



AMARA BAY

PREMIER WATERFRONT
RESTAURANT OPPORTUNITY

📍 12000 GANDY BLVD N. | ST. PETERSBURG, FL



WATERFRONT DINING



PUBLIC BOARDWALK



PUBLIC BOAT SLIPS



WATERFRONT VIEWS



470 BRAND NEW UNITS

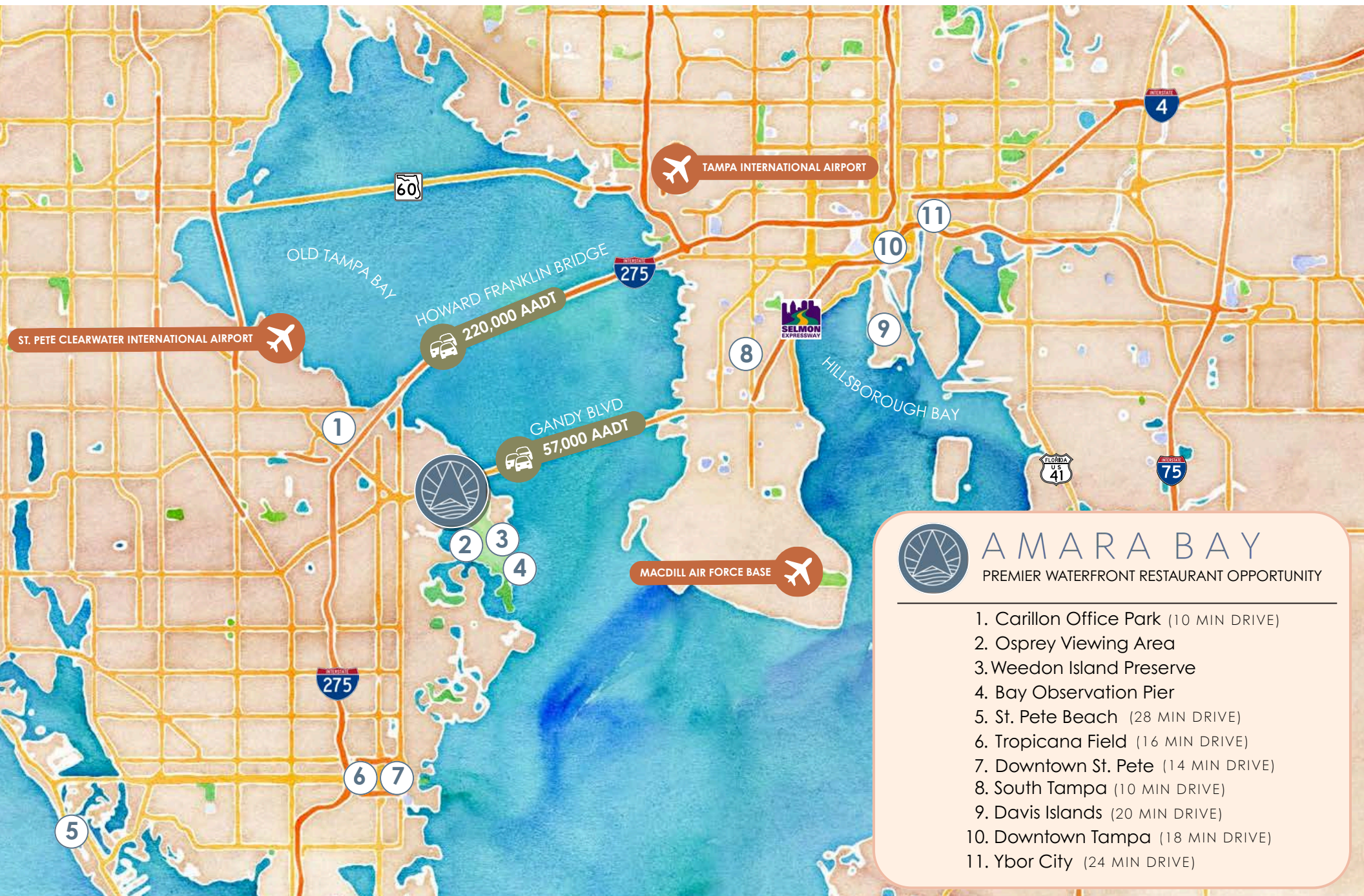


LICENSED REAL ESTATE BROKER



THE KEY IS

CONNECTIVITY



AMARA BAY

PREMIER WATERFRONT RESTAURANT OPPORTUNITY

1. Carillon Office Park (10 MIN DRIVE)
2. Osprey Viewing Area
3. Weedon Island Preserve
4. Bay Observation Pier
5. St. Pete Beach (28 MIN DRIVE)
6. Tropicana Field (16 MIN DRIVE)
7. Downtown St. Pete (14 MIN DRIVE)
8. South Tampa (10 MIN DRIVE)
9. Davis Islands (20 MIN DRIVE)
10. Downtown Tampa (18 MIN DRIVE)
11. Ybor City (24 MIN DRIVE)

CONNECTIVITY



\$15.1 MILLION ANNUAL SALES
APPROX. 500,000 ANNUAL VISITS

ULMERTON RD - 86,000 VPD

I-275 - 165,000 VPD

4TH ST N - 28,500 VPD

DR MLK JR ST - 27,500 VPD

ROOSEVELT BLVD - 31,000 VPD

GANDY BLVD - 57,000 VPD

CARILLON BUSINESS PARK

10 Min. Drive to Site via Roosevelt Blvd or Dr MLK Jr St

- Approximately 18,000 Employees
- 432 AC Mixed-Use Corporate Park
- Pinellas County's Key Employment Center

NOTABLE TENANTS:

RAYMOND JAMES

FRANKLIN
TEMPLETON

Charter
Spectrum

JABIL

Allstate

TRANSAMERICA

PAYCHEX

Humana

AMARA BAY

ACCESSIBLE BY LAND OR SEA



WATERFRONT DINING



PUBLIC BOAT SLIPS



PUBLIC BOARDWALK

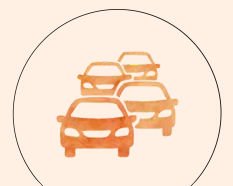


WATERFRONT VIEWS

SPACE HIGHLIGHTS:

- 8,000 SF = 5,300 SF interior + 2,700 SF Covered Patio
- Restaurant Will Have Excellent Gandy Boulevard Visibility & Exposure
- Potential for Additional Outdoor Open-air Seating near Boardwalk
- Signage Opportunity on High Traffic Gandy Boulevard
- Estimated Delivery Q4 2026

AVERAGE DAILY TRAFFIC



57,000 VEHICLES PER DAY

PROPERTY HIGHLIGHTS



PROPERTY HIGHLIGHTS:

- 39 Acre Mixed-Use Project with 8,000 +/- SF Waterfront Restaurant Opportunity
- 470 On-Site Luxury Residential Units
- Boat Access with 150 Slip Marina
- Kayak Launch
- 120+/- Parking Spaces
- Signage Opportunity
- Multiple Points of Access



DEMOGRAPHICS

PROVEN RESTAURANT SPENDING POWER

\$207M ANNUAL DINING EXPENDITURE
(5 Mile Radius)

Households in the 5-mile trade area spend more than \$207M per year on Food Away From Home, signaling exceptionally strong demand for restaurants and elevated dining experiences.

ALL DAY CUSTOMER BASE

95,600 ESTIMATED POPULATION
(5 Mile Radius)

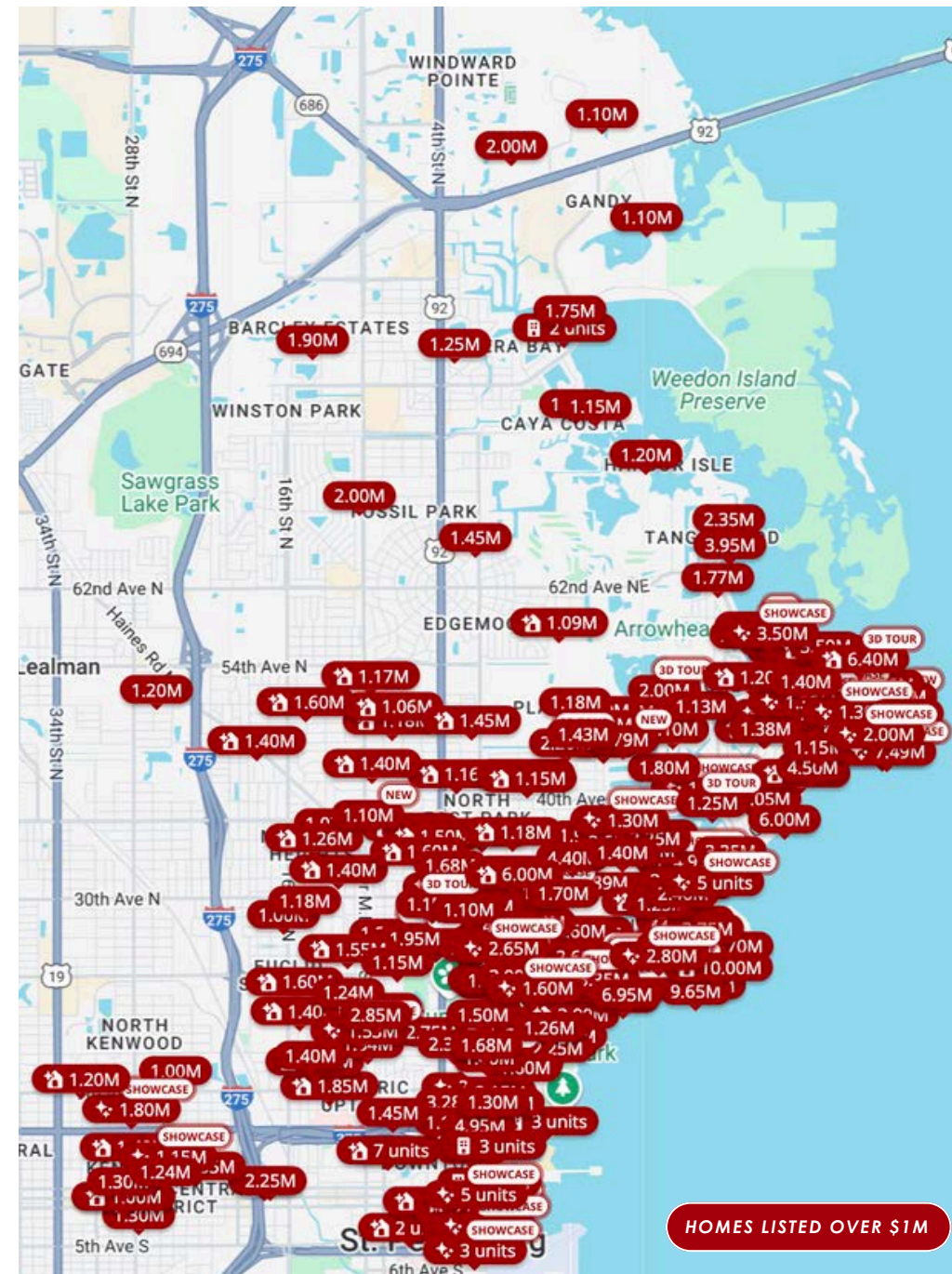
Within 5 miles of the site there are 95,600 residents and 62,708 employees, creating steady restaurant demand across lunch, after-work, and evening dining periods.

AFFLUENT TRADE AREA

\$120,524 AVERAGE HOUSEHOLD INCOME
(5 Mile Radius)

The 5-mile trade area reports an Estimated Average Household Income of \$120,524, supporting discretionary spending and elevated waterfront dining experiences.

	1 MILE	3 MILE	5 MILE	10 MINUTE
Est. Population (2025)	4,605	36,401	95,600	72,474
Average Household Income (2025)	\$104,983	\$105,503	\$120,524	\$105,166
Estimated Households (2025)	2,706	19,647	48,149	38,012
Median Age (2025)	33.2	38.8	43	40.1





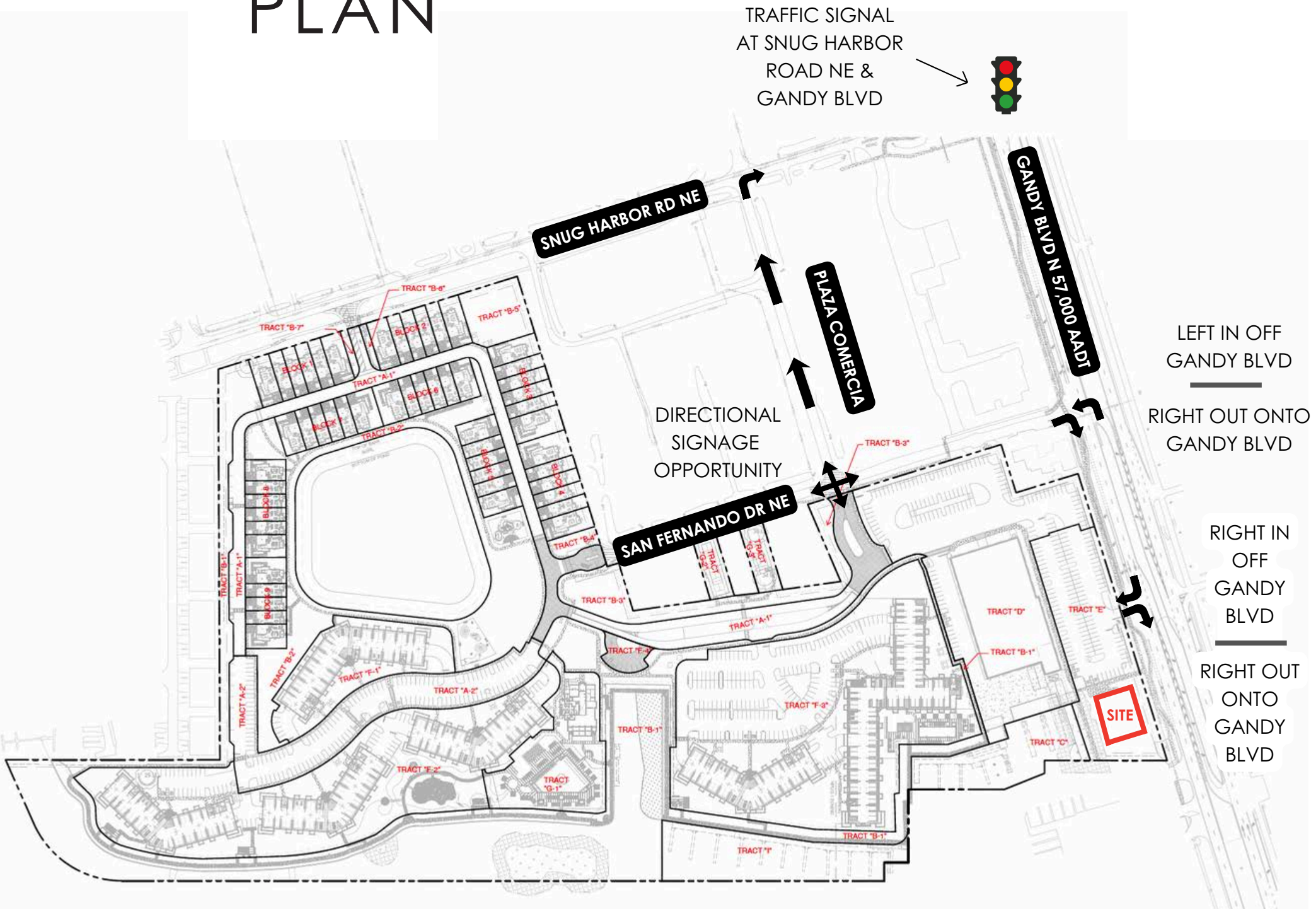
AMARA
BAY

PROJECT

PLAN

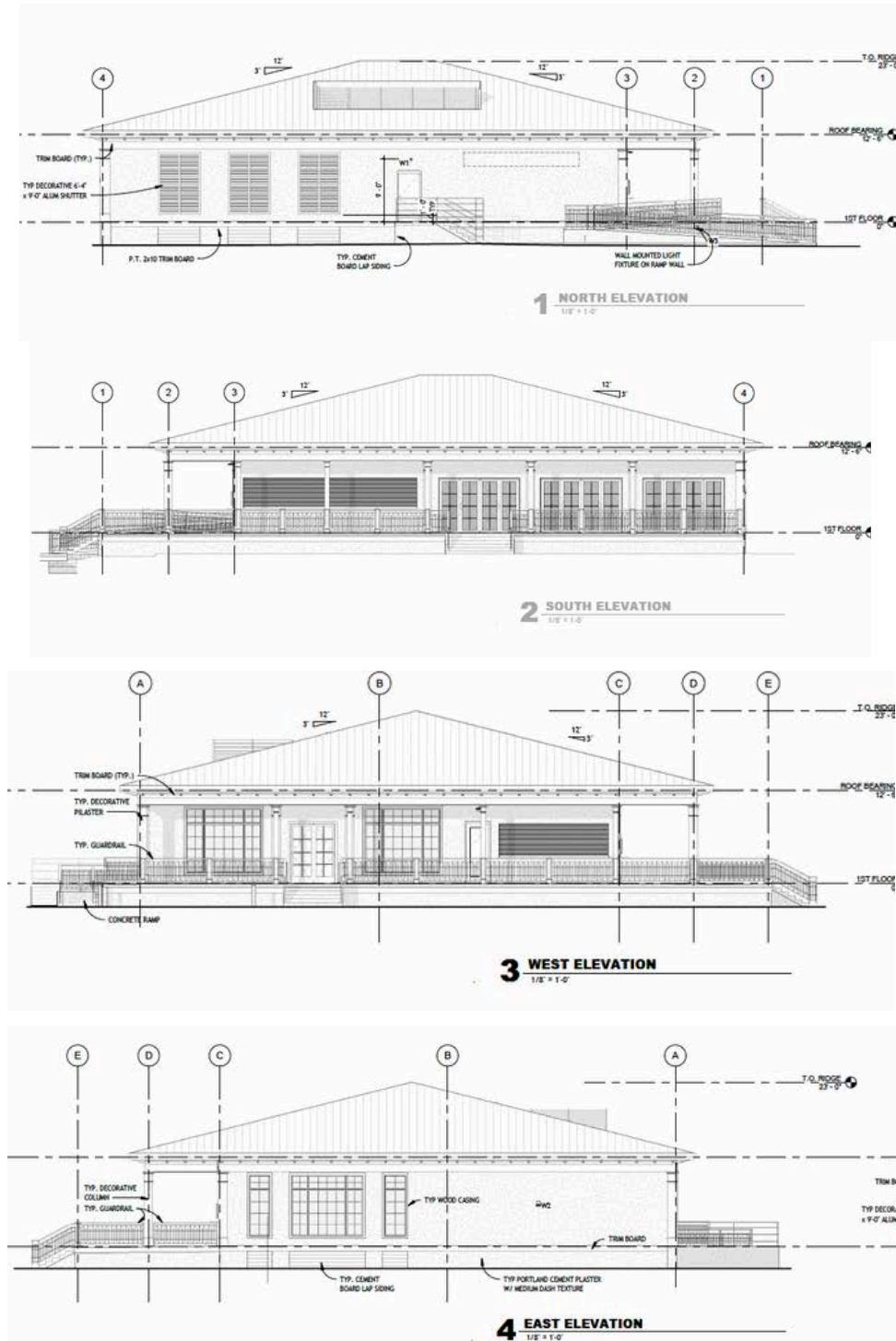
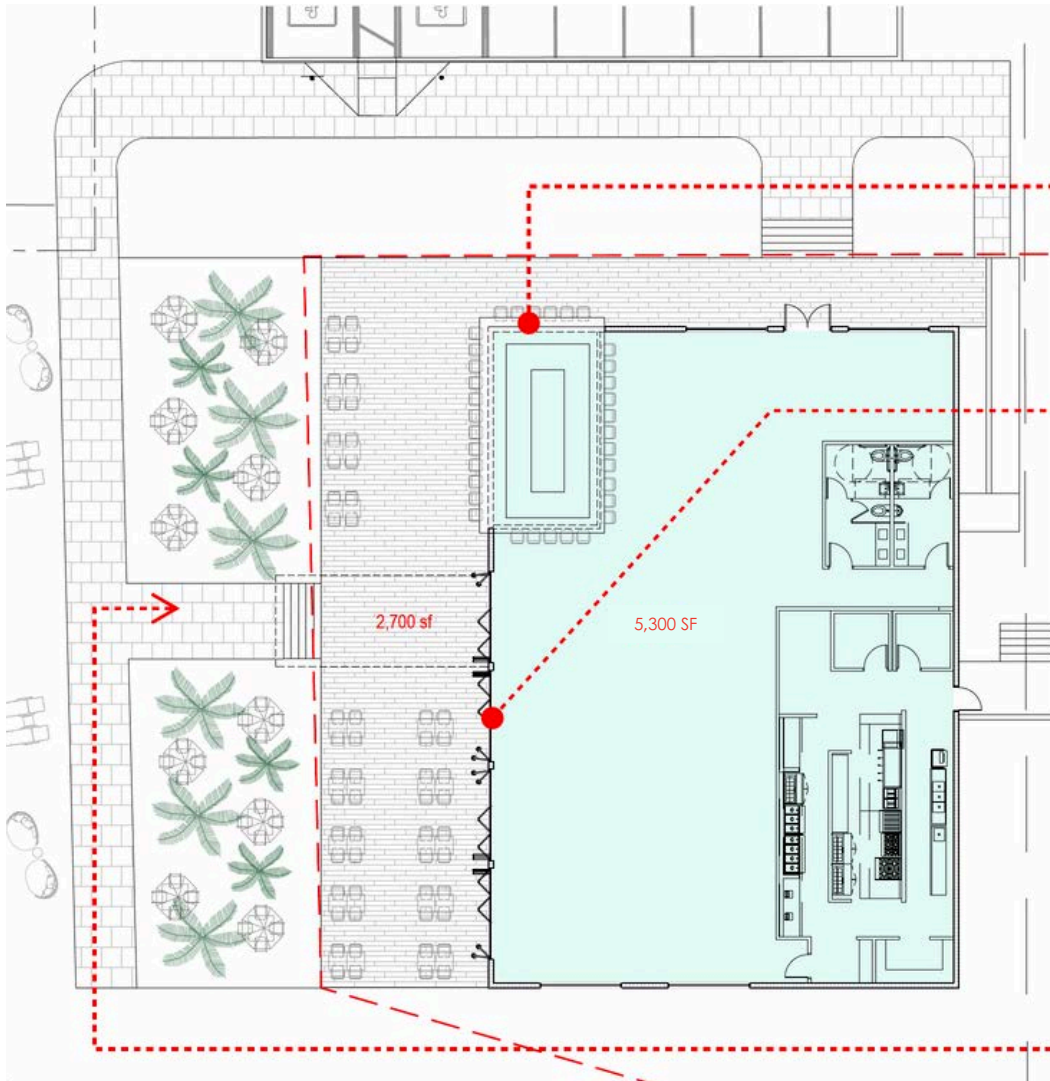


VEHICLE ACCESS PLAN



RESTAURANT FLOOR PLAN

8,000 SF RESTAURANT = 5,300 SF INTERIOR + 2,700 SF COVERED PATIO



SITE OPPORTUNITIES



St. Petersburg has been named “Best Food City in the US”
(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)



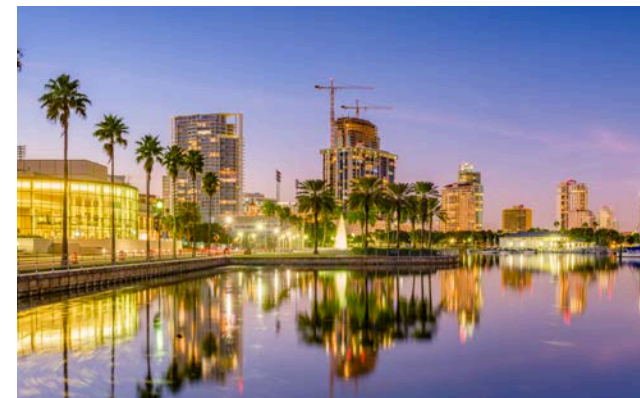
WATERFRONT DINING OPPORTUNITY



WRAP AROUND PUBLIC BOARDWALK



TOURISM OASIS



ON-SITE MULTI-FAMILY

2026 - All (415) MF Units Delivered | **2026-2027** - Townhomes (53) Delivered | **2027** - 150 Boat-Slip Marina Delivered



SITE PROGRESS:

Restaurant Delivery: Estimated Q4 2026





FOR MORE INFORMATION ON AMARA BAY:

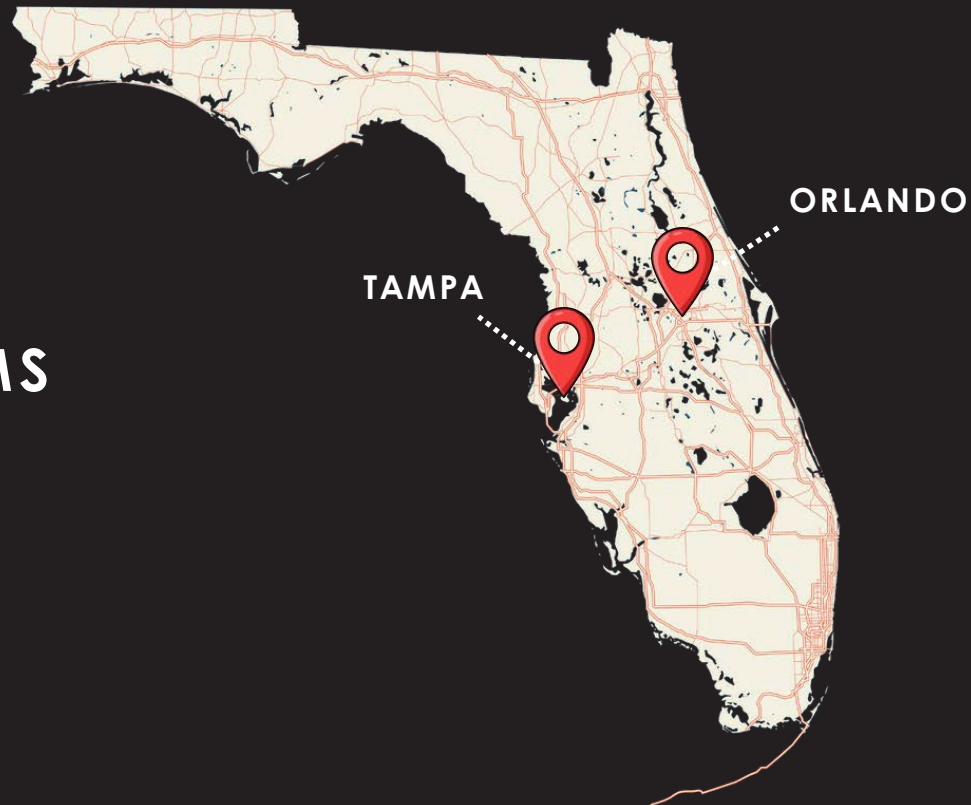
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