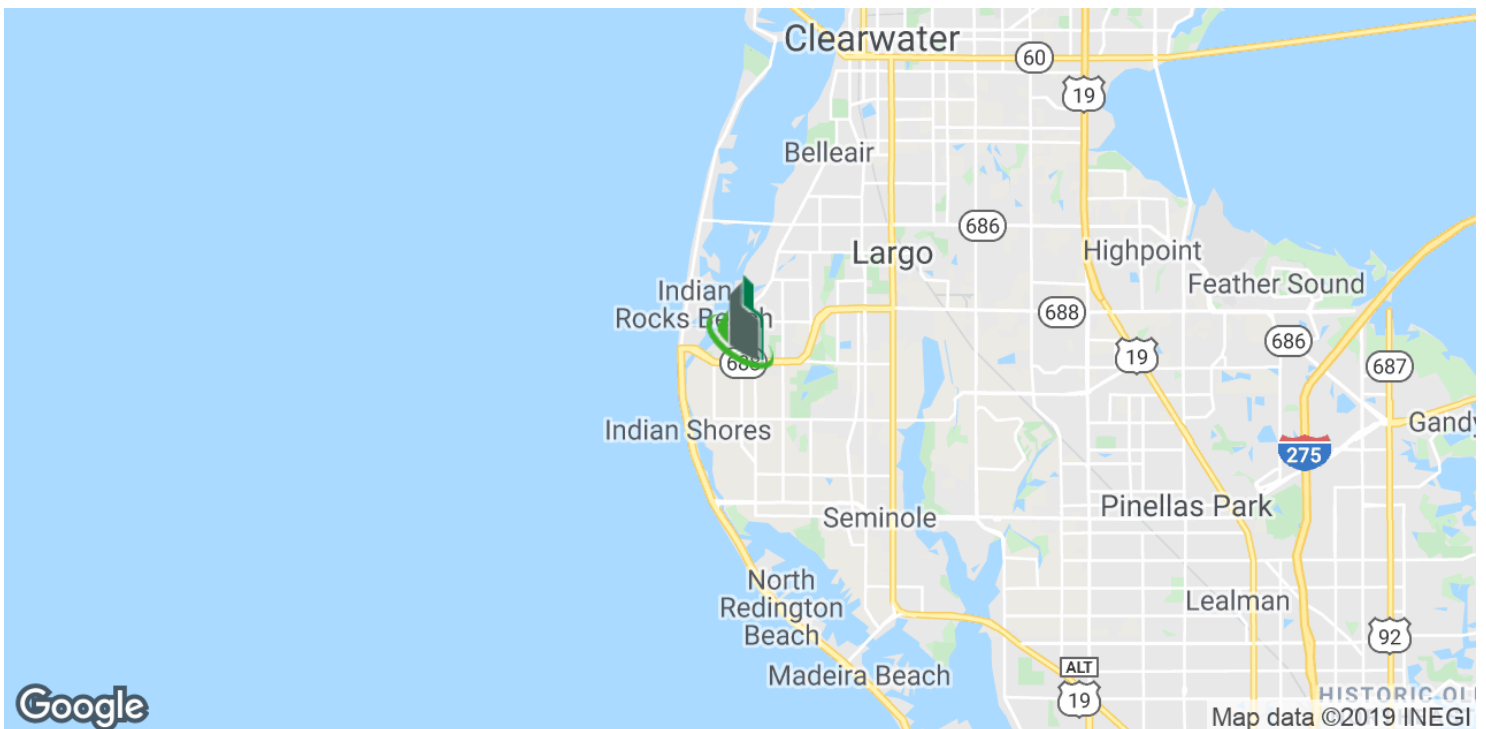




## Indian Rocks Mainland Office Space

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### Location Maps



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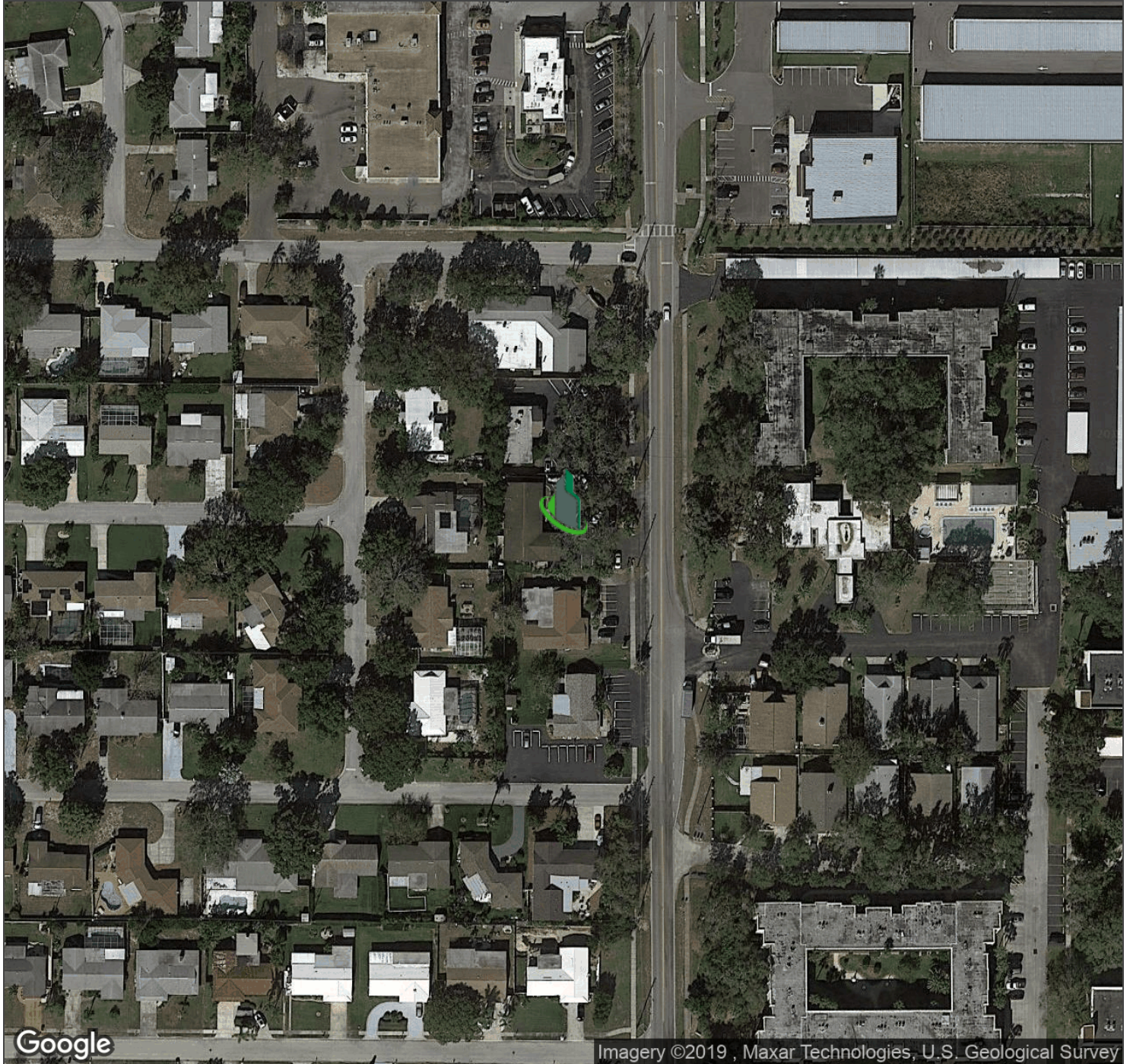




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Aerial Map



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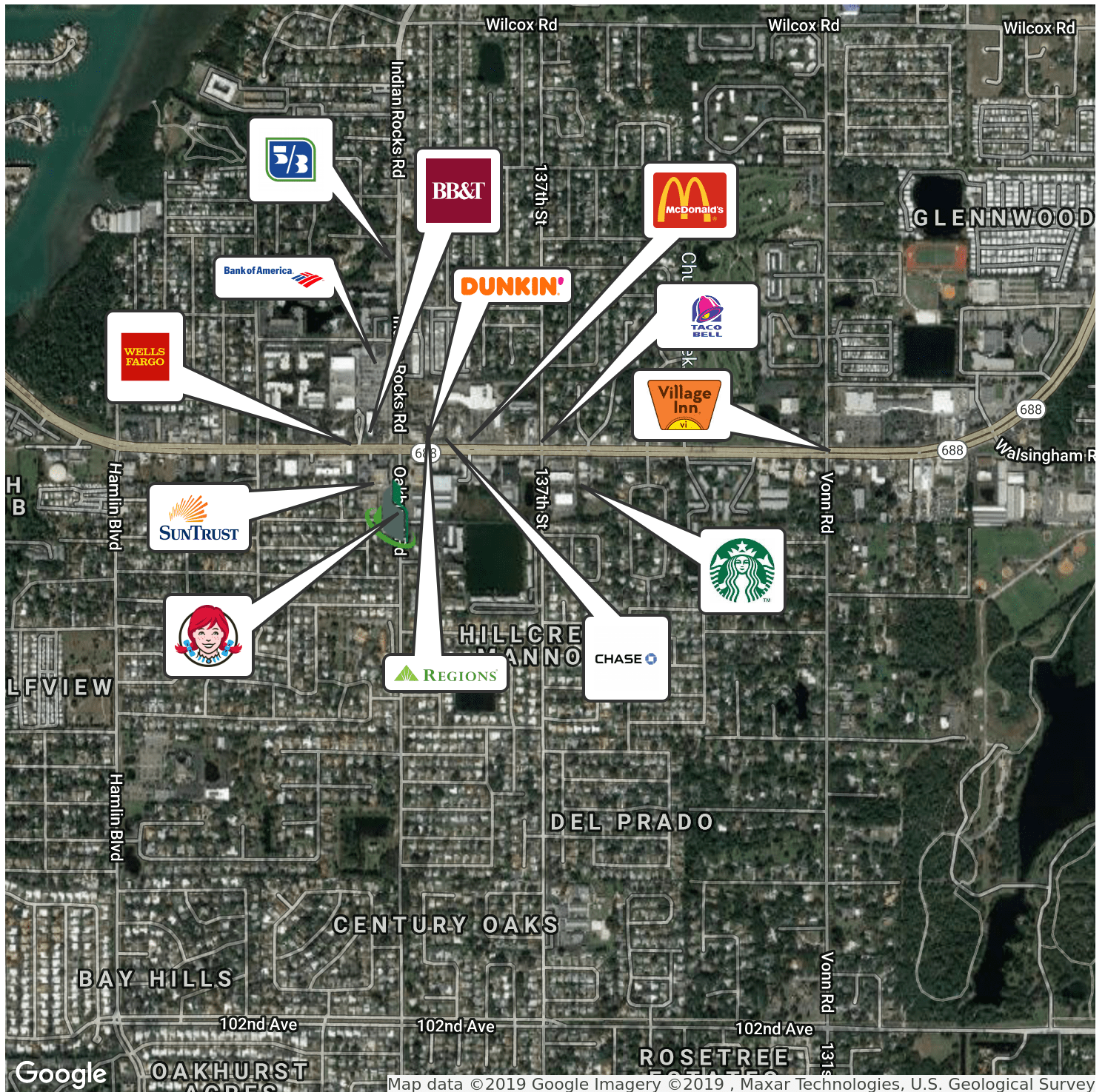




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### Retailer Map



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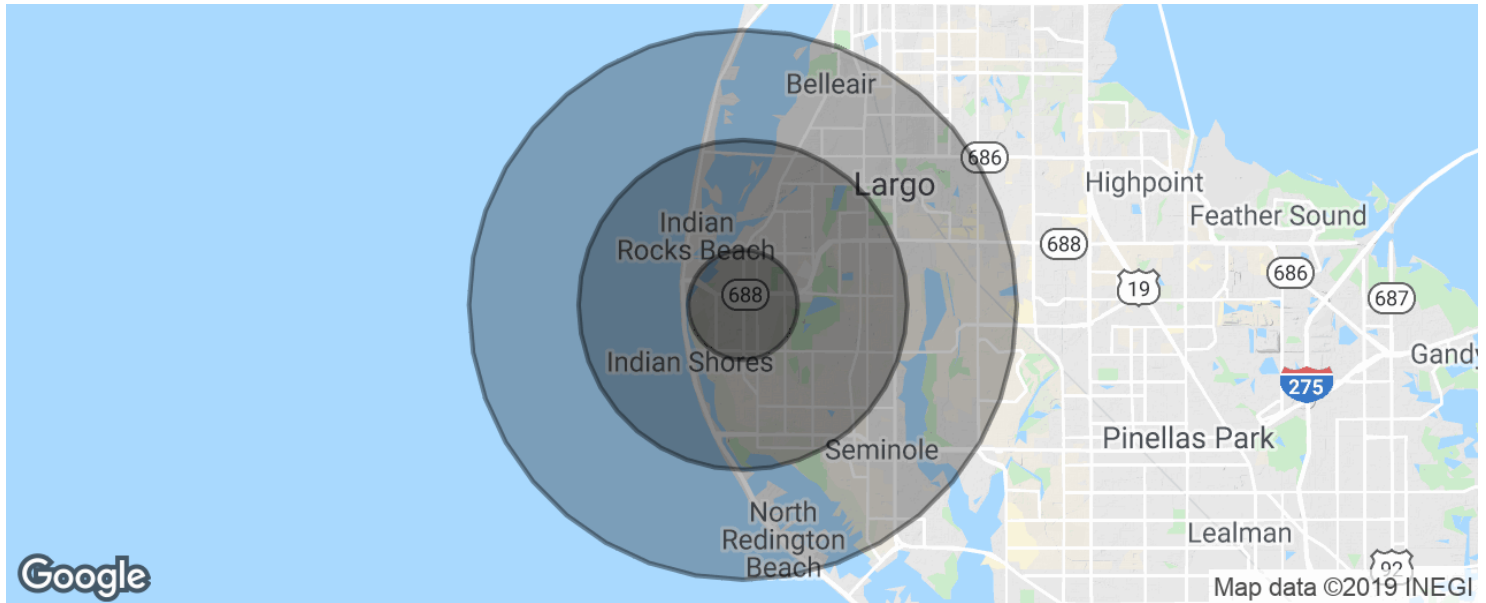




## Indian Rocks Mainland Office Space

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### Demographics Map & Report



#### POPULATION

|                     | 1 MILE | 3 MILES | 5 MILES |
|---------------------|--------|---------|---------|
| Total population    | 11,360 | 67,144  | 140,700 |
| Median age          | 52.1   | 47.9    | 48.7    |
| Median age (Male)   | 49.9   | 46.3    | 46.8    |
| Median age (Female) | 53.0   | 49.7    | 50.2    |

#### HOUSEHOLDS & INCOME

|                     | 1 MILE    | 3 MILES   | 5 MILES   |
|---------------------|-----------|-----------|-----------|
| Total households    | 5,177     | 28,859    | 63,832    |
| # of persons per HH | 2.2       | 2.3       | 2.2       |
| Average HH income   | \$60,720  | \$69,145  | \$62,701  |
| Average house value | \$237,918 | \$295,345 | \$266,363 |

#### RACE

|                                    | 1 MILE | 3 MILES | 5 MILES |
|------------------------------------|--------|---------|---------|
| Total Population - White           | 10,680 | 60,064  | 127,907 |
| Total Population - Black           | 235    | 4,360   | 6,131   |
| Total Population - Asian           | 196    | 1,220   | 2,594   |
| Total Population - Hawaiian        | 0      | 50      | 145     |
| Total Population - American Indian | 0      | 138     | 306     |
| Total Population - Other           | 19     | 297     | 1,422   |

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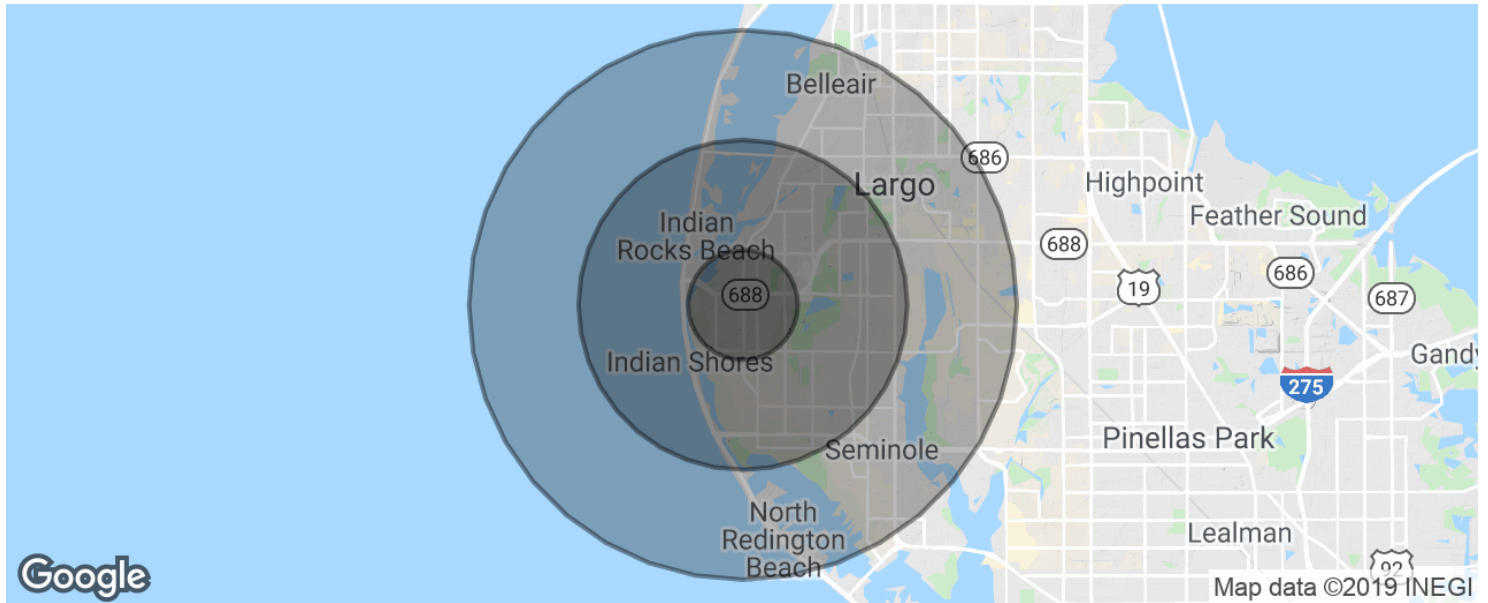




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*\* Demographic data derived from 2010 US Census*

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