



38.92 ± Residential/Commercial Acres on Gandy Boulevard

Prime waterfront acreage on Gandy Boulevard, at the foot of the Gandy Bridge, convenient to major employers in both Pinellas and Hillsborough Counties

DEMOGRAPHICS	1-Mile	3-Mile	5-Mile
Population Growth, 2014-2019	11.4%	4.4%	2.0%
Total Population, 2014 Estimates	3,992	37,398	95,211
Median Age	32.3	37.5	42.8
Average Household Income	\$79,561	\$66,303	\$65,894



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Tampa Bay Florida

Property Website: <http://cilistings.listinglab.com/Gandy>

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Westshore Business District

Downtown Tampa

South Tampa

ONE OF A KIND DEVELOPMENT OPPORTUNITY IN PINELLAS COUNTY



38.92 ± Residential/Retail Acres on Gandy Boulevard

- **Location:** 12000 Gandy Boulevard North, at the foot of the Gandy Bridge, City of St. Petersburg, FL
- **Size:** 38.92 ± Acres (33.99 ± acres uplands and 4.93 ± acres submerged waterfront)
- **Waterfront Description:** 3,250 ± linear feet of seawall along South Gandy Channel, 18 foot deep channel center with submerged land ownership, seawall and waterfront dockage
- **Access:** The property has excellent access from Gandy Boulevard and Snug Harbor Boulevard
- **Utilities:** Water and Sewer - at site with capacity
- **Zoning:** Commercial (8.04 ± acres) and Residential (25.95 ± acres)
- **Entitlements:** The PD was designed and approved for 219 townhomes, 37 single-family homes and 225 docks/wet slips on the large parcel and 72,000 SF retail space, 21,000 SF restaurant space, 120 apartments and 45 wet slips on the commercial parcel
- **Due Diligence Materials:** Available upon request
- **Traffic Count:** Approximately 47,000 vehicles per day
- **Note:** The property is an assemblage of two former mobile home parks, a marina and boat storage and was annexed into the City of St. Petersburg

PRICE: \$30,000,000

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Tampa Bay Florida

FOR SALE

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Masters Bayou

Snug Harbor Road

San Fernando Boulevard

Gandy Boulevard



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