



Office Building For Sale

Largo Professional Office

**13191 Starkey Rd, Units 15 & 16, Largo, FL 33773**

**For More Information:**

813-254-6756 | EXT 60

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

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





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### Executive Summary



#### OFFERING SUMMARY

Sale Price:	\$740,000
Price / SF:	\$208.45
Cap Rate:	0.0%
NOI:	\$0
Lot Size:	195,302 SF
Year Built:	1988
Building Size:	3,550 SF
Market:	FL-Tampa/St. Petersburg
Submarket:	Mid-Pinellas
Traffic Count:	57,000

#### PROPERTY OVERVIEW

Two adjacent / contiguous office condominiums available in Crown Point Center, a well maintained and easily accessible professional office center located on Starkey Road near the intersection with Ulmerton. Totalling 3,550 SF (Unit 15 - 2,080 SF and Unit 16 - 1,470 SF) this corner unit is accessible from both sides of the building and from two separate parking lots, making it one of the more desirable locations within the complex. The space has a great productive feel with a wide open, light and bright reception area and an open floor workspace for cubicles surrounded by windows, three private offices, a dedicated filing/storage area, as well as a large open production / bullpen area, and additional restrooms and private break-room. The professional center has multiple medical and professional office users and an abundance of parking.

Association dues: \$1,500 per month total for the two units. Includes; roof, exterior, common area, water, sewer, garbage, and exterior insurance

\*\*\* Tenant on site, please do not disturb. Contact listing agent for an appointment to tour.

#### LOCATION OVERVIEW

Located behind Starbucks on the corner of Starkey Road and 133rd Avenue and only one block south of busy Ulmerton Road, just west of the US-19 intersection, and minutes to I-275, allowing for easy access to all Tampa Bay area markets.

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Additional Photos



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

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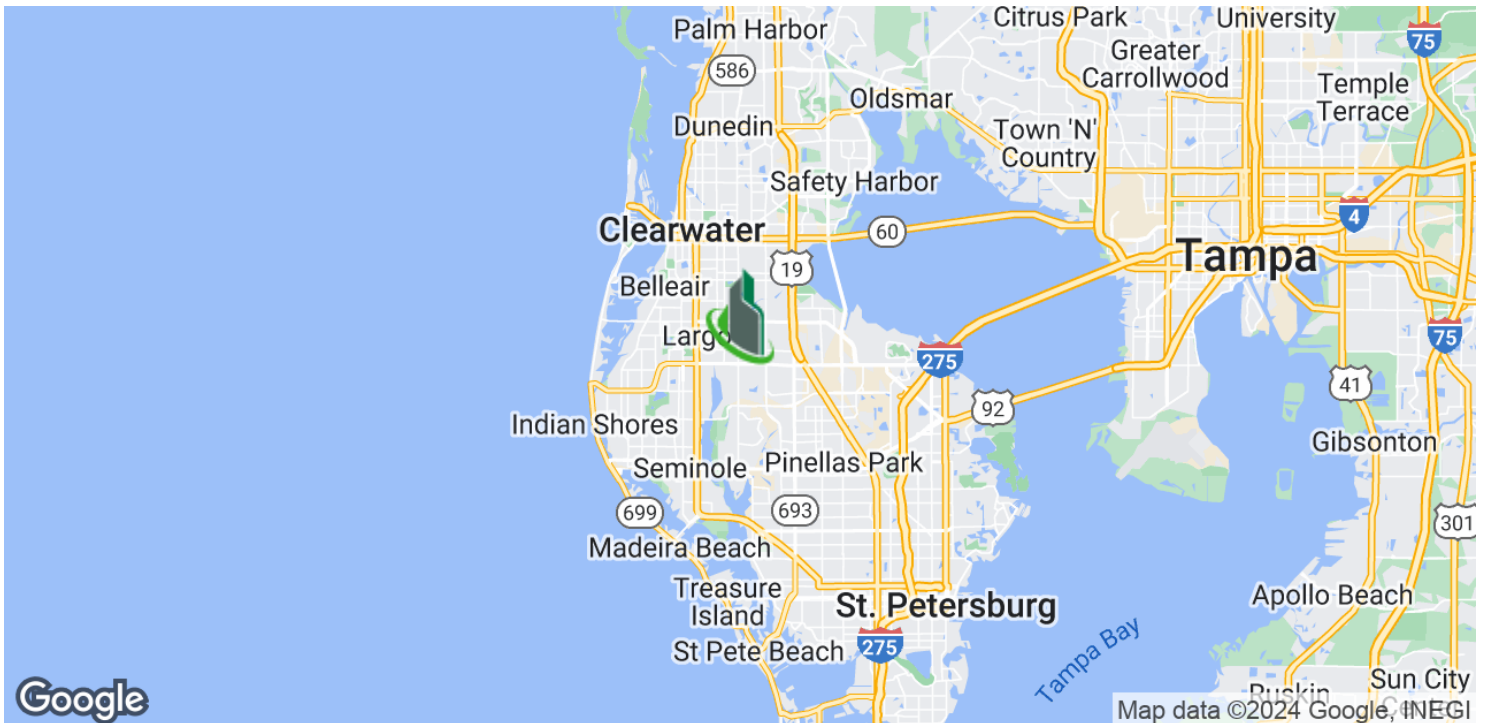
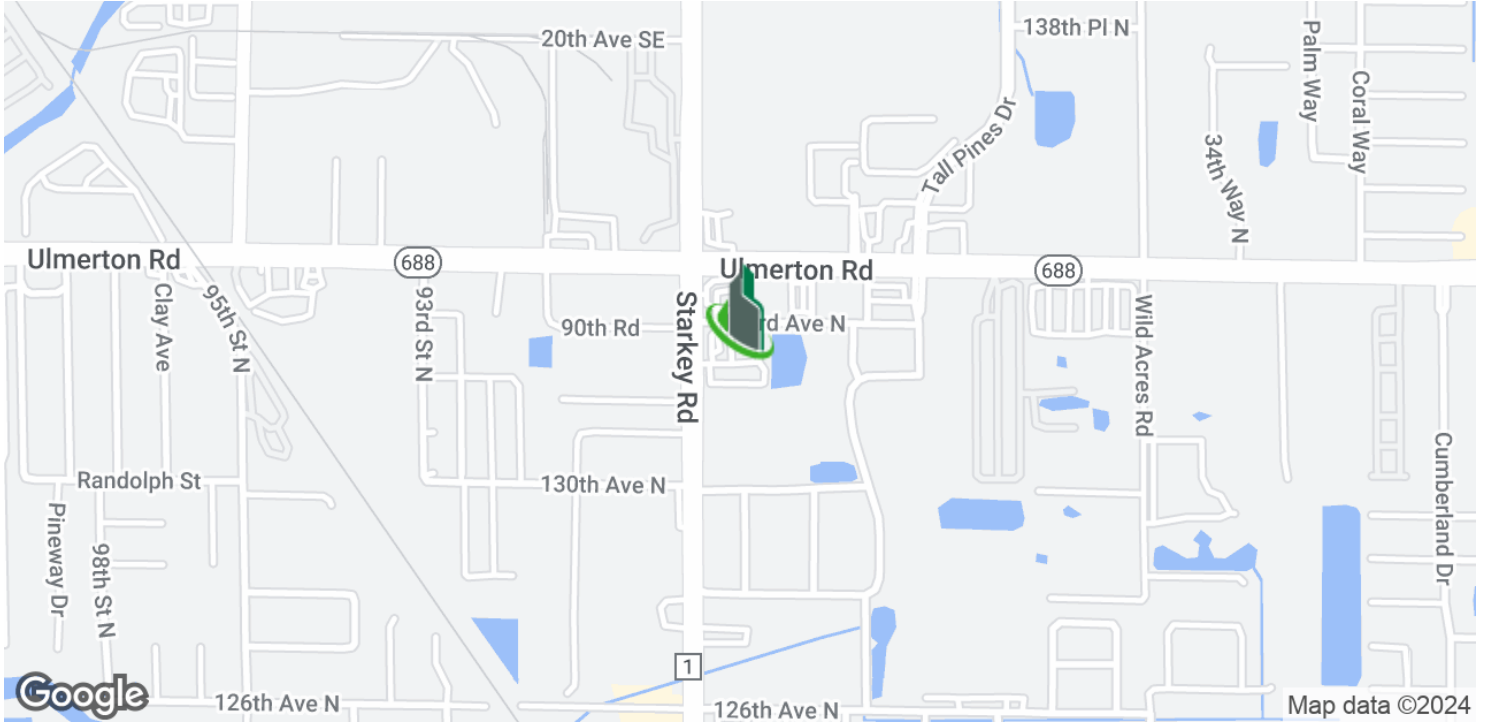




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Location Map



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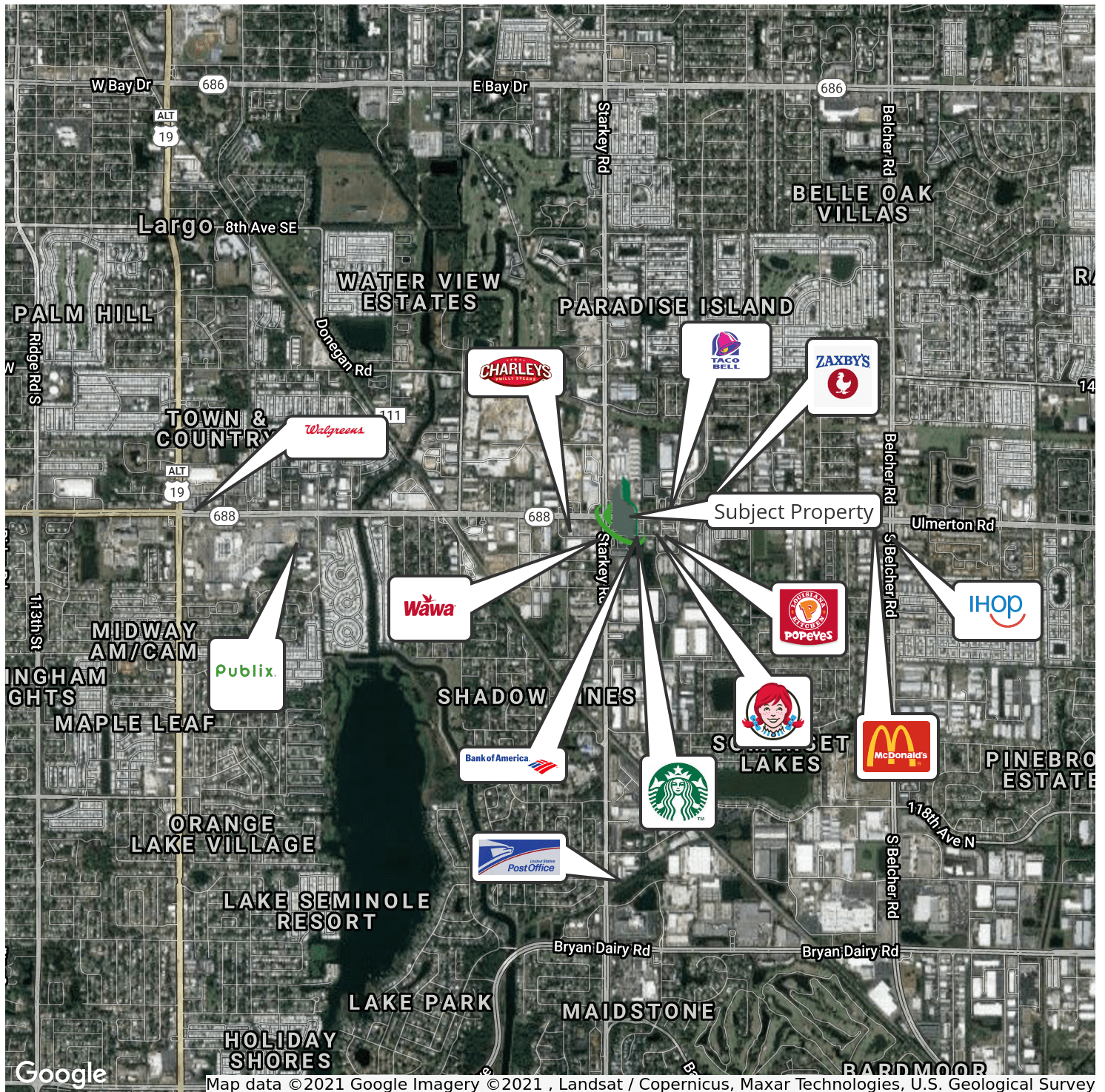




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Retailer Map



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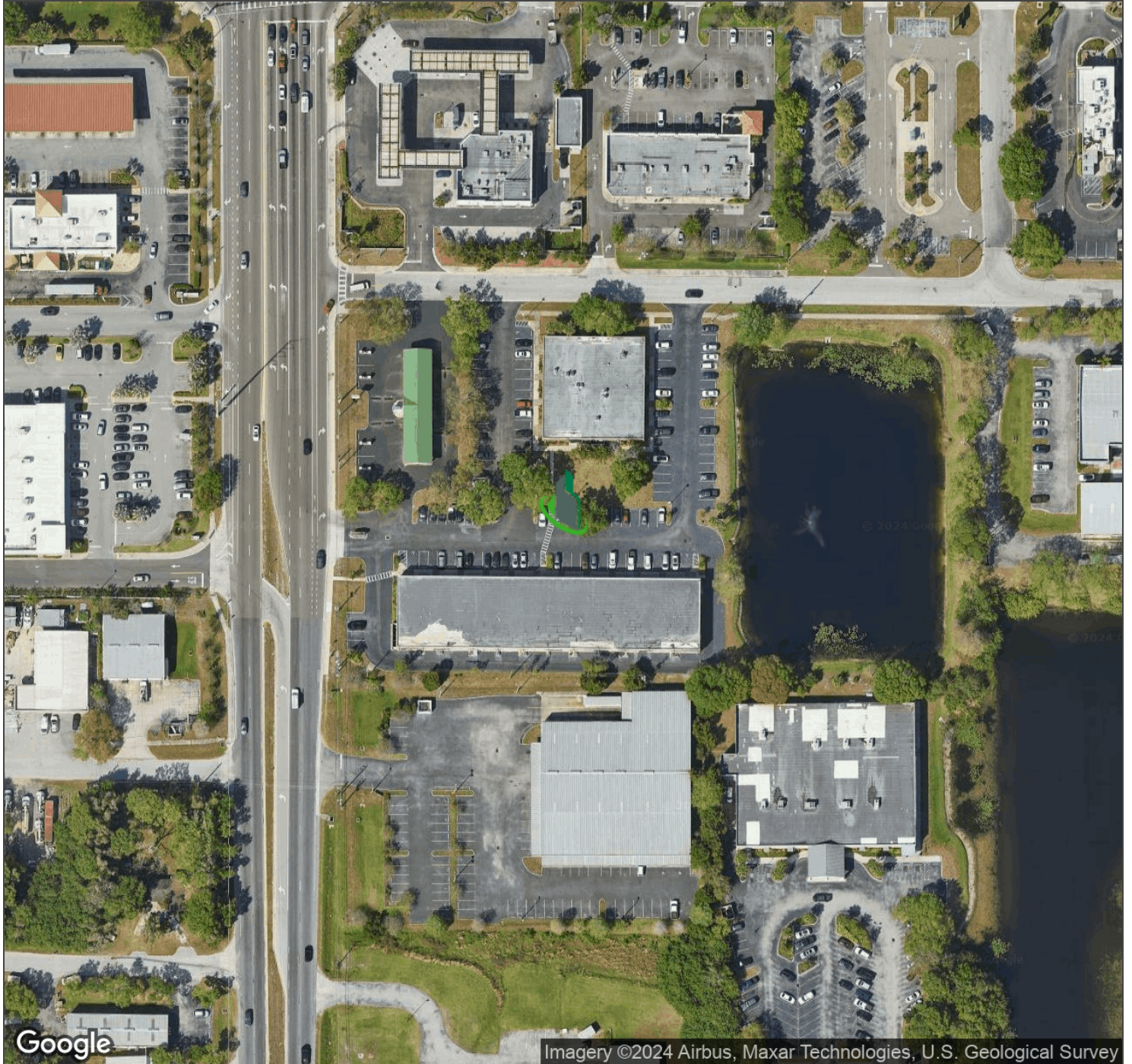




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Aerial Map



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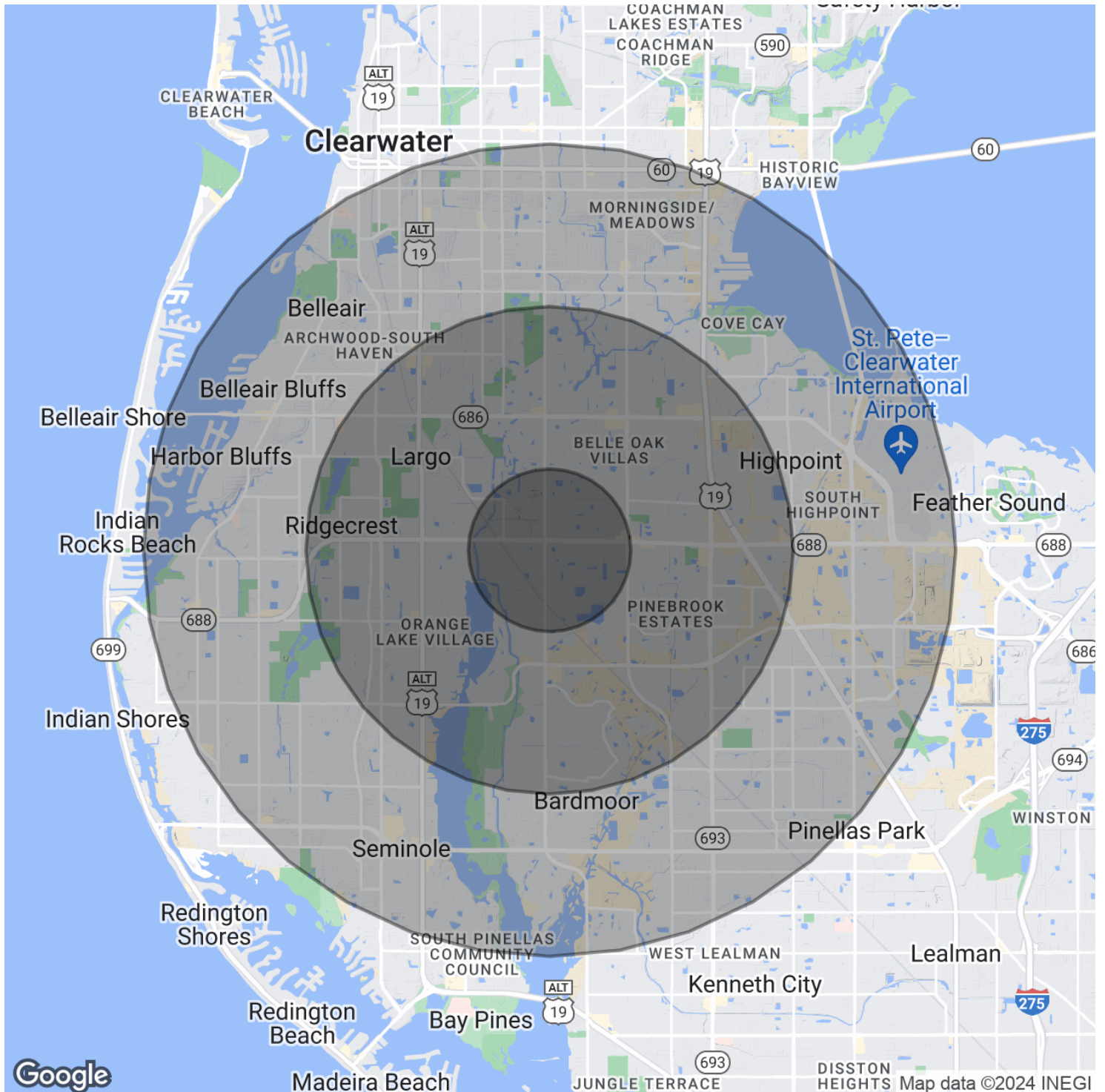




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Demographics Map & Report







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### Demographics Map & Report

#### POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	10,912	109,585	271,630
Average Age	48.7	46.3	45.0
Average Age (Male)	48.5	44.4	43.4
Average Age (Female)	49.4	48.3	46.6

#### HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	4,817	48,167	115,656
# of Persons per HH	2.3	2.3	2.3
Average HH Income	\$55,701	\$53,581	\$56,528
Average House Value	\$150,066	\$179,730	\$214,895

#### ETHNICITY (%)

	1 MILE	3 MILES	5 MILES
Hispanic	6.7%	7.9%	9.1%

#### RACE

	1 MILE	3 MILES	5 MILES
Total Population - White	9,509	96,461	236,622
% White	87.1%	88.0%	87.1%
Total Population - Black	634	6,149	17,004
% Black	5.8%	5.6%	6.3%
Total Population - Asian	412	3,422	9,366
% Asian	3.8%	3.1%	3.4%
Total Population - Hawaiian	0	22	383
% Hawaiian	0.0%	0.0%	0.1%
Total Population - American Indian	24	227	680
% American Indian	0.2%	0.2%	0.3%
Total Population - Other	118	1,467	3,321
% Other	1.1%	1.3%	1.2%

#### TRAFFIC COUNTS

133rd Avenue N & Ulmerton Road	57,000/day
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*\* Demographic data derived from 2020 ACS - US Census*

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