

## 9525 ULMERTON RD, LARGO, FL

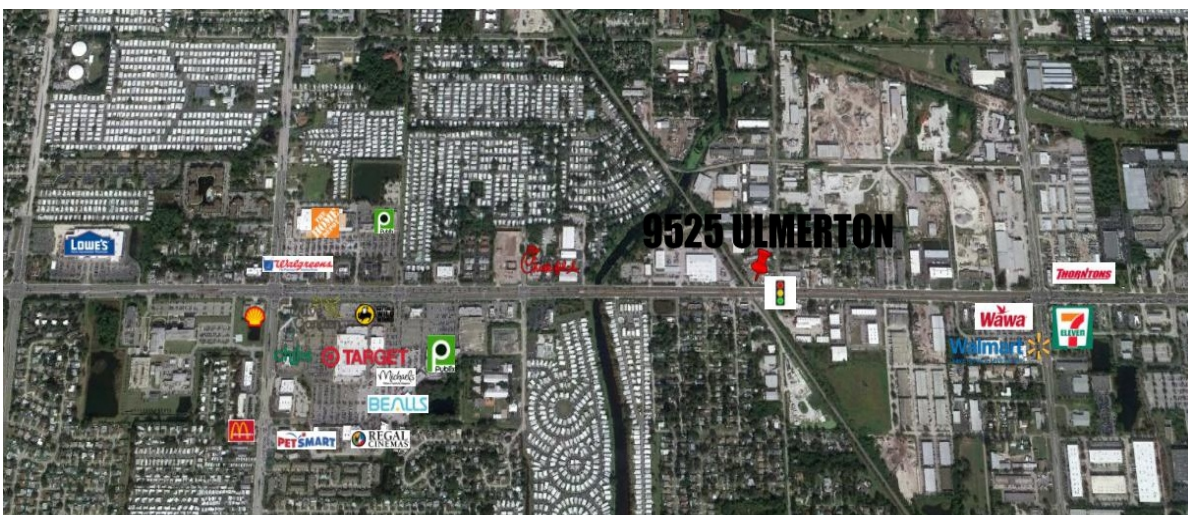


Excellent opportunity to purchase a highly visible commercial piece along heavily traveled Ulmerton Rd (SR 688) with a daily traffic count of about 45,000

This is a 1.46 acre site at the traffic lit corner of Lake Ave. SE and Ulmerton Rd., with approximately 212 feet of frontage, 320 feet width at the back, and 150 feet of depth

Located in the City of Largo, with CG (Commercial General) zoning and Future Land Use, this property is ideal for retail, hospitality, office, storage, etc.

There are two small existing buildings on site, and an RV storage and sales tenant in place, but on a month to month lease

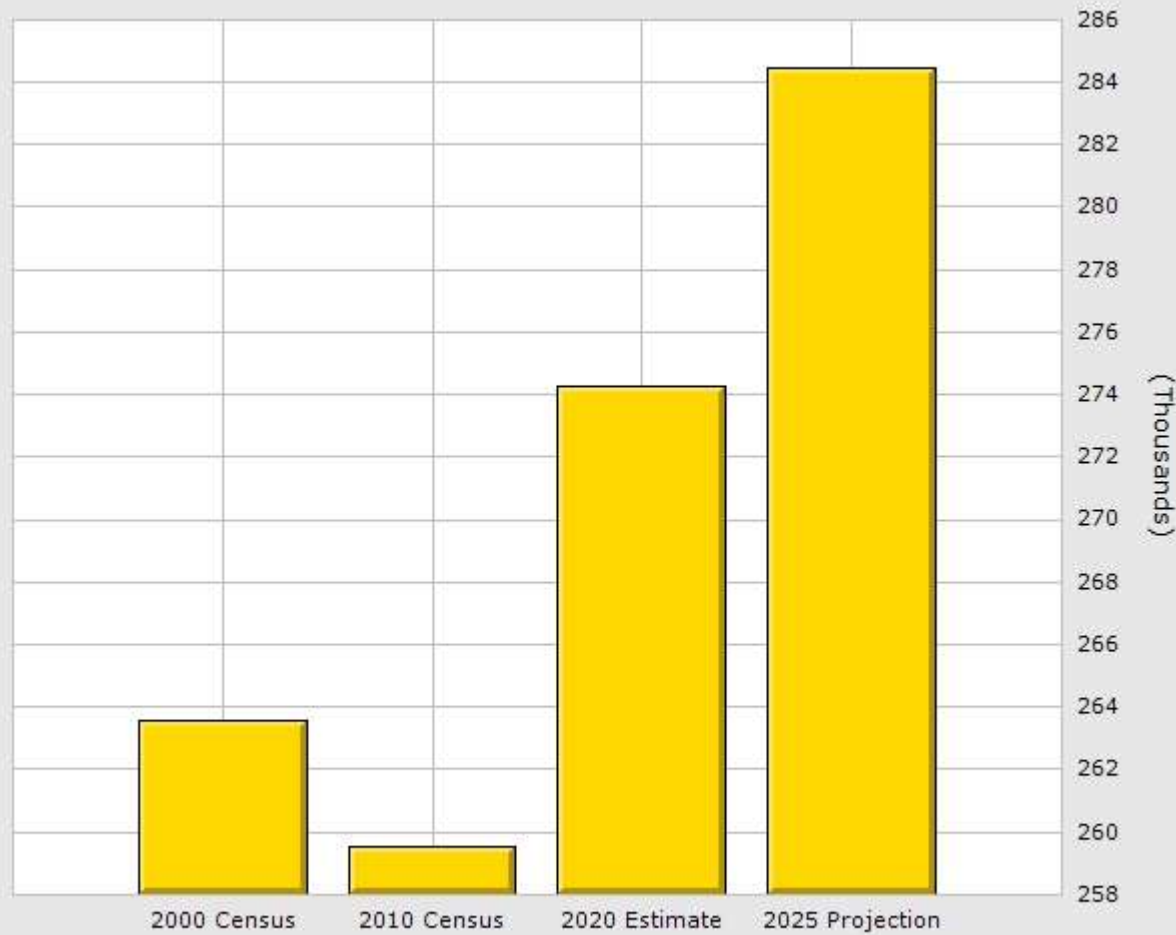


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# Population for 5 Mile Radius

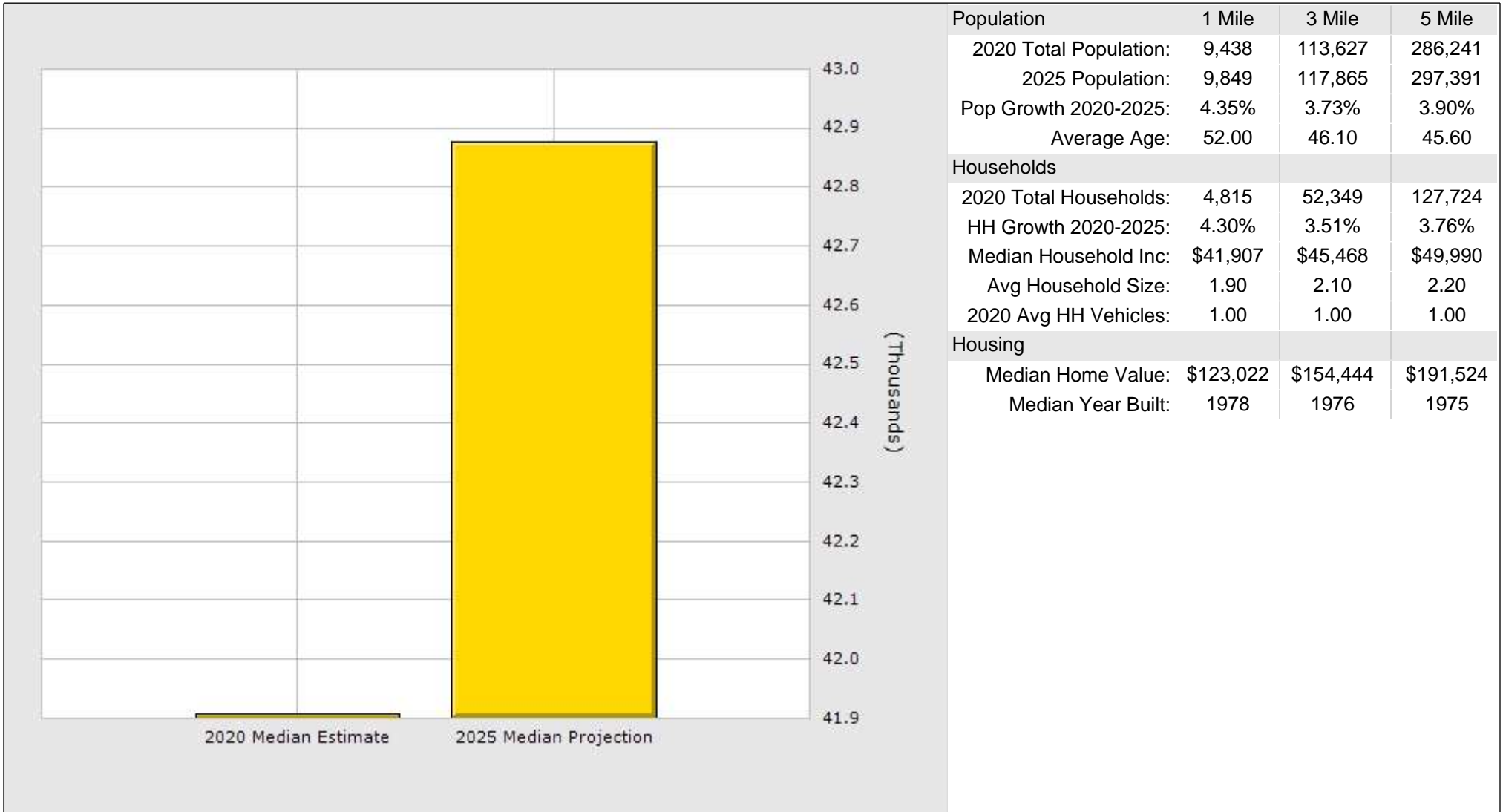
6584 N 50th Ave, Saint Petersburg, FL 33709



Population	1 Mile	3 Mile	5 Mile
2020 Total Population:	16,174	114,644	274,280
2025 Population:	16,700	119,078	284,480
Pop Growth 2020-2025:	3.25%	3.87%	3.72%
Average Age:	43.20	43.40	44.80
Households			
2020 Total Households:	6,601	48,484	120,862
HH Growth 2020-2025:	3.03%	3.68%	3.46%
Median Household Inc:	\$45,140	\$50,202	\$50,411
Avg Household Size:	2.30	2.30	2.20
2020 Avg HH Vehicles:	1.00	2.00	1.00
Housing			
Median Home Value:	\$149,174	\$167,832	\$176,677
Median Year Built:	1968	1967	1968

# Household Income for 1 Mile Radius

9494 Ulmerton Rd, Largo, FL 33771



	1 Mile	3 Mile	5 Mile
<b>Population</b>			
2020 Total Population:	9,438	113,627	286,241
2025 Population:	9,849	117,865	297,391
Pop Growth 2020-2025:	4.35%	3.73%	3.90%
Average Age:	52.00	46.10	45.60
<b>Households</b>			
2020 Total Households:	4,815	52,349	127,724
HH Growth 2020-2025:	4.30%	3.51%	3.76%
Median Household Inc:	\$41,907	\$45,468	\$49,990
Avg Household Size:	1.90	2.10	2.20
2020 Avg HH Vehicles:	1.00	1.00	1.00
<b>Housing</b>			
Median Home Value:	\$123,022	\$154,444	\$191,524
Median Year Built:	1978	1976	1975