



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

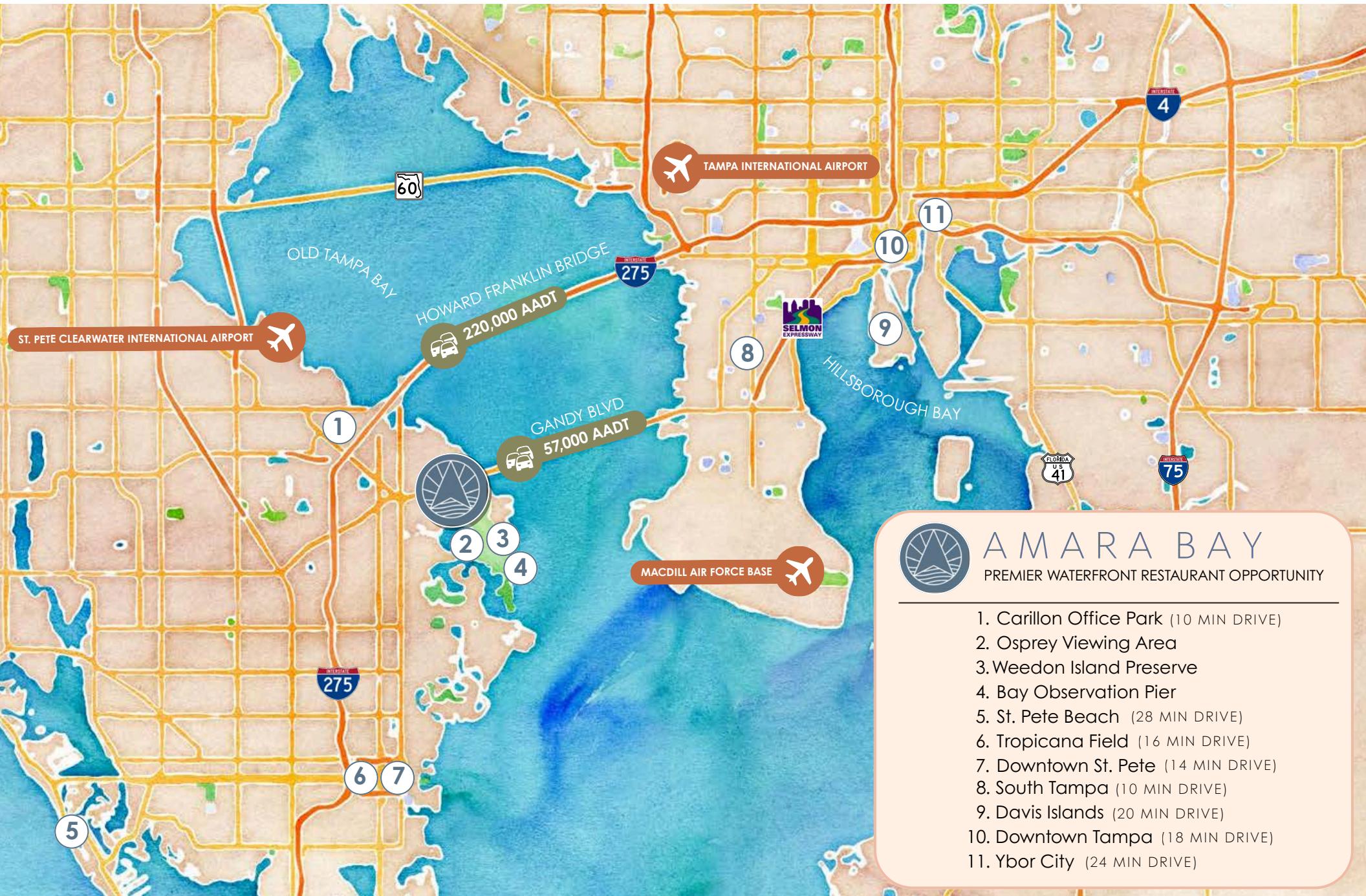
ACRE
Commercial Real Estate
RESULTS-DRIVEN RETAIL

LICENSED REAL ESTATE BROKER



THE KEY IS

CONNECTIVITY



LOCAL

CONNECTIVITY



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

AMARA BAY

PROPERTY HIGHLIGHTS

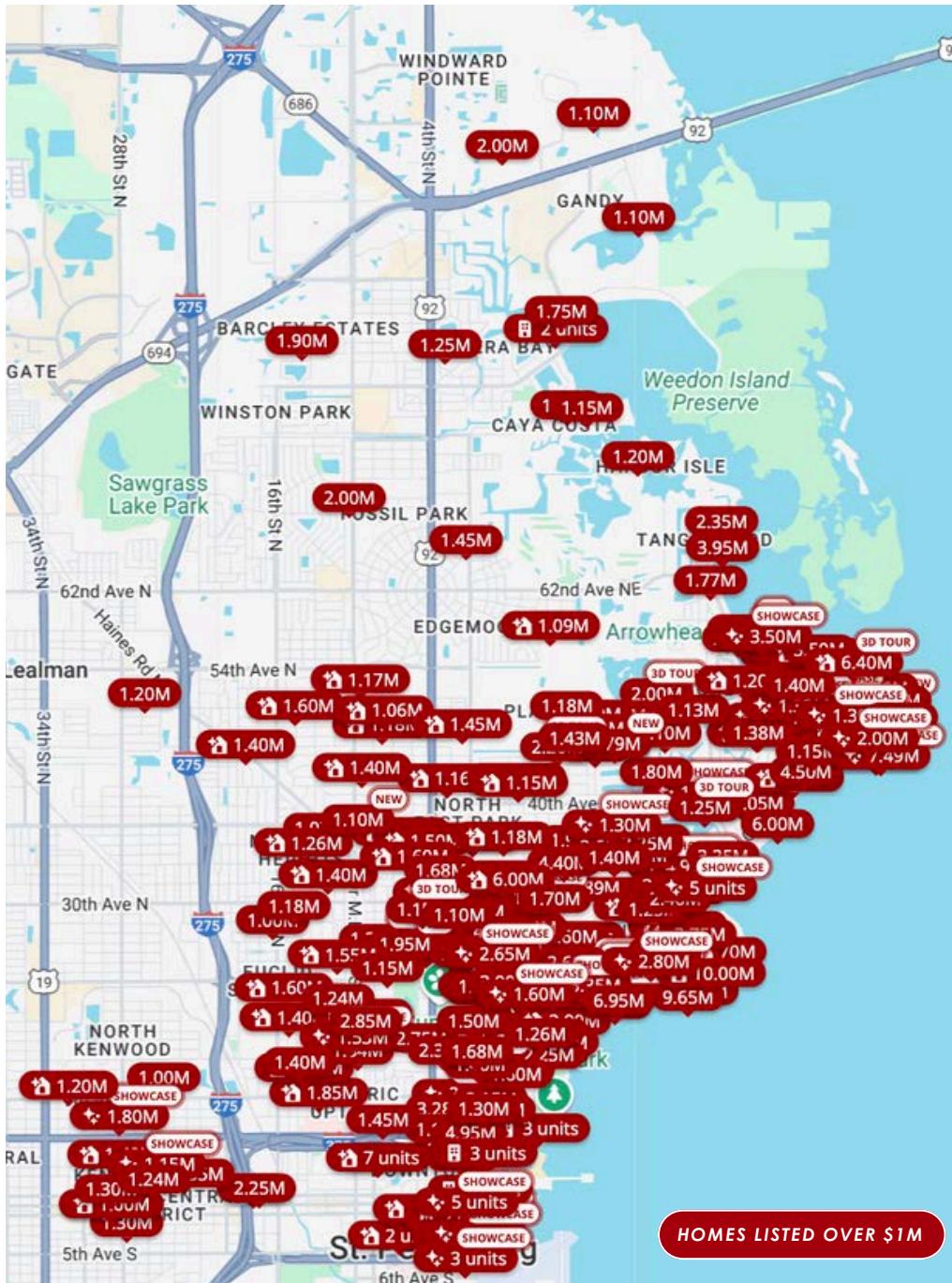


PROPERTY HIGHLIGHTS:

- 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



PROJECT

AMARA

BAY

PLAN



VEHICLE ACCESS

PLAN

TRAFFIC SIGNAL
AT SNUG HARBOR
ROAD NE &
GANDY BLVD



SNUG HARBOR RD NE

GANDY BLVD N 57,000 AADT

LEFT IN OFF
GANDY BLVD

RIGHT OUT ONTO
GANDY BLVD

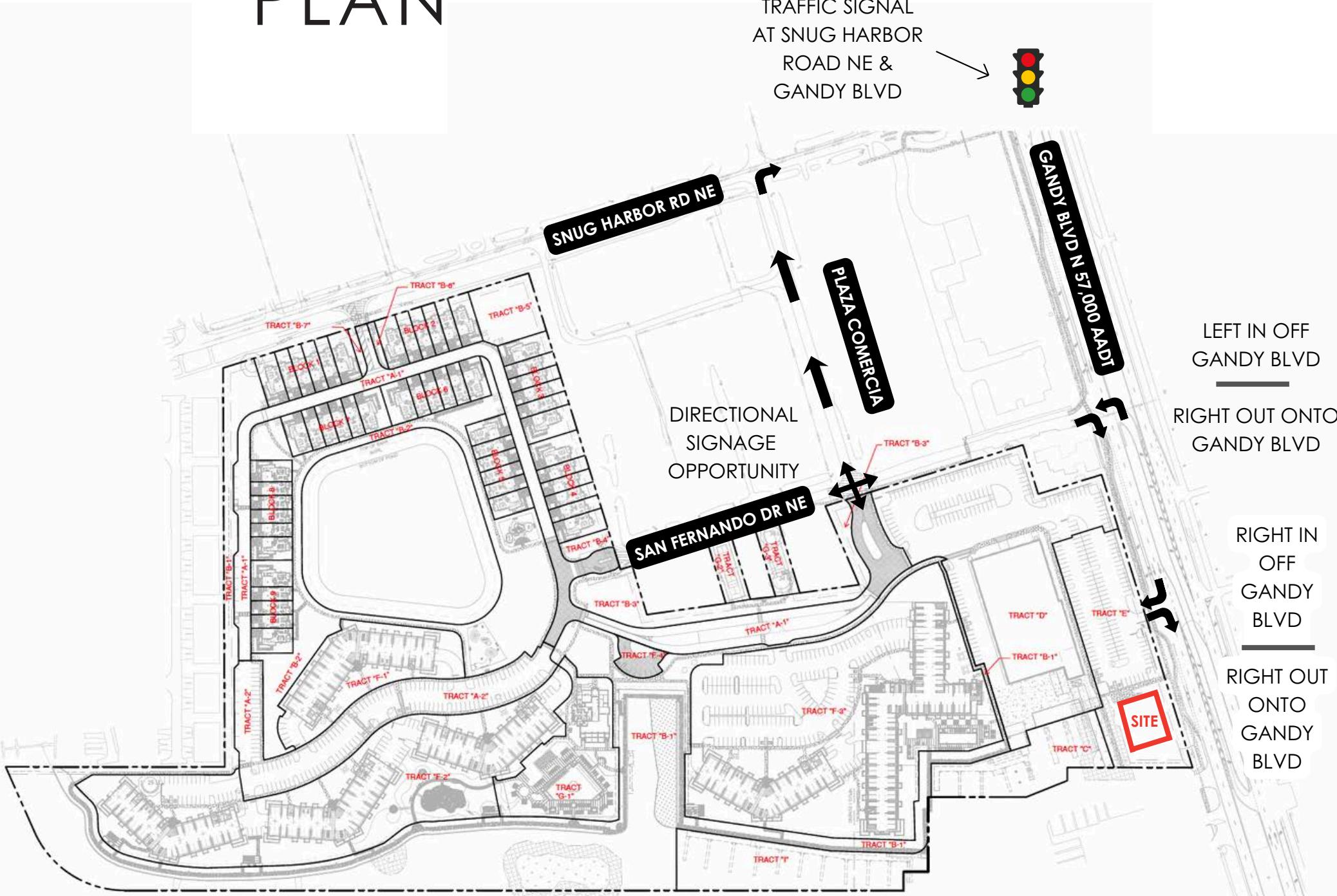
RIGHT IN
OFF
GANDY
BLVD

RIGHT OUT
ONTO
GANDY
BLVD

DIRECTIONAL
SIGNAGE
OPPORTUNITY

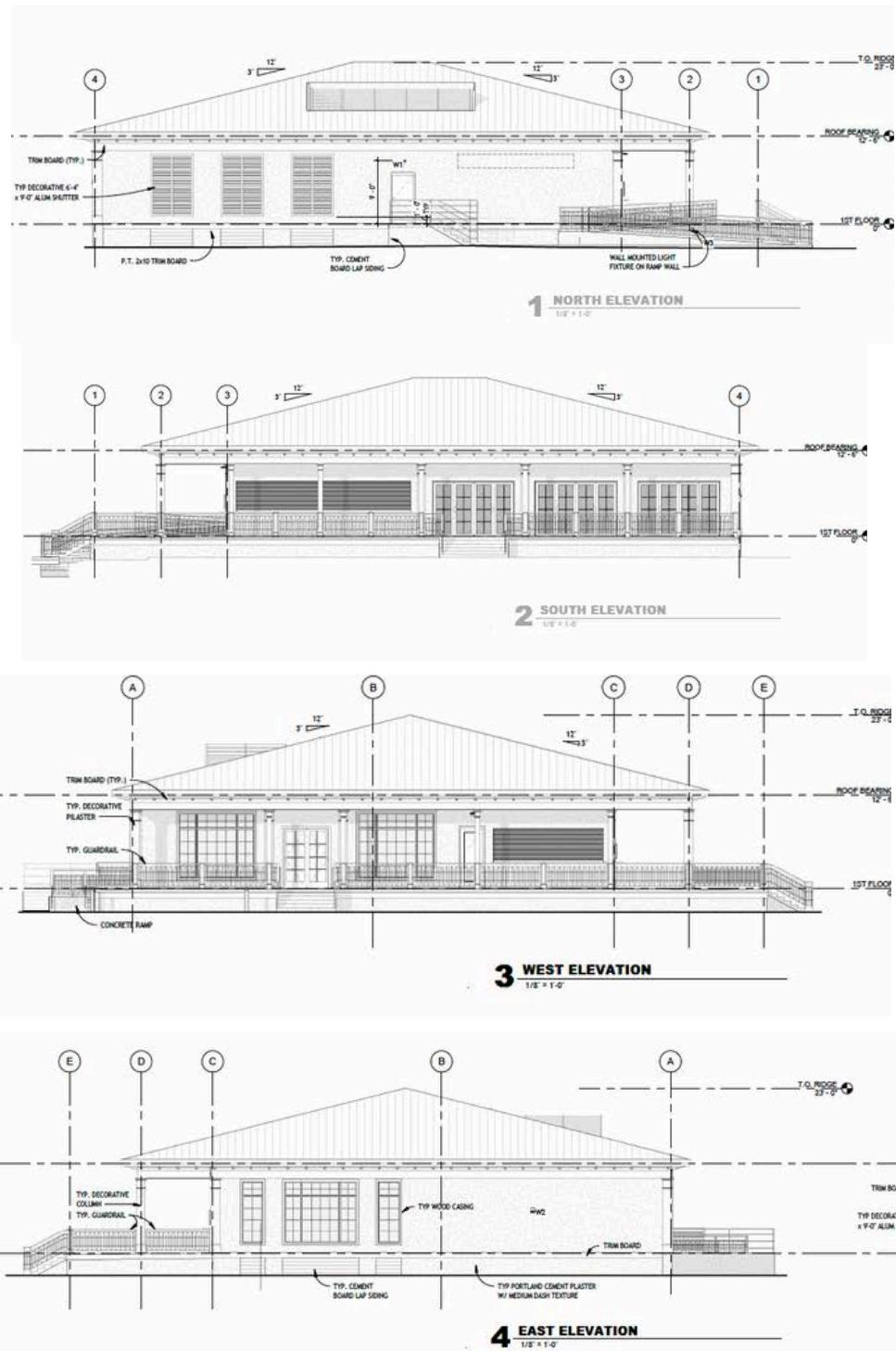
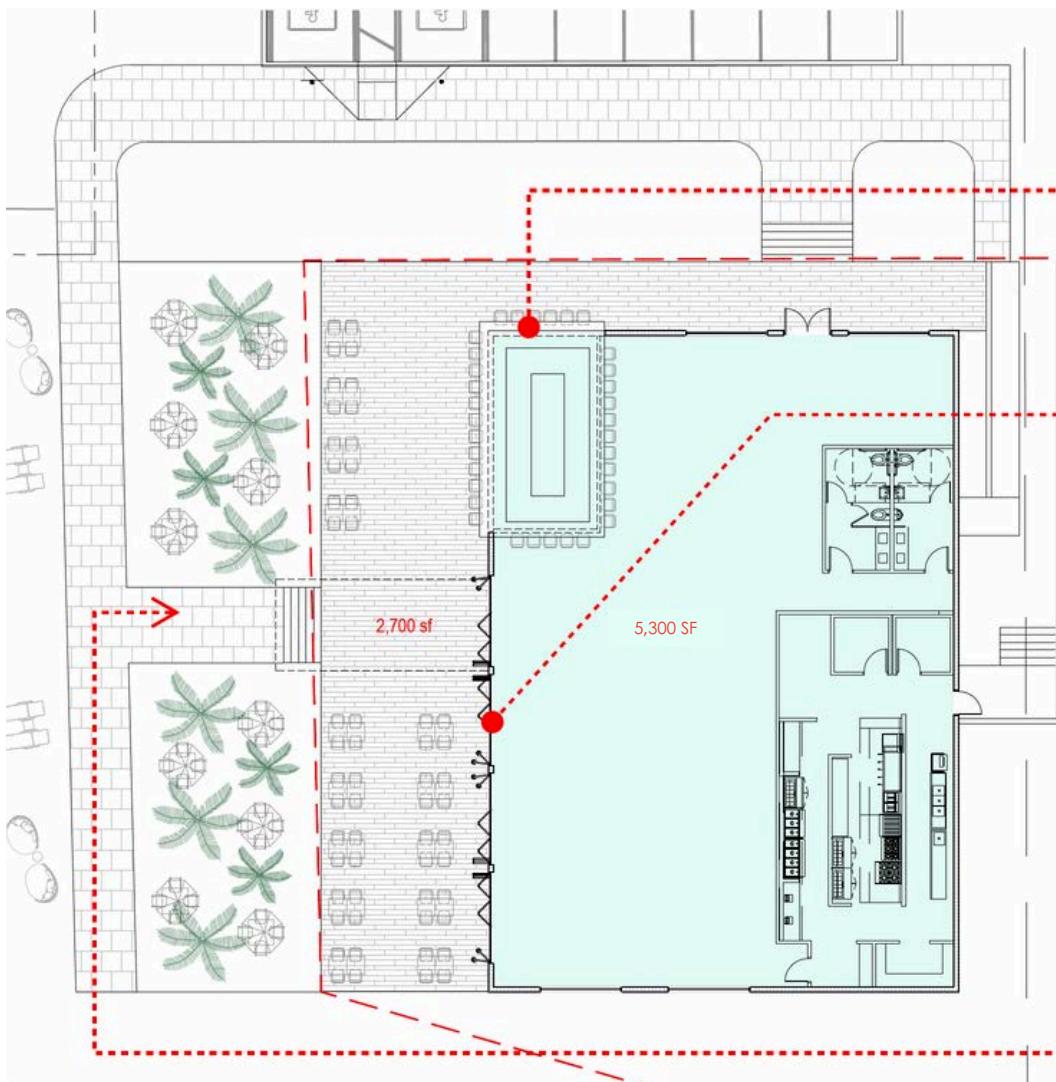
SAN FERNANDO DR NE

SITE



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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