

PREMIER WATERFRONT RESTAURANT OPPORTUNITY

WATERWAYS

LUXURY APARTMENTS & MARINA

12000 GANDY BLVD N, ST PETERSBURG, FL



PROJECT HIGHLIGHTS:

- 39-acre mixed use project with 8,000 SF waterfront restaurant opportunity
- 470 residential units
- Community amenities to include new marina (still in planning), two resort style pools, clubhouse, volleyball court, basketball court, pickleball courts, playground, recreation field, public boardwalk, kayak launch, public dry stack marina and wet slips lining the project



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WATERFRONT RESTAURANT OPPORTUNITY:

- 8,000 SF interior (two-level) + 5,475 SF patio = 13,475 total SF:
 - First level: 5,000 SF interior w/ 1,725 SF of outdoor patio
 - Second level: 3,000 SF interior w/ 2,025 SF covered patio and 1,725 SF outdoor patio
- Highly coveted waterfront opportunity with views of Tampa Bay
- Restaurant will have Gandy Blvd visibility and exposure
- Convenient access to Pinellas and Hillsborough Counties
- Boat access with marina (still in planning)
- 120 +/- parking spaces



DEMOGRAPHIC SNAPSHOT

	1-Mile	3-Mile	5-Mile
Population	3,745	36,817	97,911
Avg HH Income	\$81,898	\$72,309	\$82,899
Daytime Population		20,107	58,261

Traffic Count:
Gandy Blvd – 41,785 AADT (2022)



hybridge
BROKERAGE MANAGEMENT DEVELOPMENT

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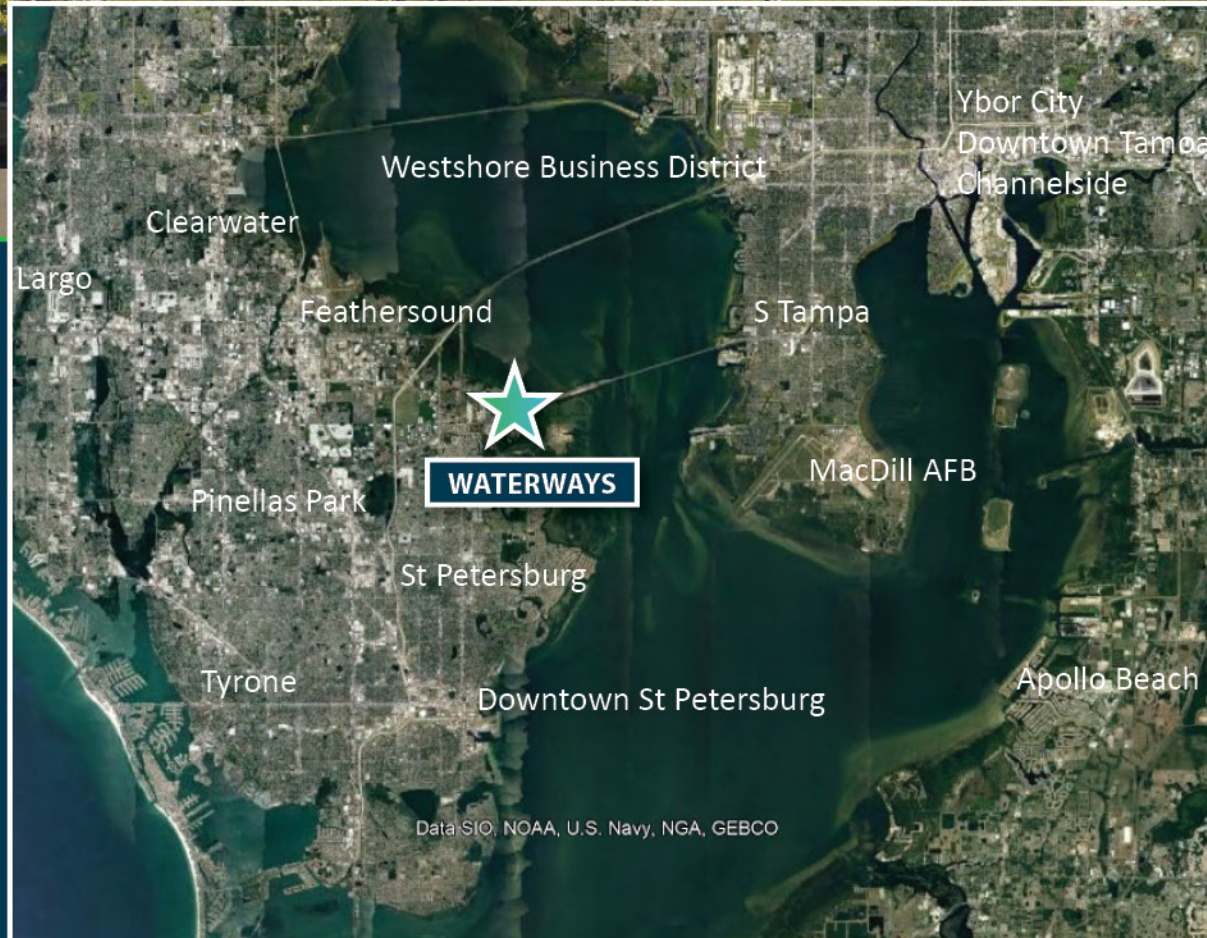
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