

# Waterways Luxury Apartments & Marina

12000 GANDY BLVD N. | ST. PETERSBURG, FL

PREMIER WATERFRONT RESTAURANT OPPORTUNITY



**KELSEY WILLIAMS**

Leasing Manager

kelsey@acrefl.com

(404) 441-9506



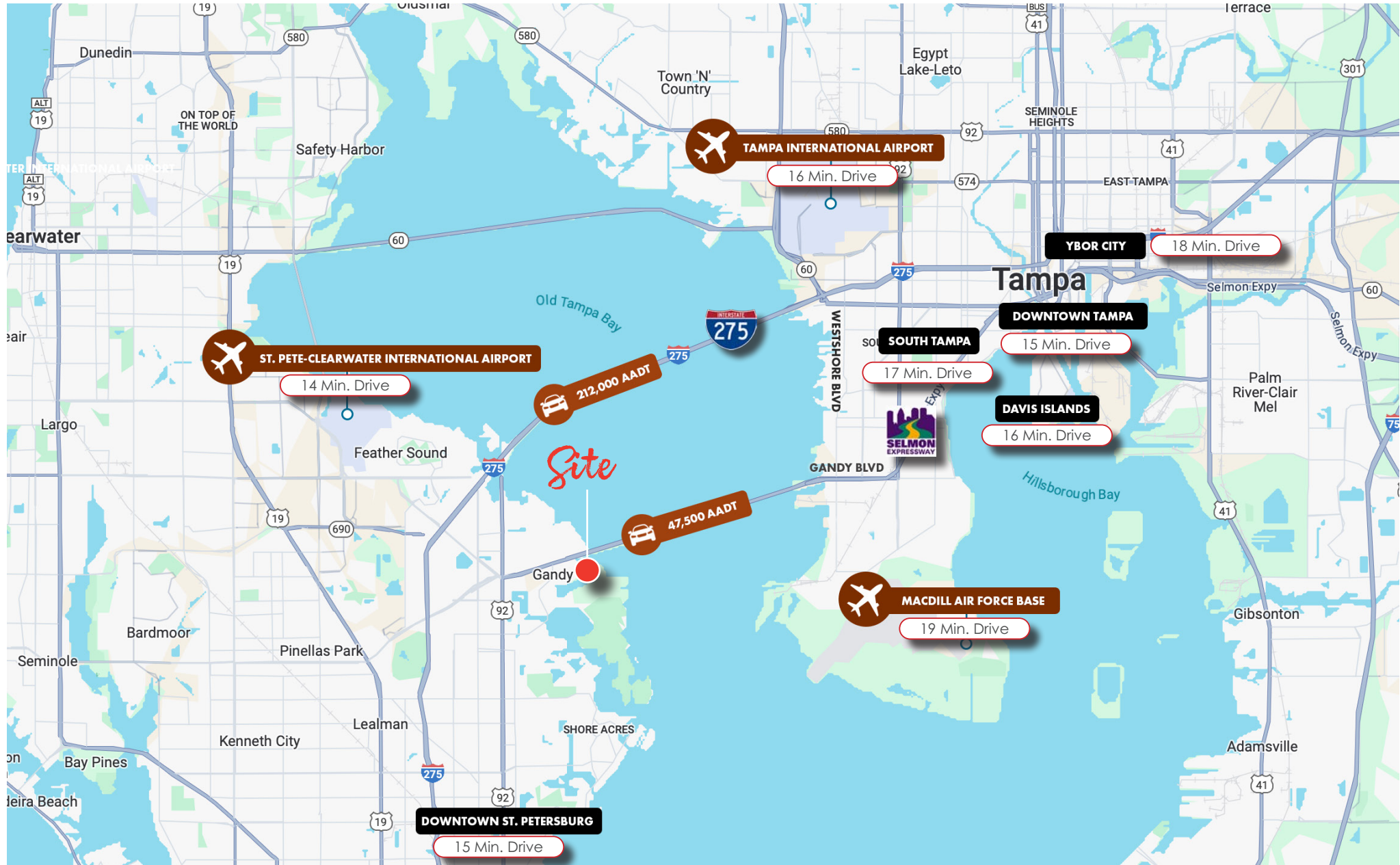
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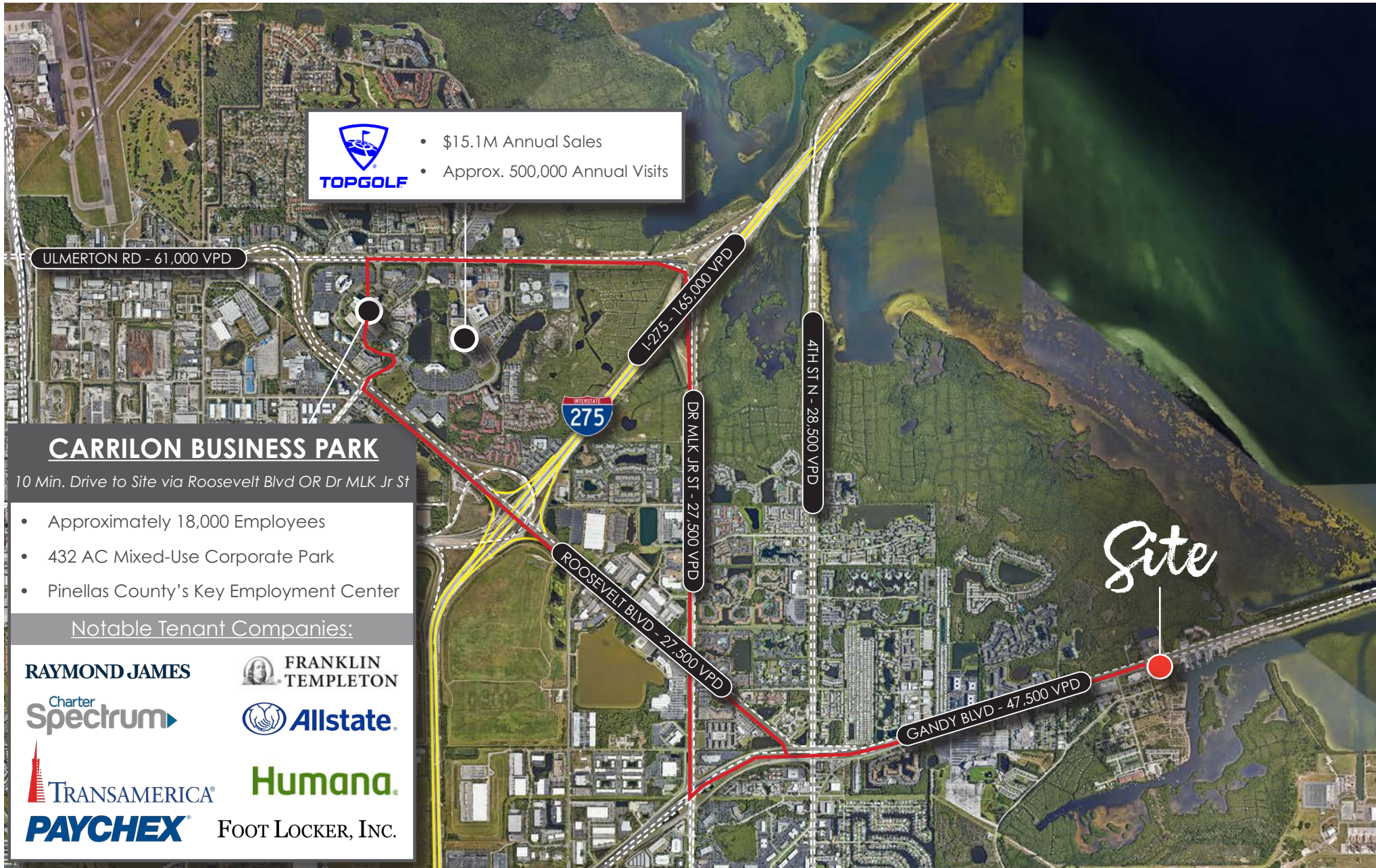
**FOLLOW US, WE'RE VERY SOCIAL!**



# Connectivity is Key!



# Local Connectivity



# 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



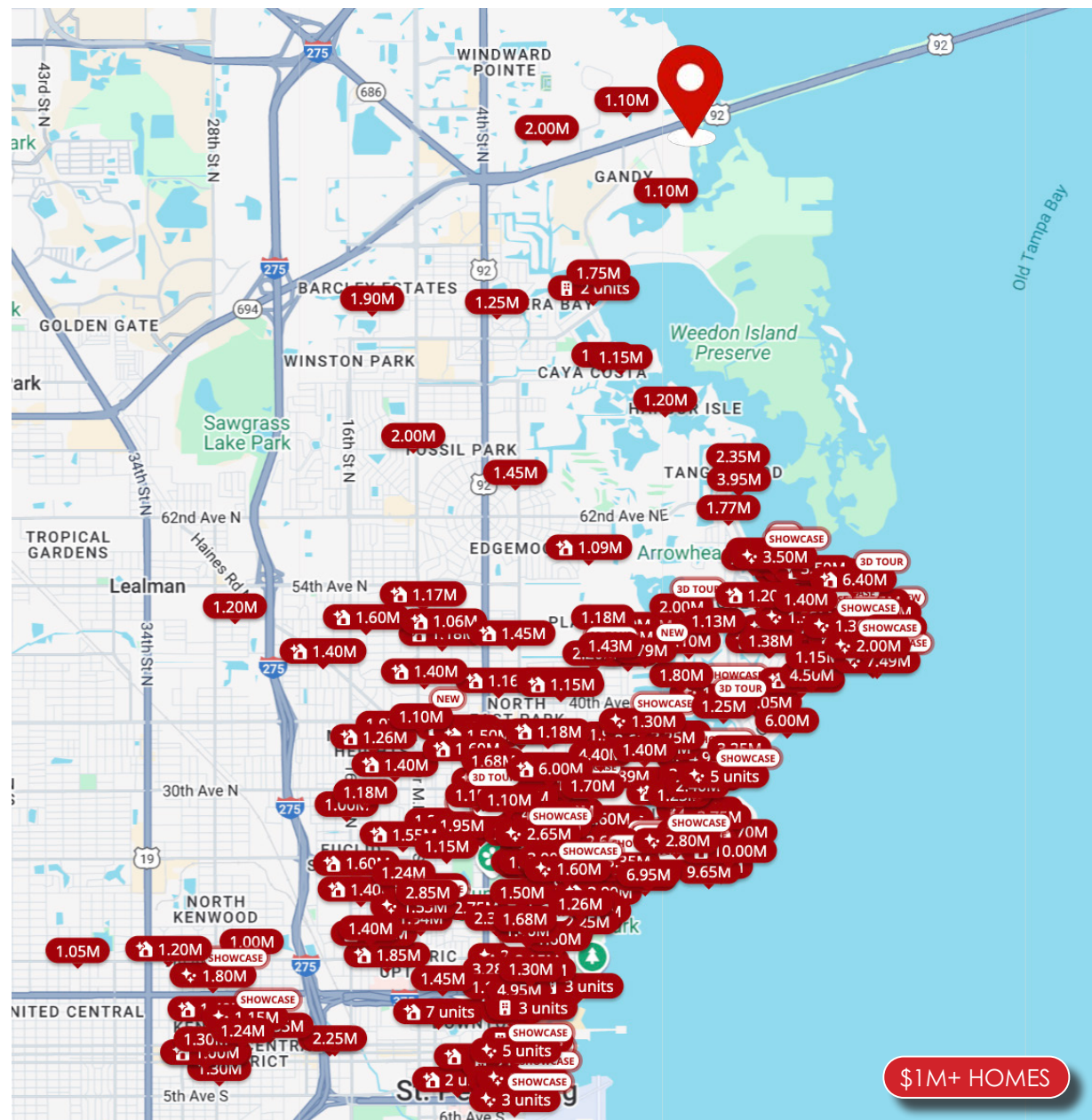
View from Second Floor of Restaurant

 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

SNUG HARBOR RD NE

SAN FERNANDO DR NE

GANDY BLVD - 5,600 VPD

RESTAURANT

MULTI-FAMILY

# 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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