

GREAT OPPORTUNITY



Property Highlights:

- ◆ Prime location with excellent visibility
- ◆ Signalized intersection
- ◆ Access: North/South on Belcher
East/West on Ulmerton
- ◆ Pad size: 175 x 60 SF
- ◆ Frontage: 175' on Belcher
- ◆ Available as:
 - Sale of an outparcel
 - Ground lease
 - Build to suit (accommodates a building up to 10,000 SF)
 - Perfect for medical office
 - Zoned CG
 - Pad site ready

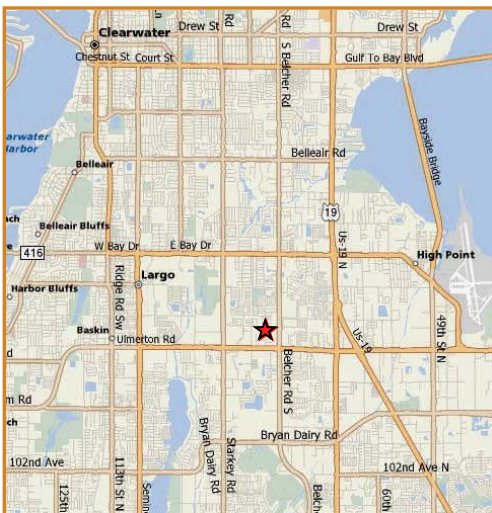
NWC of Ulmerton and Belcher Roads, Largo, FL

| Demographics | | | |
|-------------------|----------|----------|----------|
| | 1 Mile | 3 Miles | 5 Miles |
| Population | 11,876 | 98,107 | 249,888 |
| Average Income | \$43,536 | \$53,807 | \$54,544 |
| Median Age | 44.1 | 44.5 | 44.1 |
| No. of Businesses | 841 | 4,862 | 11,197 |

We are Florida Retail

FOR MORE INFORMATION CONTACT:

**PAT SUZANNE DEWITT OR
KARMEN W. HAYES
813-251-3333**




 F L O R I D A

 R E T A I L P A R T N E R S
 LICENSED REAL ESTATE BROKER

2202 S. MacDill Avenue
Tampa, Florida 33629
813-251-3333
FAX 813-251-3334

