



5670 Roosevelt Blvd, Largo, FL 33770

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





## Largo Vacant Lot

# 5670 Roosevelt Blvd, Largo, FL 33770

### Executive Summary



### OFFERING SUMMARY

Sale Price:	N/A
Price / Acre:	-
Lot Size:	12,645 SF
Zoning:	R/OG - (Residential Office General)
Market:	Tampa-St. Petersburg-Clearwater
Submarket:	Largo
Traffic Count:	32,256

### PROPERTY OVERVIEW

This 12,645 sf corner commercial lot located in Largo is zoned ROG (Residential Office General) which allows for a variety of professional office users. The current owner had planned to move his dental practice to the location but the growth of his practice quickly exceeded the square footage that the site would accommodate. The site has excellent visibility and access along Roosevelt Boulevard and is adjacent to other office and retail users. This is a perfect custom design and build opportunity. Parking ratio: 3.6/1000

\* Site Plan under Documents

### LOCATION OVERVIEW

Located in Largo at the southwest corner of Roosevelt Boulevard and Waverly Street, just east of US-19 and between 60 (Causeway) and I-275, offering easy access to all surrounding areas.

#### For More Information:

813-254-6756 | EXT 45

Property Webpage: [www.properties.baystreetcommercial.com/240463-sale](http://www.properties.baystreetcommercial.com/240463-sale)

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Additional Photos



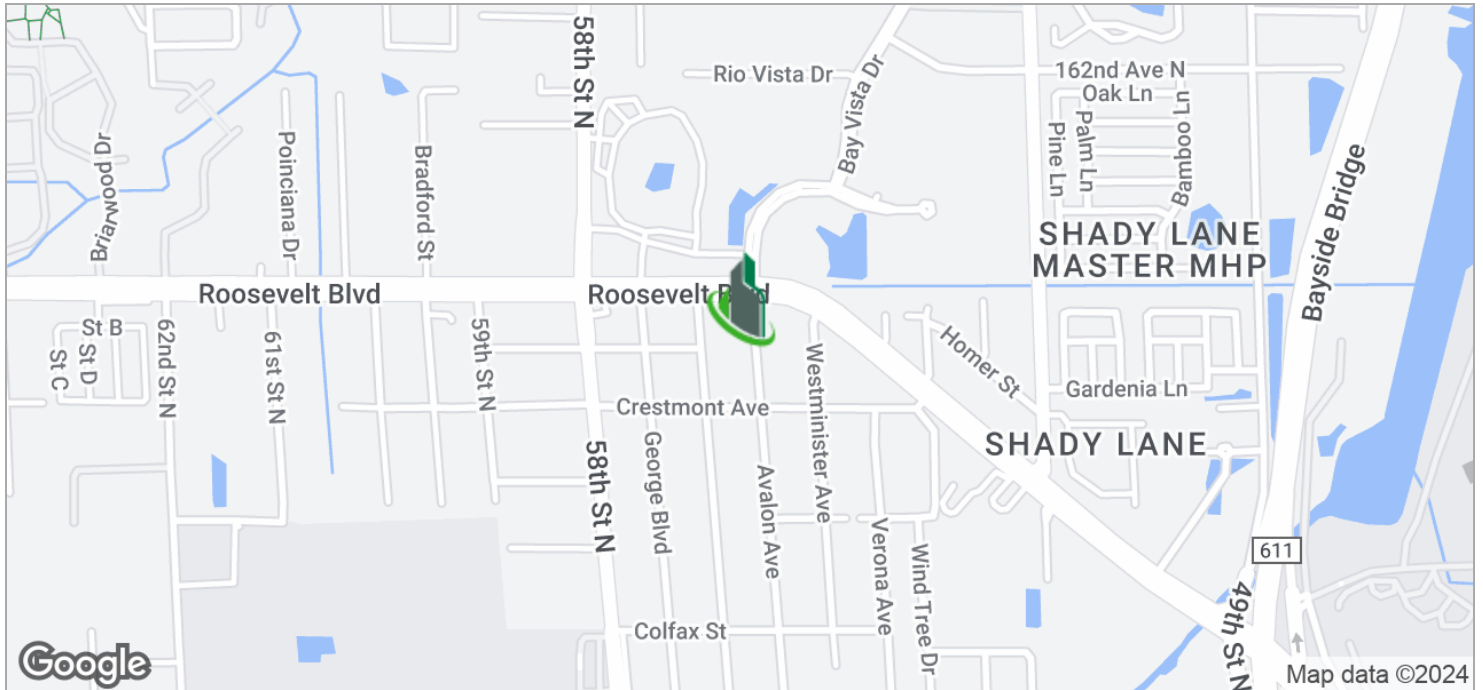




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Location Maps



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

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Aerial Map

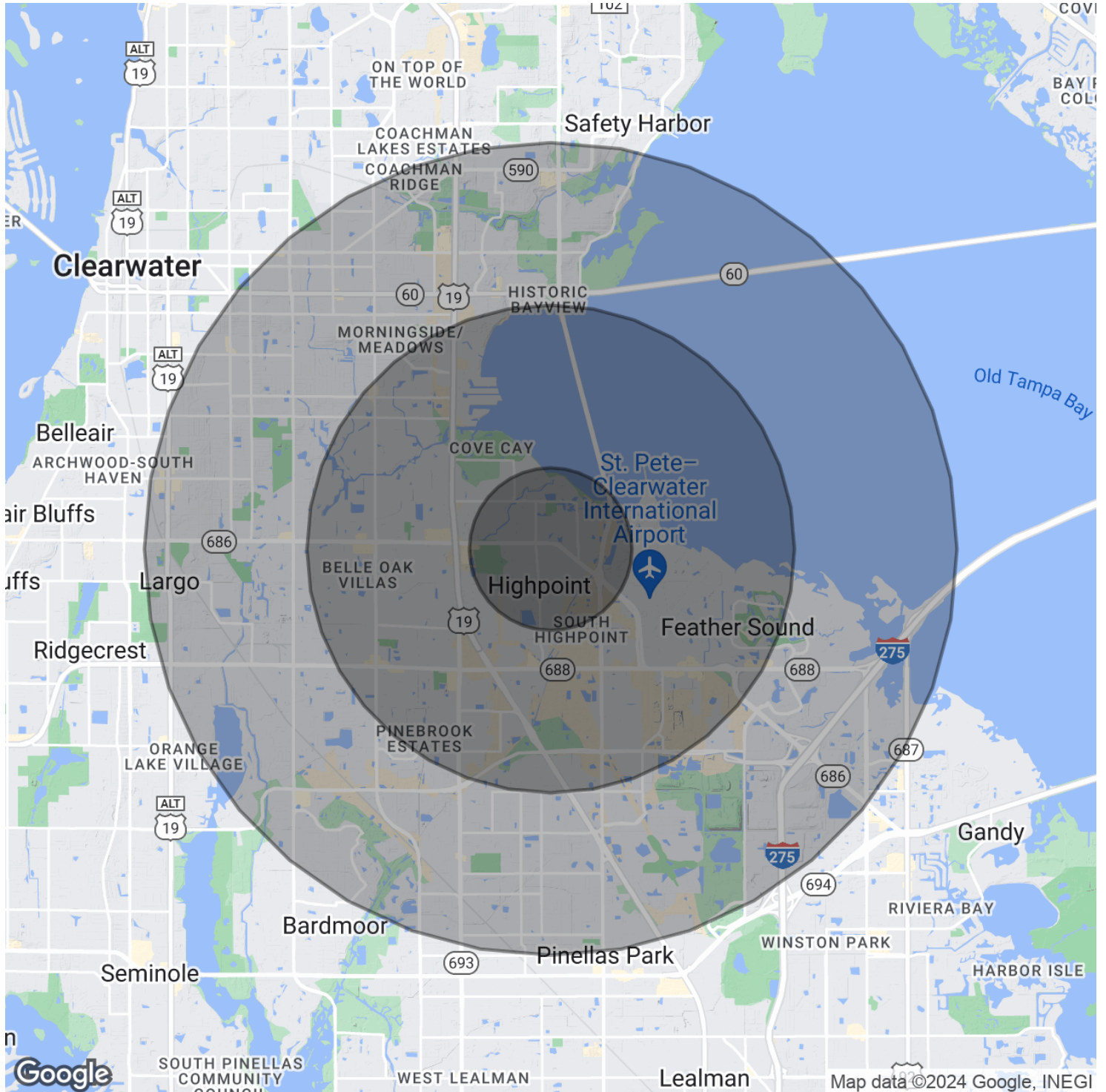




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Demographics Map & Report



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## Demographics Map & Report

### POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	10,404	54,635	166,745
Average age	34.3	42.7	43.6
Average age (Male)	33.8	40.9	42.4
Average age (Female)	34.8	44.5	44.8

### HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	3,430	21,940	70,812
# of persons per HH	3.0	2.5	2.4
Average HH income	\$53,539	\$56,304	\$56,224
Average house value	\$226,646	\$193,128	\$192,263

### ETHNICITY (%)

	1 MILE	3 MILES	5 MILES
Hispanic	20.5%	11.0%	10.9%

### RACE

	1 MILE	3 MILES	5 MILES
Total Population - White	7,916	45,669	142,478
% White	76.1%	83.6%	85.4%
Total Population - Black	1,655	4,829	10,937
% Black	15.9%	8.8%	6.6%
Total Population - Asian	503	2,566	7,005
% Asian	4.8%	4.7%	4.2%
Total Population - Hawaiian	0	0	146
% Hawaiian	0.0%	0.0%	0.1%
Total Population - American Indian	5	90	421
% American Indian	0.0%	0.2%	0.3%
Total Population - Other	149	622	2,707
% Other	1.4%	1.1%	1.6%

### TRAFFIC COUNTS

Roosevelt Blvd & Waverly St	32,256/day
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*\* Demographic data derived from 2020 ACS - US Census*

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Site Plan

