


FOR SALE

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# 38.92± ACRES

12000 Gandy Boulevard N.  
ST. PETERSBURG, FL

## Prime waterfront acreage

One of a kind development opportunity with significant visibility and a class A location in Pinellas County.



Colliers International  
One Urban Centre  
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38.92± Residential/Retail Acres on Gandy Boulevard

8.04± AC Commercial  
25.95± AC Residential

## AREA DEMOGRAPHICS

Population Summary  
(2017)

3,806 1 mi.  
38,872 3 mi.  
96,730 5 mi.

Average Household  
Income  
(2017)

\$70,165 1 mi.  
\$66,768 3 mi.  
\$70,141 5 mi.

Projected Population  
(2017-2022)

1.44% 1 mi.  
1.10% 3 mi.  
0.82% 5 mi.

Projected Median  
Household Income  
(2017-2022)

2.53% 1 mi.  
2.30% 3 mi.  
2.04% 5 mi.

Unemployment Rate  
(2017)

3.8%

## BUILDING SPECIFICATIONS

## Address

12000 Gandy Boulevard North  
St. Petersburg, FL 33702

## Size

38.92± acres (33.99± acres uplands  
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)  
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  
72,000 SF retail space, 21,000 SF  
restaurant space, 120 apartments and 45  
wet slips on the commercial parcel

## Traffic Count

47,000 vehicles per day

## Note

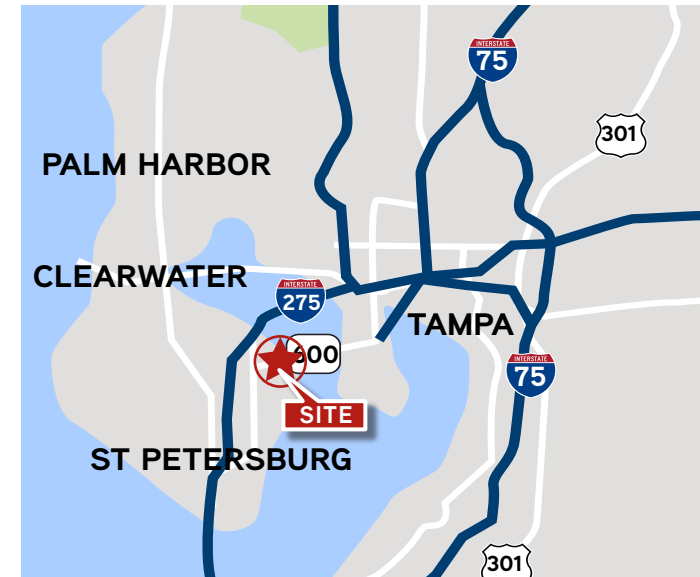
The property is an assemblage of two for-  
mer mobile home parks, a marina and boat  
storage and was annexed into the City of  
St. Petersburg.

Due Diligence  
Materials

Available upon request

## PRICING

\$30,000,000





Downtown Tampa

MacDill  
Air Force Base

South Tampa

Old Tampa Bay



The Grande  
Verandahs



Mangrove  
Cay

Gandy Boulevard N



Weedon Island

Venetian Harbor  
Townhomes

Portofino  
Townhomes

Plaza Commercio NE

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