

OFFERING MEMORANDUM

PRIME WATERFRONT DEVELOPMENT OPPORTUNITY

RARE ±0.5 ACRES AVAILABLE
IN ST. PETE BEACH



7308 Sunset Way
St. Pete Beach, FL 33706

PRESENTED BY:

Brad Kuskin
Founding Principal
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(561) 232-7899



ASKING PRICE AND TERMS:

4COOP Liquor License and Woody's Waterfront trade name are available for assignment. All Reasonable Terms and Offers Considered. Brokers Protected.

PROPERTY TOURS:

Tours available by appointment only with 48 hours prior notice with confirmation of scheduled tour by a representative of Compass.

DATA SOURCES:

The information contained in this document has been obtained from sources believed reliable. While Compass does not doubt its accuracy, Compass has not verified it and makes no guarantee, warranty, or representation about it. It is any buyer's to confirm its accuracy and completeness independently. Any projections, opinions, assumptions, or estimates used are, for example, only and do not represent the current or future performance of the Property. The value of this transaction to any buyer depends on tax and other factors that the Buyer's tax, financial, and legal advisors should evaluate. Buyer and Buyer's advisors should conduct a careful, independent investigation of the Property to determine to Buyer's satisfaction the suitability of the Property for Buyer's needs.

AFFILIATED BUSINESS DISCLOSURE

Compass operates within a global family of companies with many subsidiaries and related entities (each an "Affiliate") engaging in a broad range of commercial real estate businesses including, but not limited to, brokerage services, Property and facilities management, valuation, investment fund management, and development. At times different Affiliates may represent various clients with competing interests in the same transaction. For example, this Memorandum may be received by our Affiliates or Agents. Those, or other, Affiliates may express an interest in the Property described in this Memorandum (the "Property") may submit an offer to purchase the Property and may be the successful bidder for the Property. Buyer and recipient of this Offering Memorandum hereby acknowledge that possibility and agree that neither Compass nor any involved Affiliate will have any obligation to disclose to you the involvement of any Affiliate in the sale or purchase of the Property. In all instances, however, Compass will act in the best interest of the client(s) it represents in the transaction described in this Offering Memorandum and will not act in concert with or otherwise conduct its business in a way that benefits any Affiliate to the detriment of any other offeror or prospective offeror, but instead will conduct its business in a manner consistent with the law and any fiduciary duties owed to the client(s) it represents in the transaction described in this Offering Memorandum.

CONFIDENTIALITY AGREEMENT

This document is a confidential Offering Memorandum intended solely for the recipient's limited use and benefits in determining whether the recipient desires to express further interest in the acquisition of the Property. This Offering Memorandum contains selected information pertaining to the Property. This Memorandum does not purport to represent the state of affairs of the Property or the Owner of the Property (the "Owner"), be all-inclusive, or contain all or part of the information that prospective investors may require to evaluate a purchase of real Property. All financial projections and information are provided for general reference purposes only. They are based on assumptions relating to the general economy, market conditions, competition, and other factors beyond the control of the Owner and Compass. Therefore, all projections, assumptions, and other information provided and made herein are subject to material variation. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective purchasers. In this Offering Memorandum, certain documents, including leases and other materials, are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements referenced. Interested parties are expected to review all such summaries and other documents of whatever nature independently and not rely on the contents of this Offering Memorandum in any manner. Neither the Owner nor Compass, nor any of their respective directors, officers, Affiliates or representatives make any representation or warranty, expressed or implied, as to the accuracy or completeness of this Memorandum or any of its contents, and no legal commitment or obligation shall arise by reason of your receipt of this Memorandum or use of its contents; and you are to rely solely on your investigations and inspections of the Property in evaluating a possible purchase of the real Property.

The Owner expressly reserved the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions with any entity at any time with or without notice which may arise as a result of the review of this Offering Memorandum. The Owner shall have no legal commitment or obligation to any entity reviewing this Memorandum or making an offer to purchase the Property unless and until written agreements for the purchase of the Property have been fully executed, delivered, and approved by the Owner and any conditions to the Owner's obligations therein have been satisfied or waived. By receipt of this Memorandum, the recipient agrees that this Offering Memorandum and its contents are confidential, that you will hold and treat it in the strictest confidence, and that recipient will not disclose this Memorandum or any of its contents to any other entity without the prior written authorization of the Owner or Compass. The recipient also agrees not to use this Memorandum or any of its contents in any manner detrimental to the interest of the Owner or Compass.

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EXECUTIVE SUMMARY

CLICK HERE TO WATCH
PROPERTY VIDEO

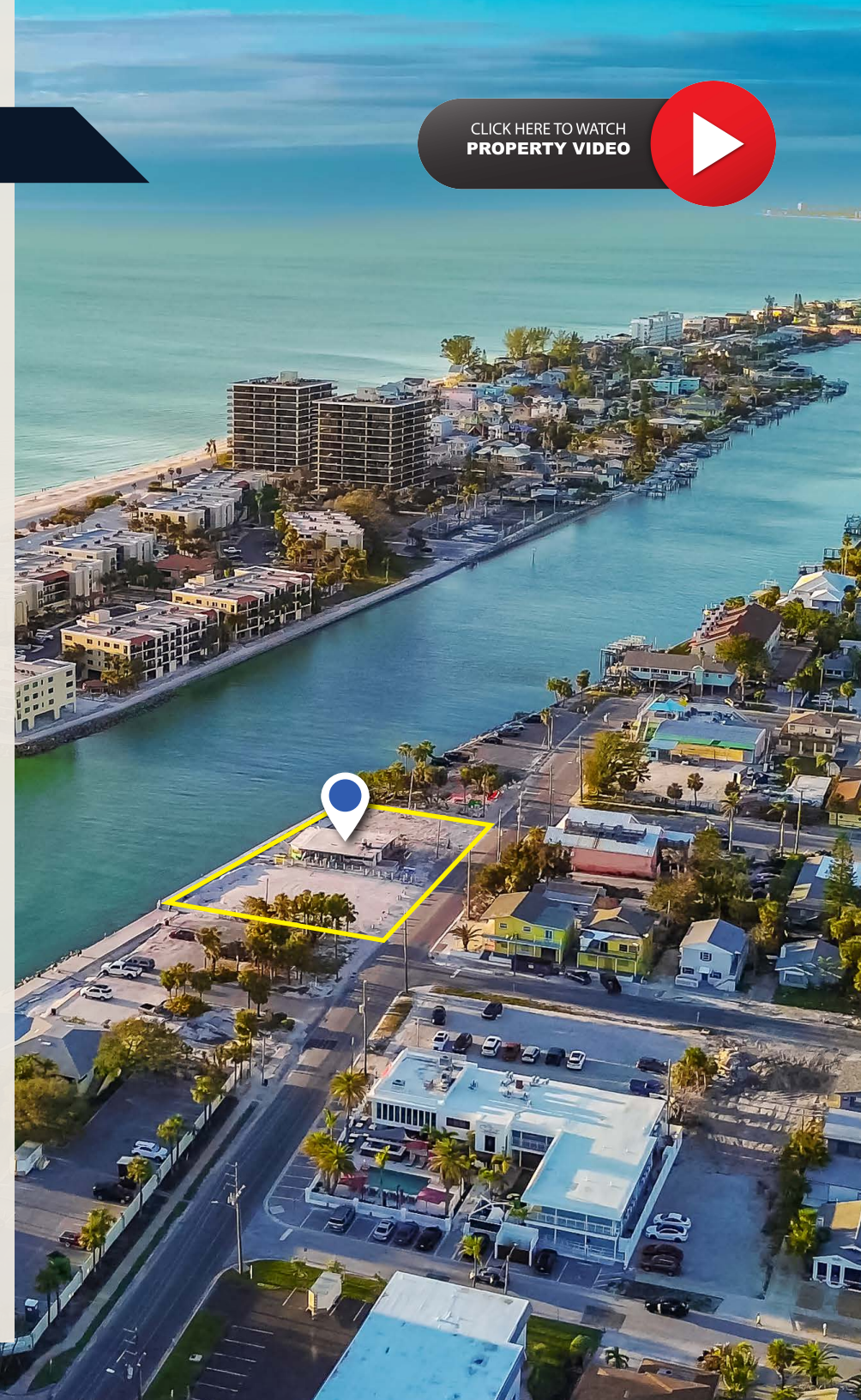


Discover a rare opportunity to build your vision on an iconic piece of St. Pete Beach history at **7308 Sunset Way**. This extraordinary property, spanning **three separate tax parcels totaling nearly 0.5 acres**, sits on a picturesque waterfront setting that once housed the beloved Woody's Waterfront Café. Whether you're envisioning the revival of the local landmark or a completely new venture, this property offers boundless potential.

PROPERTY HIGHLIGHTS:


- **Expansive 0.5-Acre Lot:** With three distinct parcels, the property provides ample space for a range of development opportunities in a prime coastal location.
- **Unparalleled Waterfront Views:** Nestled along the water, the property offers breathtaking scenery, ideal for outdoor dining, entertainment, or other vibrant waterfront uses.
- **Zoning Flexibility:** Zoned for commercial use, this property is perfectly suited for a restaurant, retail, or other income-generating ventures. Connect with the City of St. Pete Beach's Planning and Zoning Division to explore approved uses and tailored development possibilities.
- **Historical Significance:** Formerly a celebrated local gathering spot, the property may qualify for historic designation, unlocking potential grants, preservation incentives, and tax benefits through the City of St. Pete Beach's Historic Preservation Board.
- **Rebuild with Resilience:** This property offers an excellent opportunity to construct a hurricane-resilient, code-compliant structure while incorporating modern design elements to maximize safety and functionality.

Don't miss this opportunity to own a unique waterfront property with unlimited potential. Contact us today for more information.



UNMATCHED LOCATION:

Situated in one of Florida's most vibrant beach communities, 7308 Sunset Way offers easy access to the pristine Gulf beaches, a bustling local scene, and a steady flow of visitors year-round. Its prime location ensures maximum exposure and a built-in customer base for any commercial endeavor.

 PASADENA
2.7 MILES AWAY

 GULF BLVD
22,700 VPD

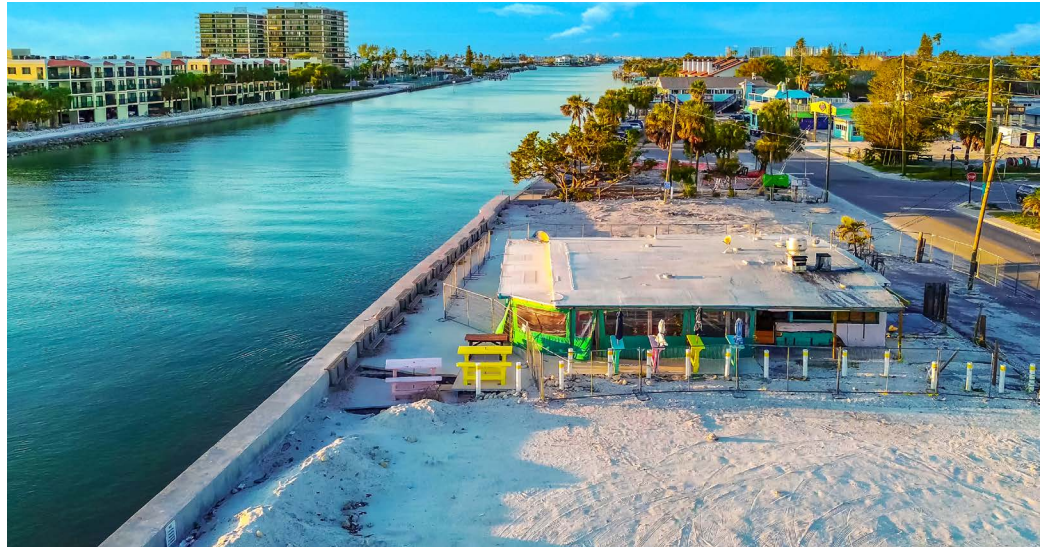
75TH AVE

COREY AVE

73RD AVE

SUNSET WAY





APN
36-31-15-00000-310-0600
SIZE
±0.24 ACRES

APN
36-31-15-00000-310-0500
SIZE
±0.09 ACRES
2,394 SF BUILDING

APN
36-31-15-00000-310-0400
SIZE
±.15 ACRES

YOUR VISION, UNLIMITED POTENTIAL

This property is a blank canvas waiting for the right owner to bring it to life. Whether you're inspired to restore the legacy of Woody's Waterfront Café or create a brand-new destination, 7308 Sunset Way is a once-in-a-lifetime chance to own a part of St. Pete Beach history and shape its future.

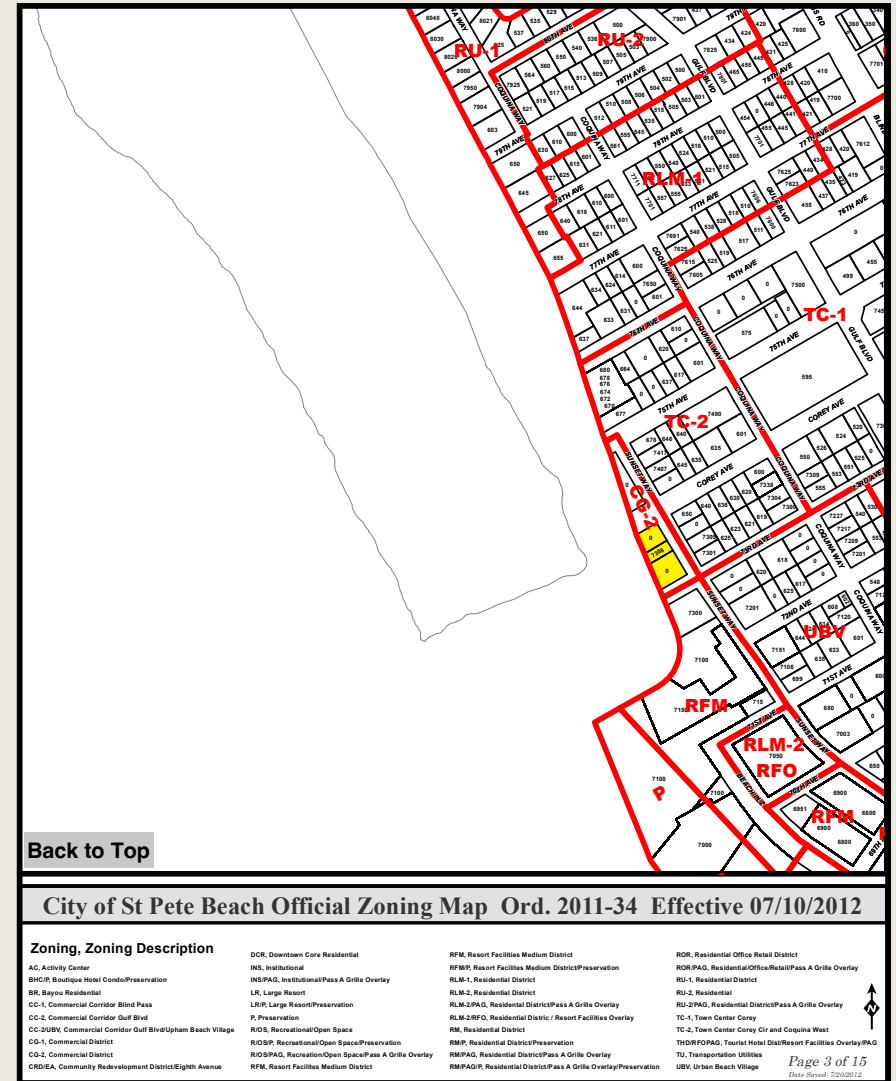
This property is a **rare and exceptional opportunity** for visionary developers and business operators to capitalize on its unparalleled waterfront location and storied history in one of Florida's most iconic beach destinations.

The **CG-2 (Commercial General) zoning district** in the City of St. Pete Beach is designed to accommodate a variety of commercial activities. While specific permitted uses are detailed in the city's Land Development Code, general allowances in CG-2 zoning typically include:

- **Retail Establishments:** Shops and stores selling goods and merchandise.
- **Restaurants and Bars:** Dining establishments, including those serving alcoholic beverages.
- **Professional Offices:** Spaces for businesses such as law firms, accounting offices, and other professional services.
- **Personal Services:** Businesses offering services like salons, spas, and fitness centers.
- **Entertainment Venues:** Facilities such as theaters, galleries, and live performance spaces.
- **Lodging:** Hotels and motels providing temporary accommodations.

For detailed and specific information regarding permitted uses, development standards, and any special requirements in the CG-2 zoning district, it is advisable to consult the **City of St. Pete Beach's Land Development Code** or contact the **Planning and Zoning Division** directly.

Engaging with the Planning and Zoning Division will ensure that you have the most accurate and up-to-date information regarding the CG-2 zoning district and its applicable regulations.



Planning & Zoning Division
 155 Corey Avenue, St. Pete Beach, FL 33706
 Phone: 727-367-2735 | Website: stpetebeach.org

TREASURE ISLAND BEACH

SUNSET BEACH

ST PETE BEACH

GULFPORT BEACH

Winn/Dixie

SCOOTERS COFFEE TACO BELL Publix

HCA Florida
Pasadena Hospital

Walmart Bealls Florida

Pet Super market ANYTIME FITNESS

CVS pharmacy DOLLAR TREE ACE Hardware



PASADENA AVE | 27,000 VPD

GULFPORT BLVD

699 13,500 VPD

699

DRIVE TIMES

GAINESVILLE

2 HOUR 32 MIN DRIVE TIME

ORLANDO

2 HOUR 13 MIN DRIVE TIME

TAMPA

45 MIN DRIVE TIME

7308 SUNSET WAY



FORT MYERS

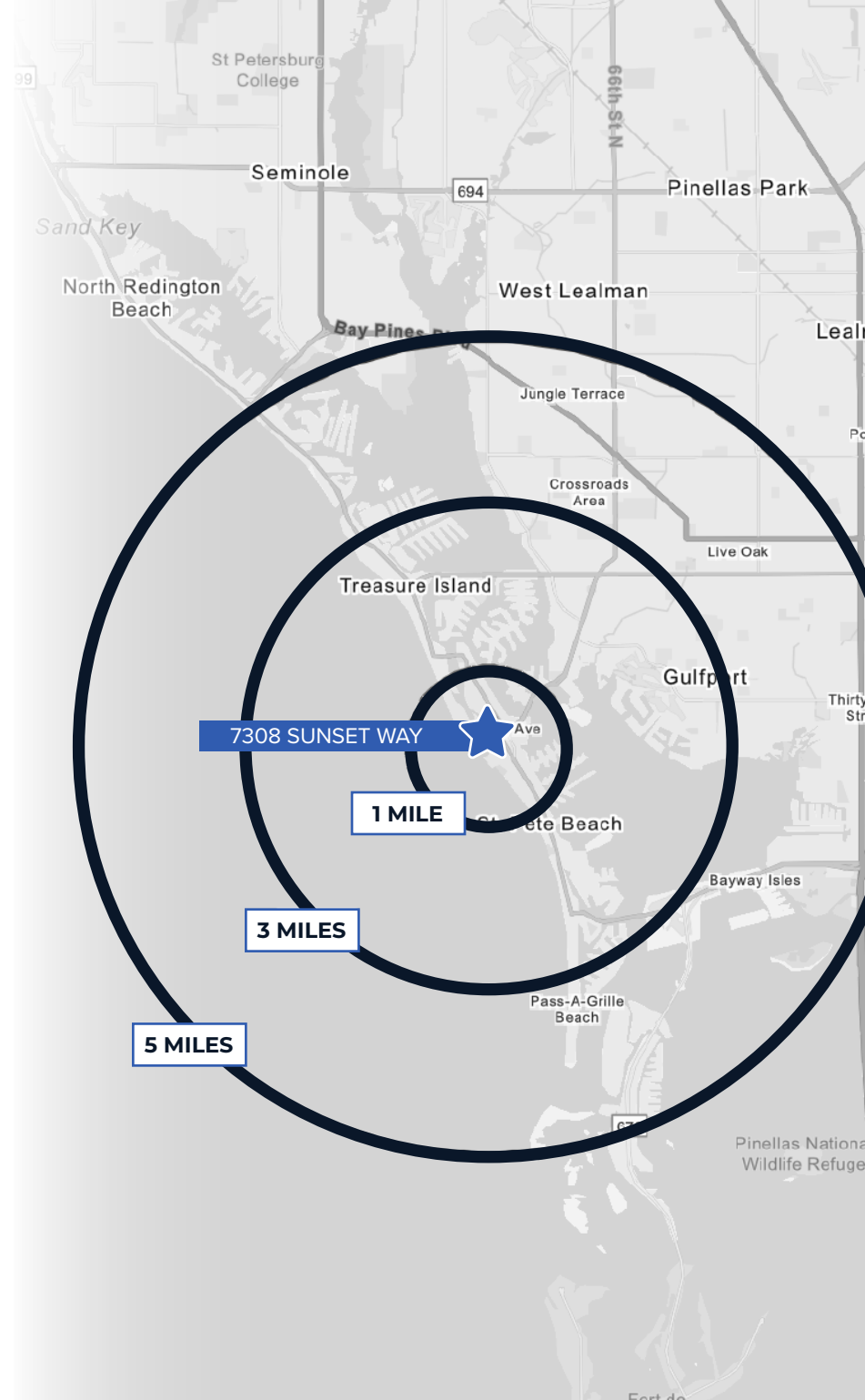
1 HOUR 57 MIN DRIVE TIME

2024 DEMOGRAPHIC SUMMARY

	1 MILE	3 MILES	5 MILES
Population	4,489	36,376	113,734
Households	2,767	20,040	55,387
Families	1,165	9,338	28,807
Average Household Size	1.62	1.79	2.00
Owner Occupied Housing Units	1,800	14,216	38,668
Renter Occupied Housing Units	967	5,824	16,719
Median Age	64.2	60.8	53.9
Median Household Income	\$112,036	\$84,094	\$80,338
Average Household Income	\$153,793	\$128,501	\$117,944

2029 DEMOGRAPHIC SUMMARY

	1 MILE	3 MILES	5 MILES
Population	4,556	36,032	113,645
Households	2,841	20,094	56,005
Families	1,128	9,242	29,069
Average Household Size	1.60	1.77	1.97
Owner Occupied Housing Units	1,907	14,799	40,178
Renter Occupied Housing Units	934	5,295	15,826
Median Age	65.7	61.9	55.1
Median Household Income	\$124,712	\$105,120	\$100,569
Average Household Income	\$180,408	\$152,407	\$140,006



7308 SUNSET WAY | ST. PETE BEACH, FL

CLICK HERE TO WATCH
PROPERTY VIDEO



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www.GoCommercial.com