

WALSINGHAM COMMONS

12887 - 12987 Walsingham Road
Largo, Florida 33774



Walsingham Commons
12887 - 12987 Walsingham Road
Largo, FL 33774

For Leasing Information Please Contact:



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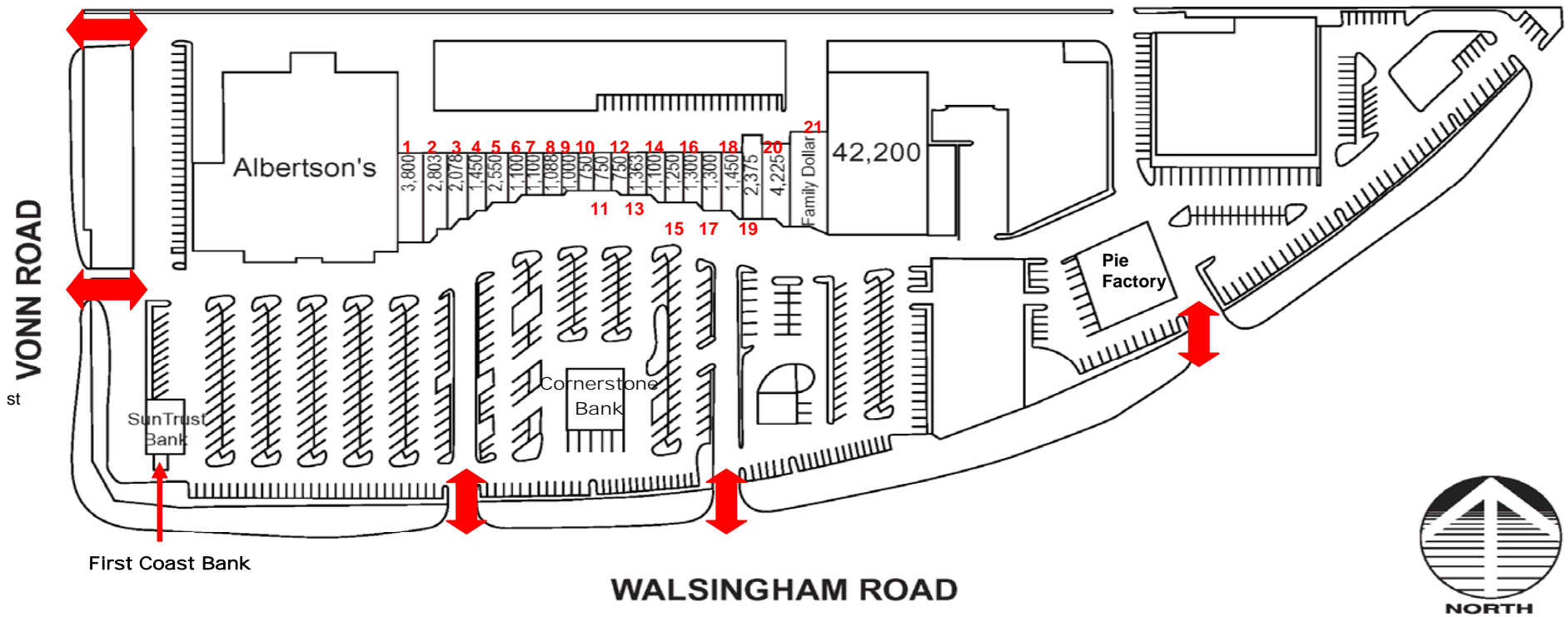
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WALSINGHAM COMMONS

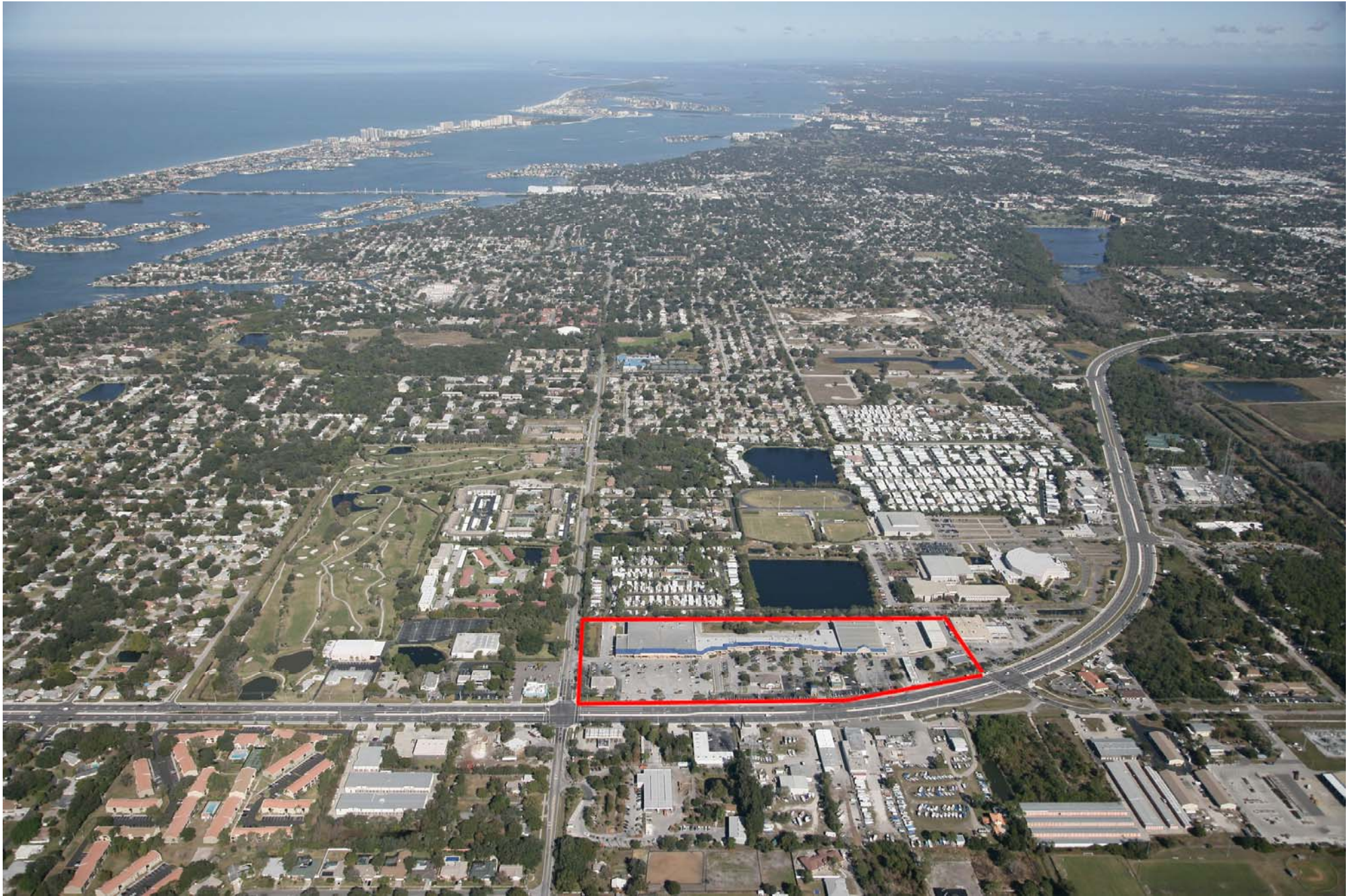
Executive Marketing Summary

Location:	NE corner of Walsingham Road & Vonn Rd.
Size:	165,532 square foot retail / office center
Description:	<p>Walsingham Commons is a neighborhood center strategically located to cater to the numerous surrounding demographic areas (Indian Rocks Beach, Largo, Belleair Bluffs, & Seminole). The shopping center is anchored by Albertson's and Family Dollar. Well maintained shopping center with a new bitumen roof.</p>
Zoning:	CP Zoning
Traffic Counts:	22,000 + AADT – Walsingham Rd
Comments:	<p>This shopping center remains active and in demand due to its strategic location, ability to cater to numerous surrounding areas, competitive rental rates, and unique tenant mix.</p>
Lease Rate:	Aggressive rates available – Please contact broker for additional details.
Contacts:	<p>Justin C. Boudreau – Gulf Coast Commercial, LLC (727) 823-1605 office (727) 897-9579 fax justin@gulfcoastcommercial.net</p>

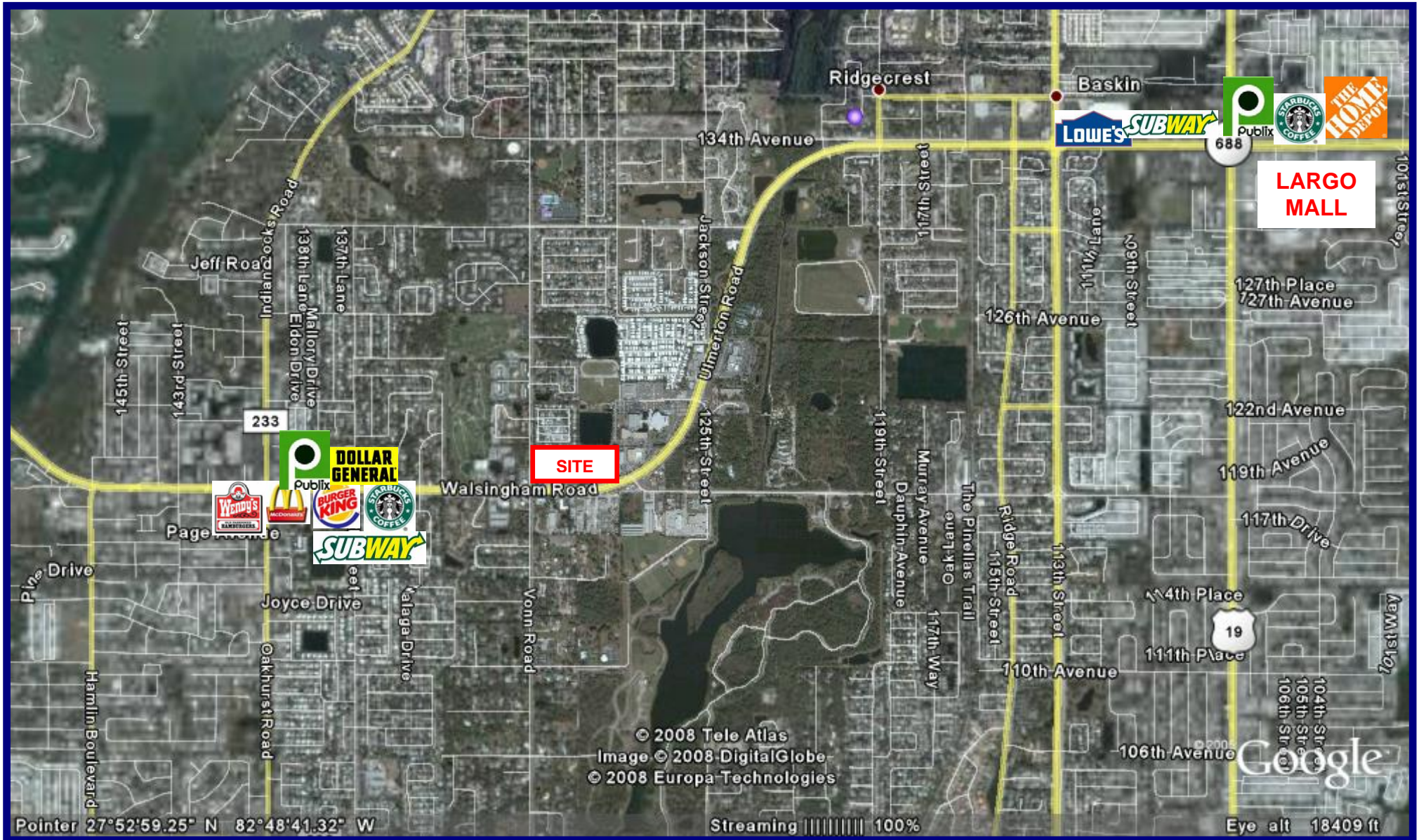
Walsingham Commons Site Plan Largo, Florida



- | | |
|--------------------------------|---------------------------------|
| 1. AVAILABLE – 3,800 sf | 11. Nationwide Insurance |
| 2. AVAILABLE – 2,803 sf | 12, 13. Maria's Kitchen |
| 3. Oom Yung Doe | 14. AVAILABLE – 1,100 sf |
| 4. Coconut Tanning | 15. Hair Salon |
| 5. Hanson Cleaners | 16. China Gate |
| 6. Jewelry Store | 17. Cookies by Design |
| 7. Fine N Dandy | 18. AVAILABLE – 1,450 sf |
| 8. Optical | 19. AVAILABLE – 2,375 sf |
| 9. Nationwide Insurance | 19. AVAILABLE – 4,225 sf |
| 10. Nail Salon | 21. Family Dollar |



WALSINGHAM COMMONS – AERIAL (NORTH)



WALSINGHAM COMMONS – AREA RETAILERS

Demographic Profile Expanded

Estimates & Projections



December 2007

12887 Walsingham Road Largo, FL	1.00 Mile		3.00 Miles		5.00 Miles	
Population						
Estimated Population (2007)	10,473		92,752		185,606	
Population 1990	10,757		91,465		177,260	
Population 2000	10,429		93,581		183,538	
Projected Population (2012)	10,671		93,722		189,975	
Forcasted Population (2017)	10,803		93,779		193,507	
Historical Annual Growth 1990 to 2000	-328	-0.3 %	2,115	0.2 %	6,278	0.4 %
Historical Annual Growth 2001 to 2006	43	-0.3 %	-829	0.2 %	2,067	0.4 %
Projected Annual Growth 2006 to 2011	198	0.4 %	969	0.2 %	4,369	0.5 %
Est. Population Density	3,548.69 psm		4,300.96 psm		4,131.57 psm	
Trade Area Size	2.95 sq mi		21.57 sq mi		44.92 sq mi	
Households						
Estimated Households (2007)	4,370		42,418		85,578	
Households 1990	4,334		40,801		80,123	
Households 2000	4,359		42,910		84,728	
Projected Households (2012)	4,450		42,794		87,513	
Forcated Households (2017)	4,498		42,707		89,018	
Households with Children (2007)	1,415	32.4 %	11,123	26.2 %	21,827	25.5 %
Average Family Household Size	2.40		2.19		2.17	
Average Household Income						
Average household Income(2007)	59,224		61,198		62,071	
Average household Income(2012)	\$63,886		\$67,161		\$67,935	
Averagefamilyincome(2007)	\$71,347		\$74,936		\$77,086	
Median Household Income						
Median household Income(2007)	\$47,751		\$50,595		\$49,232	
Median household Income(2012)	\$52,900		\$56,451		\$54,896	
Medianfamilyincome(2007)	\$56,898		\$63,234		\$62,325	
Per Capita Income						
Per Capita Income(2007)	\$25,325		\$28,513		\$29,228	
Per Capita Income(2012)	\$27,296		\$31,232		\$31,942	
Per Capita Income Est. 5 year change	\$1,970.35	-7.2 %	\$2,718.93	-8.7 %	\$2,714.24	-8.5 %
Other Income						
Disposable Income(2007)	\$40,770		\$42,676		\$41,629	
Disposable Income(2012)	\$44,576		\$46,894		\$45,757	
Disposable Income Est. 5 year change	\$3,806.06	9.3 %	\$4,218.02	9.9 %	\$4,127.76	9.9 %
Median household Net Worth	\$463,596		\$491,399		\$486,947	
Daytime Demos						
Total Number of Businesses (2007)	294		3,021		6,635	
Total Number of Employees (2007)	2,433		32,723		77,498	
Company Headqtrs: Businesses	0	0.1 %	5	0.2 %	21	0.3 %
Company Headqtrs: Employees	42	1.7 %	1,129	3.4 %	4,598	5.9 %
Unemployment rate(2007)	3.16 %		2.57 %		2.72 %	
Employee Population Per Business	8.3 to 1		10.8 to 1		11.7 to 1	
Residential Population per Business	35.6 to 1		30.7 to 1		28.0 to 1	

Demographic Source: Applied Geographic Solutions / TIGER Geography

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Demographic Profile Expanded

Estimates & Projections



December 2007

12887 Walsingham Road Largo, FL	1.00 Mile		3.00 Miles		5.00 Miles	
Race & Ethnicity						
White (2007)	8,805	84.1 %	84,118	90.7 %	167,808	90.4 %
Black or African American (2007)	1,225	11.7 %	4,697	5.1 %	8,473	4.6 %
American Indian & Alaska Native (2007)	29	0.3 %	263	0.3 %	565	0.3 %
Asian (2007)	188	1.8 %	1,793	1.9 %	4,498	2.4 %
Hawaiian & Pacific Islander (2007)	6	0.1 %	45	0.0 %	106	0.1 %
Other Race (2007)	45	0.4 %	558	0.6 %	1,487	0.8 %
Multi Race (2007)	174	1.7 %	1,278	1.4 %	2,669	1.4 %
Not Hispanic or Latino Population (2007)	10,006	95.5 %	88,596	95.5 %	175,787	94.7 %
Hispanic or Latino Population (2007)	467	4.5 %	4,156	4.5 %	9,819	5.3 %
Not of Hispanic Origin Population (90)	10,539	98.0 %	89,902	98.3 %	173,958	98.1 %
Hispanic Origin Population (90)	218	2.0 %	1,563	1.7 %	3,303	1.9 %
Not Hispanic or Latino Population (2000)	10,117	97.0 %	90,756	97.0 %	176,968	96.4 %
Hispanic or Latino Population (2000)	313	3.0 %	2,825	3.0 %	6,570	3.6 %
Not Hispanic or Latino Population (2012)	10,092	94.6 %	88,592	94.5 %	177,735	93.6 %
Hispanic or Latino Population (2012)	579	5.4 %	5,130	5.5 %	12,240	6.4 %
Hist. Hispanic Ann Growth (1991 to 2006)	249	7.6 %	2,593	11.1 %	6,516	13.2 %
Proj. Hispanic Ann Growth (2006 to 2011)	112	4.8 %	974	4.7 %	2,421	4.9 %
Age						
Age 0 to 4 yrs(2007)	526	5.0 %	4,163	4.5 %	8,693	4.7 %
Age 5 to 9 yrs(2007)	638	6.1 %	4,514	4.9 %	9,050	4.9 %
Age 10 to 14 yrs(2007)	730	7.0 %	5,131	5.5 %	9,792	5.3 %
Age 15 to 19 yrs(2007)	685	6.5 %	5,342	5.8 %	10,061	5.4 %
Age 20 to 24 yrs(2007)	479	4.6 %	4,032	4.3 %	8,403	4.5 %
Age 25 to 29 yrs(2007)	421	4.0 %	3,546	3.8 %	7,527	4.1 %
Age 30 to 34 yrs(2007)	451	4.3 %	4,088	4.4 %	8,584	4.6 %
Age 35 to 39 yrs(2007)	631	6.0 %	5,157	5.6 %	10,360	5.6 %
Age 40 to 44 yrs(2007)	760	7.3 %	6,364	6.9 %	12,545	6.8 %
Age 45 to 49 yrs(2007)	862	8.2 %	7,474	8.1 %	14,404	7.8 %
Age 50 to 54 yrs(2007)	749	7.2 %	7,505	8.1 %	14,654	7.9 %
Age 55 to 59 yrs(2007)	798	7.6 %	7,231	7.8 %	14,384	7.7 %
Age 60 to 64 yrs(2007)	680	6.5 %	6,416	6.9 %	12,860	6.9 %
Population age 65-74(2007)	1,001	9.6 %	10,041	10.8 %	20,421	11.0 %
Population age 75-84(2007)	731	7.0 %	7,704	8.3 %	15,848	8.5 %
Population age 85+(2007)	330	3.2 %	4,045	4.4 %	8,020	4.3 %
MedianAge(2007)	43.5 yrs		47.1 yrs		47.0 yrs	
Gender Age Distribution						
PopulationFemale(2007)	5,525	52.8 %	48,795	52.6 %	97,561	52.6 %
Age 0 to 19 yrs (2007)	1,255	22.7 %	9,284	19.0 %	18,213	18.7 %
Age 20 to 64 yrs (2007)	3,066	55.5 %	26,881	55.1 %	53,596	54.9 %
Age 65 yrs plus (2007)	1,204	21.8 %	12,630	25.9 %	25,752	26.4 %
MedianAgeFemales(2007)	45.5 Yrs		48.8 Yrs		48.9 Yrs	
PopulationMale(2007)	4,948	47.2 %	43,957	47.4 %	88,044	47.4 %
Age 0 to 19 yrs (2007)	1,324	26.8 %	9,866	22.4 %	19,382	22.0 %
Age 20 to 64 yrs (2007)	2,766	55.9 %	24,932	56.7 %	50,125	56.9 %
Age 65 yrs plus (2007)	857	17.3 %	9,160	20.8 %	18,537	21.1 %
MedianAgeMales(2007)	41.2 yrs		45.1 yrs		44.9 yrs	

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Demographic Profile Expanded

Estimates & Projections



December 2007

12887 Walsingham Road Largo, FL	1.00 Mile		3.00 Miles		5.00 Miles	
Household Income Distribution						
HH Income \$200,000 or More (2007)	118	2.7 %	1,406	3.3 %	3,236	3.8 %
HH Income \$150,000 to 199,999 (2007)	94	2.2 %	1,202	2.8 %	2,224	2.6 %
HH Income \$100,000 to 149,999 (2007)	416	9.5 %	4,336	10.2 %	7,872	9.2 %
HH Income \$75,000 to 99,999(2007)	477	10.9 %	4,940	11.6 %	9,253	10.8 %
HH Income \$50,000 to 74,999(2007)	891	20.4 %	8,660	20.4 %	17,099	20.0 %
HH Income \$35,000 to 49,999(2007)	850	19.5 %	6,972	16.4 %	14,152	16.5 %
HH Income \$25,000 to 34,999(2007)	525	12.0 %	5,210	12.3 %	10,942	12.8 %
HH Income \$15,000 to 24,999(2007)	521	11.9 %	5,036	11.9 %	10,725	12.5 %
HH Income \$0 to 14,999 (2007)	478	10.9 %	4,658	11.0 %	10,074	11.8 %
HH Income \$35000+	2,847	65.1 %	27,515	64.9 %	53,836	62.9 %
HH Income \$75000+	1,105	25.3 %	11,883	28.0 %	22,585	26.4 %
Housing						
Total Housing Units	4,994		51,108		104,842	
Housing Units Occupied	4,370	87.5 %	42,418	83.0 %	85,578	81.6 %
<i>Housing Units, Owner Occupied (2007)</i>	3,365	67.4 %	32,771	64.1 %	65,086	62.1 %
<i>Housing Units, Renter Occupied (2007)</i>	1,006	20.1 %	9,648	18.9 %	20,493	19.5 %
Housing Units, Vacant (2007)	624	12.5 %	8,690	17.0 %	19,263	18.4 %
Median Years in Residence (2007)	4 yrs		3 yrs		3 yrs	
Marital Status						
Never Married	1,840	21.5 %	14,842	18.8 %	29,560	18.7 %
Now Married	4,709	54.9 %	42,980	54.5 %	83,950	53.1 %
Separated	220	2.6 %	2,179	2.8 %	5,363	3.4 %
Widowed	827	9.6 %	8,849	11.2 %	18,098	11.5 %
Divorced	977	11.4 %	10,056	12.7 %	21,056	13.3 %
Household Type						
Population Family (2007)	8,638	82.5 %	71,885	77.5 %	141,299	76.1 %
Population Non-Family (2007)	1,736	16.6 %	19,691	21.2 %	41,338	22.3 %
Population Group Qtrs	99	0.9 %	1,177	1.3 %	2,970	1.6 %
Households: Family (2007)	2,804	64.2 %	24,936	58.8 %	49,487	57.8 %
MarriedCoupleFamilyWithChildren(2007)	919	27.3 %	7,441	22.7 %	14,202	21.8 %
Average Family Household Size	3.08		2.88		2.86	
Households: Non-Family (2007)	1,566	35.8 %	17,483	41.2 %	36,091	42.2 %
Household Size						
1 Person Household	1,295	29.6 %	14,375	33.9 %	29,415	34.4 %
2 Person Households	1,636	37.4 %	16,977	40.0 %	34,756	40.6 %
3 Person Households	657	15.0 %	5,350	12.6 %	10,406	12.2 %
4 Person Households	514	11.8 %	4,055	9.6 %	7,733	9.0 %
5 Person Households	185	4.2 %	1,198	2.8 %	2,375	2.8 %
6+ Person Households	83	1.9 %	463	1.1 %	894	1.0 %
Household Vehicles						
Total Vehicles Available(2007)	7,272		68,132		134,977	
Household: 0 Vehicles Available	217	3.0 %	2,590	3.8 %	5,283	3.9 %
Household: 1 Vehicles Available	1,895	26.1 %	18,943	27.8 %	39,424	29.2 %
Household: 2+ Vehicles Available	2,258	31.0 %	20,885	30.7 %	40,871	30.3 %
Average Vehicles Per Household	2		2		2	

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Demographic Source: Applied Geographic Solutions / TIGER Geography

Demographic Profile Expanded

Estimates & Projections



December 2007

12887 Walsingham Road Largo, FL	1.00 Mile		3.00 Miles		5.00 Miles	
Labor Force						
Labor(2007): Population Age 16+	8,431		77,809		155,989	
Civilian Employed	4,842	57.4 %	43,390	55.8 %	86,401	55.4 %
Civilian Unemployed	266	3.2 %	2,003	2.6 %	4,235	2.7 %
In Armed Forces	44	0.5 %	120	0.2 %	277	0.2 %
Not in Labor Force	3,278	38.9 %	32,296	41.5 %	65,075	41.7 %
Occupation						
Occupation 2000: Population 16+	4,721		43,004		83,928	
Mgmt, Business, & Financial Operations	462	9.8 %	5,931	13.8 %	11,484	13.7 %
Professional and Related	1,068	22.6 %	8,773	20.4 %	16,166	19.3 %
Service	808	17.1 %	6,742	15.7 %	12,981	15.5 %
Sales and Office	1,493	31.6 %	14,019	32.6 %	27,349	32.6 %
Farming, Fishing, and Forestry	7	0.1 %	108	0.3 %	172	0.2 %
Construction, Extraction, & Maintenance	437	9.3 %	3,407	7.9 %	7,107	8.5 %
Production, Transport, & Material Moving	446	9.4 %	4,023	9.4 %	8,669	10.3 %
Percent White Collar Workers		64.0 %		66.8 %		65.5 %
Percent Blue Collar Workers		36.0 %		33.2 %		34.5 %
Consumer Expenditure (in \$000,000s)						
Total Household Expenditure (2007)	\$214,006		\$2,115,514		\$4,290,269	
Total Non-Retail Expenditures (2007)	\$123	57.3 %	\$1,213	57.4 %	\$2,460	57.3 %
Total Retail Expenditures (2007)	\$91	42.7 %	\$902	42.6 %	\$1,830	42.7 %
Apparel (2007)	\$10	4.8 %	\$100	4.8 %	\$204	4.8 %
Contributions (2007)	\$8	3.6 %	\$79	3.7 %	\$161	3.8 %
Education (2007)	\$5	2.2 %	\$49	2.3 %	\$100	2.3 %
Entertainment (2007)	\$12	5.6 %	\$118	5.6 %	\$239	5.6 %
Food And Beverages (2007)	\$33	15.5 %	\$325	15.4 %	\$659	15.4 %
Furnishings And Equipment (2007)	\$9	4.3 %	\$92	4.4 %	\$187	4.3 %
Gifts (2007)	\$6	2.6 %	\$56	2.6 %	\$114	2.7 %
Health Care (2007)	\$14	6.3 %	\$133	6.3 %	\$270	6.3 %
Household Operations (2007)	\$7	3.5 %	\$74	3.5 %	\$151	3.5 %
Miscellaneous Expenses (2007)	\$4	1.7 %	\$36	1.7 %	\$73	1.7 %
Personal Care (2007)	\$3	1.5 %	\$31	1.4 %	\$62	1.4 %
Personal Insurance (2007)	\$2	1.0 %	\$21	1.0 %	\$43	1.0 %
Reading (2007)	\$1	0.3 %	\$7	0.3 %	\$14	0.3 %
Shelter (2007)	\$41	19.2 %	\$408	19.3 %	\$827	19.3 %
Tobacco (2007)	\$1	0.7 %	\$14	0.7 %	\$29	0.7 %
Transportation (2007)	\$43	20.1 %	\$423	20.0 %	\$855	19.9 %
Utilities (2007)	\$15	7.1 %	\$149	7.0 %	\$302	7.0 %
Educational Attainment						
Adult Population (25 Years+)	7,415		69,570		139,607	
Elementary (0 to 8)(2007)	219	3.0 %	1,620	2.3 %	3,544	2.5 %
Some High School (9 to 11)(2007)	500	6.7 %	5,077	7.3 %	10,686	7.7 %
Est. High School Graduate (12)(2007)	2,202	29.7 %	20,586	29.6 %	42,864	30.7 %
Est. Some College (13 to 16)(2007)	1,875	25.3 %	16,229	23.3 %	32,181	23.1 %
Est. Associate Degree Only(2007)	656	8.8 %	6,559	9.4 %	12,888	9.2 %
Est. Bachelor Degree Only(2007)	1,372	18.5 %	13,322	19.1 %	24,915	17.8 %
Est. Graduate Degree(2007)	590	8.0 %	6,178	8.9 %	12,528	9.0 %

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Demographic Profile Expanded

Estimates & Projections



December 2007

12887 Walsingham Road Largo, FL	1.00 Mile		3.00 Miles		5.00 Miles	
Units In Structure						
1 Detached Unit	2,791	57.6 %	26,034	51.9 %	47,856	47.6 %
1 Attached Unit	78	1.6 %	1,889	3.8 %	4,278	4.3 %
2 to 4 Units	264	5.5 %	3,228	6.4 %	6,256	6.2 %
5 to 9 Units	313	6.5 %	2,967	5.9 %	5,631	5.6 %
10 to 19 Units	184	3.8 %	1,849	3.7 %	4,913	4.9 %
20 to 49 Units	303	6.3 %	2,657	5.3 %	5,408	5.4 %
50 or more Units	519	10.7 %	5,081	10.1 %	10,697	10.6 %
Mobile Home or Trailer	388		6,334		15,372	
Other Structure	2		78		198	
Homes Built By Year						
Homes Built 1999 to 2000	0	0.0 %	259	0.5 %	826	0.8 %
Homes Built 1995 to 1998	86	1.8 %	1,179	2.4 %	2,623	2.6 %
Homes Built 1990 to 1994	182	3.8 %	2,340	4.7 %	4,525	4.5 %
Homes Built 1980 to 1989	1,089	22.5 %	10,157	20.3 %	20,555	20.4 %
Homes Built 1970 to 1979	2,447	50.5 %	18,958	37.8 %	36,819	36.6 %
Homes Built 1960 to 1969	655	13.5 %	9,830	19.6 %	19,037	18.9 %
Homes Built 1950 to 1959	306	6.3 %	6,040	12.1 %	12,994	12.9 %
Homes Built Before 1949	77	1.6 %	1,355	2.7 %	3,229	3.2 %
Home Values						
Home Values \$1,000,000+	4	0.2 %	70	0.3 %	187	0.4 %
Home Values \$500,000-\$999,999	16	0.7 %	266	1.1 %	713	1.7 %
Home Values \$400,000-\$499,999	14	0.6 %	192	0.8 %	400	0.9 %
Home Values \$300,000-\$399,999	50	2.0 %	474	2.0 %	1,268	3.0 %
Home Values \$200,000-\$299,999	114	4.6 %	1,178	5.1 %	2,440	5.7 %
Home Values \$150,000-\$199,999	272	11.1 %	3,224	13.9 %	5,005	11.7 %
Home Values \$100,000-\$149,999	956	39.0 %	7,519	32.3 %	11,759	27.5 %
Home Values \$70,000-\$99,999	707	28.9 %	6,838	29.4 %	13,503	31.5 %
Home Values \$50,000-\$69,999	206	8.4 %	2,612	11.2 %	5,587	13.0 %
Home Values \$25,000-\$49,999	98	4.0 %	802	3.4 %	1,824	4.3 %
Home Values \$0-\$24,999	13	0.5 %	76	0.3 %	140	0.3 %
Owner Occupied Median Value	\$107,430		\$113,348		\$115,260	
Renter Occupied Median Rent	\$561		\$616		\$577	
Transportation to Work						
Drive to Work Alone	4,109	86.3 %	36,255	84.1 %	69,155	82.1 %
Drive to Work in Carpool	400	8.4 %	4,044	9.4 %	8,719	10.4 %
Travel to Work - Public Transportation	37	0.8 %	350	0.8 %	940	1.1 %
Drive to Work Motorcycle	2	0.0 %	134	0.3 %	253	0.3 %
Walk or Bicycle to Work	88	1.8 %	635	1.5 %	1,910	2.3 %
Other Means	5	0.1 %	141	0.3 %	462	0.5 %
Work at Home	121	2.5 %	1,554	3.6 %	2,746	3.3 %
Travel Time						
Travel to Work in 14 Minutes or Less	1,335	28.8 %	11,839	28.5 %	24,363	29.9 %
Travel to Work in 15 to 29 Minutes	1,701	36.6 %	15,961	38.4 %	32,288	39.6 %
Travel to Work in 30 to 59 Minutes	1,381	29.8 %	11,656	28.0 %	20,800	25.5 %
Travel to Work in 60 Minutes or More	224	4.8 %	2,103	5.1 %	3,988	4.9 %
Average Travel Time to Work	22 mins		23 mins		22 mins	

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