

Mattress Firm - Corporate

Largo, Pinellas County, FL

CONTACT:

Name: Christian Yepes

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Email: christian@belleairgroup.com

Property Information:

2650 East Bay Drive

Largo, FL 33771

Building/Property Size:

3,549 sq. ft. on .78 acres +/-

Lease Summary:

Term: 10yrs (w/ two 5-yr opts)

NOI: \$90,000

Increases: 10% every 5 years

Guarantee: Corporate

Demographics:

	Population	Avg. Income
1 mile:	19,101	\$52,254
3 mile:	111,241	\$53,880
5 mile:	233,812	\$59,061

Traffic Counts:

East Bay Dr: 61,000 AADT 2009

Starkey Rd: 31,700 AADT 2009



Notes:

This retail property is well located on the North side of East Bay Drive just east of Keene/Starkey Road at 2600 East Bay Drive, Largo, Florida. Site is adjacent to an existing, well established Bank of America facility in Largo / Mid Pinellas County. Suburban location with easy access to all of Pinellas County via East Bay Drive, Roosevelt Blvd, and US Highway19. Close proximity to restaurants, retail services, and residential housing.

MATTERESS FIRM - TAMPA BAY

2650 EAST BAY DRIVE • LARGO, FLORIDA 33771

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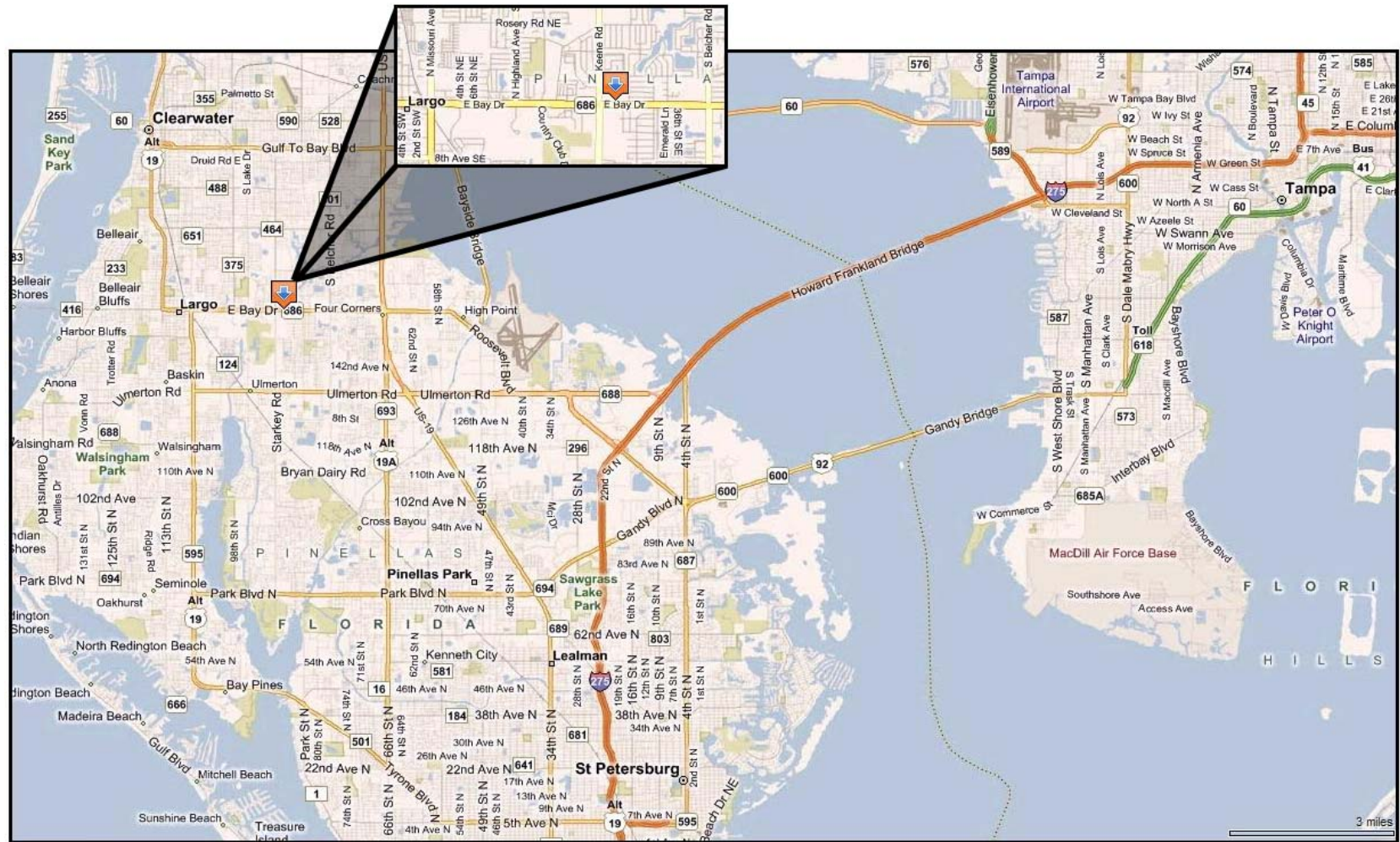
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LOCATION MAP



PHONE: 727-871-2767 • FAX: 727-536-4356 • Belleair Development Group

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SITE AERIAL



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SITE AERIAL (PRE CONSTRUCTION)



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