

Waterways Luxury Apartments & Marina

12000 GANDY BLVD N. | ST. PETERSBURG, FL

PREMIER WATERFRONT RESTAURANT OPPORTUNITY



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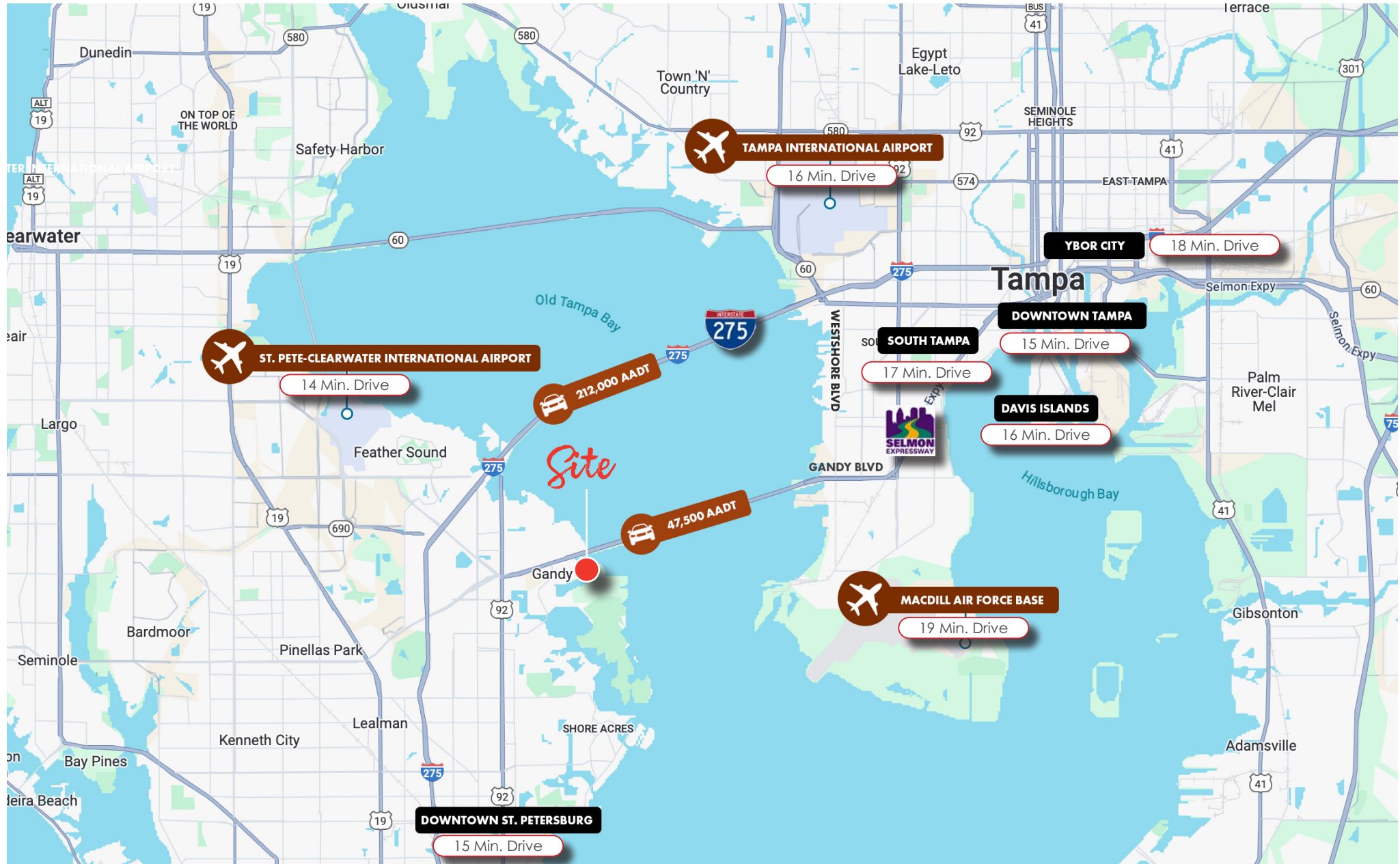


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FOLLOW US, WE'RE VERY SOCIAL!



Connectivity is Key!



Accessible by Land or Sea

APARTMENTS

MARINA

RESTAURANT



Public Boat Slips



Public Boardwalk



Waterfront Access



Waterfront Dining

- > 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 & 1,725 SF outdoor patio



AVG DAILY TRAFFIC

56,000 VPD - GANDY BLVD

Project Highlights



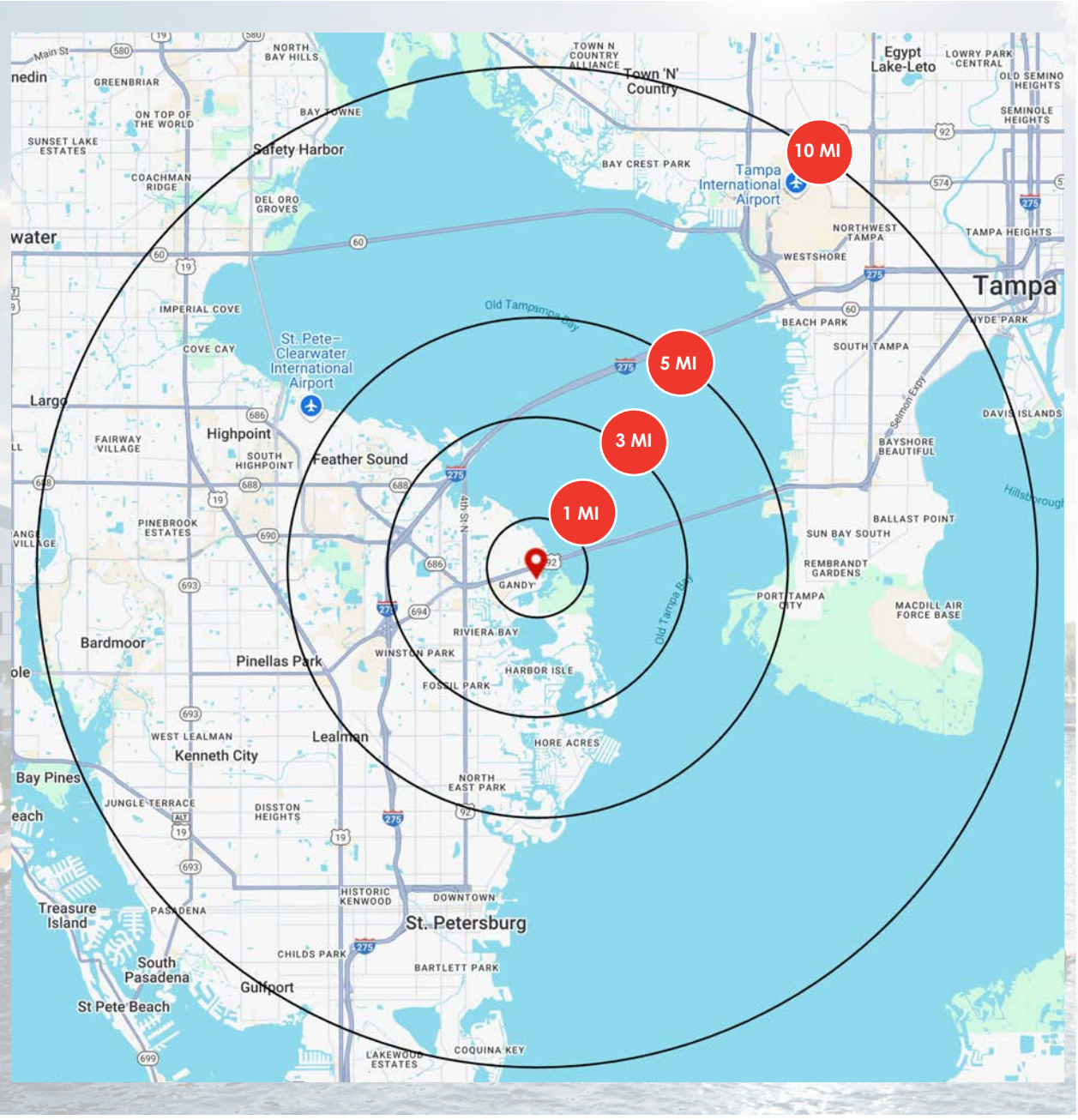
View from Second Floor of Restaurant

 Restaurant will have Gandy Blvd Visibility & Exposure

- > 39 AC Mixed-Use Project w/ 8,000+/- SF waterfront restaurant opportunity
- > 470 On-Site Luxury Residential Units
- > Boat Access w/150 Slip Marina | Kayak Launch
- > 120 +/- Parking Spaces



Demographics



POPULATION



1 MI	4,131
3 MI	35,556
5 MI	93,702
10 MI	605,555

AVG HH INCOME



1 MI	\$104,165
3 MI	\$104,651
5 MI	\$121,512
10 MI	\$123,285

MEDIAN AGE



1 MI	32.6
3 MI	38.8
5 MI	43.1
10 MI	42.1

DAYTIME POPULATION



1 MI	2,035
3 MI	31,902
5 MI	94,006
10 MI	577,211

Site Plans

TOWNHOMES

MARINA

RESTAURANT

MULTI-FAMILY

SNUG HARBOR RD NE

SAN FERNANDO DR NE

GANDY BLVD - 5,600 VPD



Site Plans

EAST ELEVATION - RESTAURANT



SOUTH ELEVATION - RESTAURANT



Site Opportunities



St. Petersburg has been named Best Food City in U.S.

(InsureMyTrip, 2024)



St. Petersburg ranked in the Top 10 in "South's Best Cities"

(Southern Living, 2025)



St. Petersburg named one of America's Top "Boomtowns"

(Fox 13 News, 2024)



WATERFRONT DINING
OPPORTUNITY



WRAP AROUND
PUBLIC BOARDWALK



TOURISM
OASIS



Multi-Family

2026 - All (415) MF Units Delivered

2027 - Townhomes (53) Delivered

2027 - 150 Boat-Slip Marina Delivered





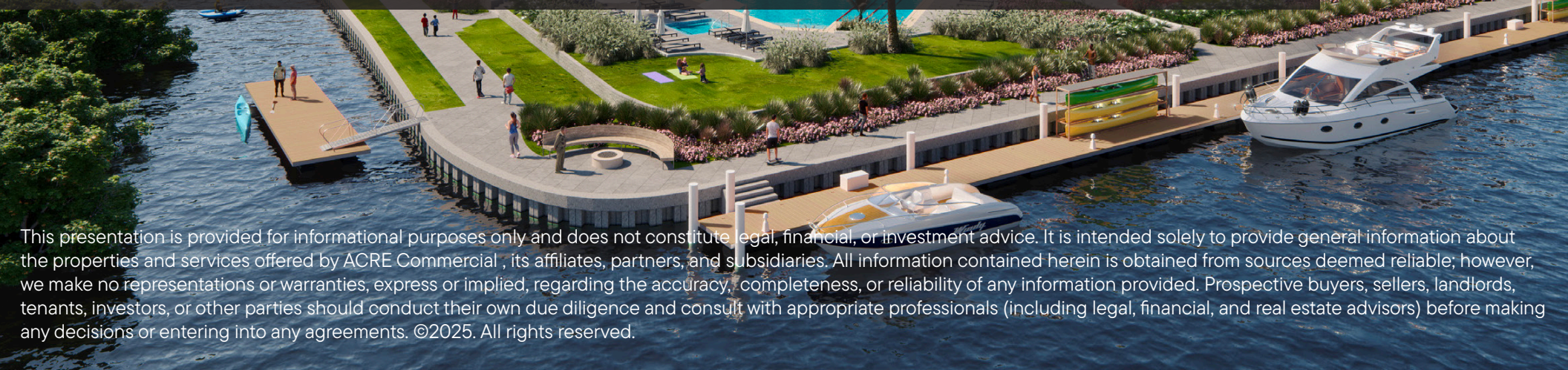
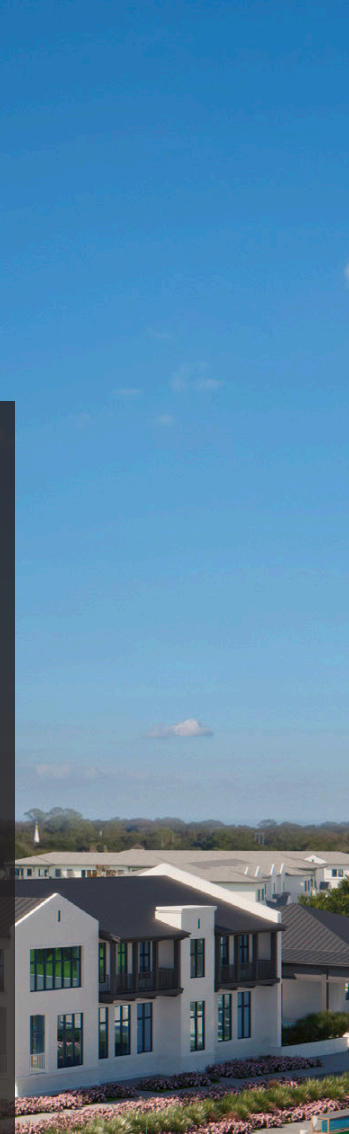
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