



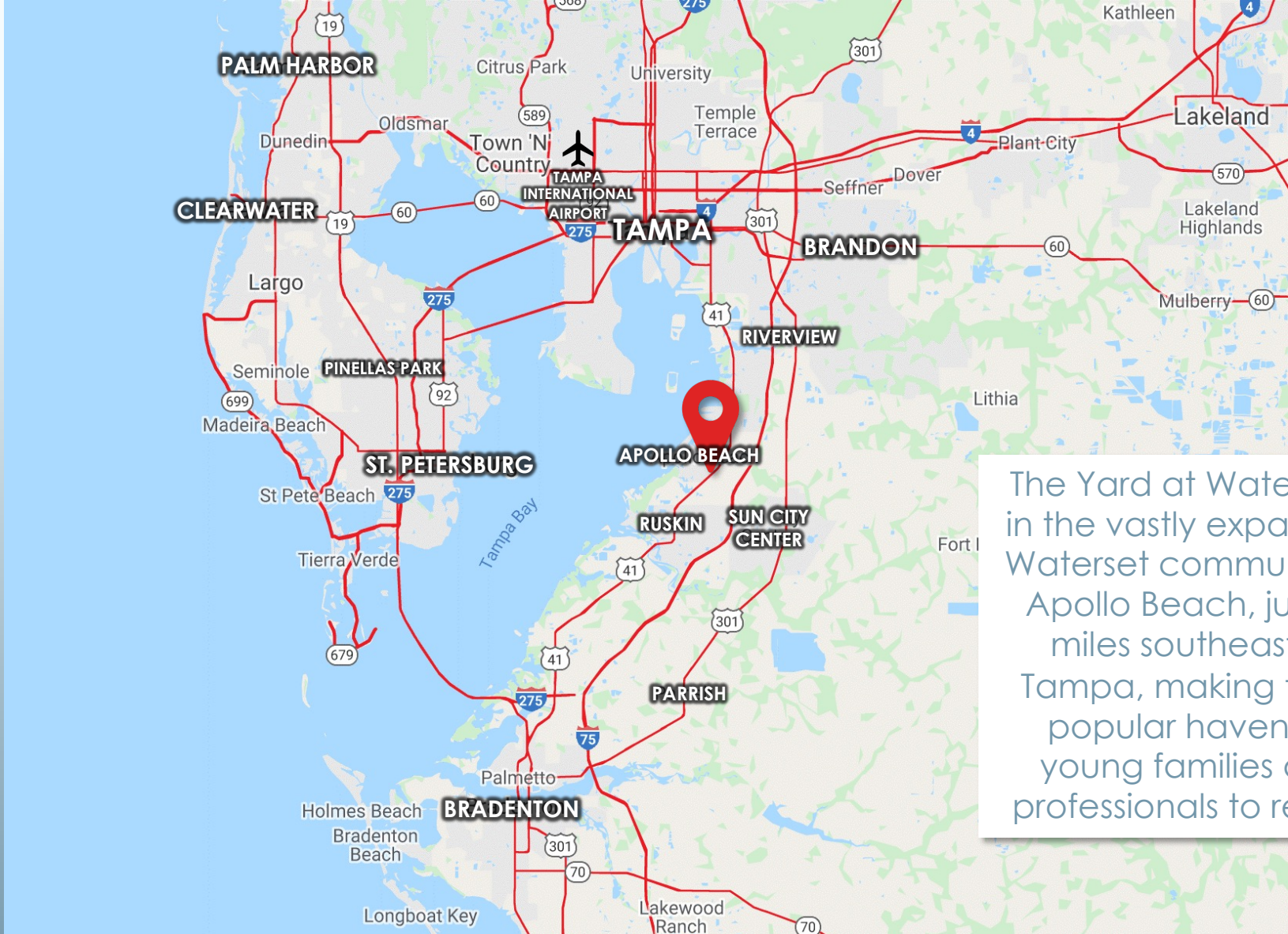
THE YARD

AT WATERSET™

NWC Paseo Al Mar Blvd x Milestone Drive | Apollo Beach, FL 33572

UNIQUE RETAIL + RESTAURANT OPPORTUNITIES
IN WATERSET-A FAST-GROWING & FAMILY-ORIENTED COMMUNITY
DELIVERY STARTING Q3 2024

LOCATION, LOCATION, LOCATION



The Yard at Waterset is in the vastly expanding Waterset community of Apollo Beach, just 12 miles southeast of Tampa, making this a popular haven for young families and professionals to reside.

WHAT'S HAPPENING

SOUTHSHORE SPORTSPLEX COMPLETED

- 4 MULTI-SPORT ATHLETIC FIELDS
- PLAYGROUNDS
- PAVILIONS
- "THE PLACE TO BE" ACCORDING TO COUNTY OFFICIALS
- 1 MINUTE DRIVE TO SITE



DOROTHY C YORK INNOVATION ACADEMY

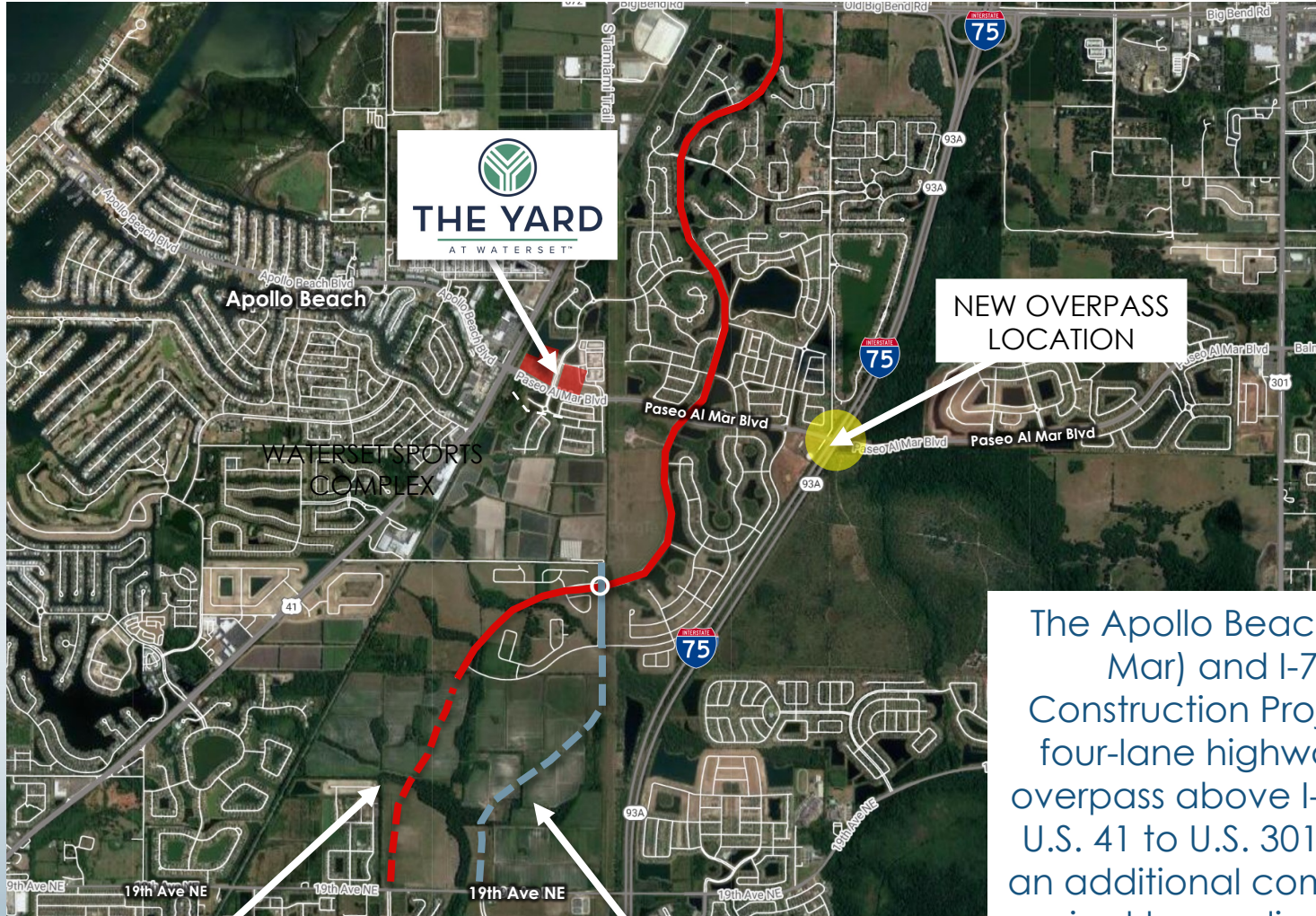
- 1,600 STUDENTS IN ATTENDANCE
- MAGNET SCHOOL OFFERING A STEM PROGRAM
- ONE OF THE FASTEST GROWING SCHOOL DISTRICTS IN HILLSBOROUGH COUNTY



NEW RUSKIN FACILITY LATE 2024 COMPLETION

- 9 ACRE/ 75,000-85,000 SF FACILITY
- WILL CREATE 150 JOBS OVER 4 YEARS
- 3,500 PATIENTS SERVED THE FIRST YEAR AND 9,000 PATIENTS ANNUALLY BY THE FOURTH YEAR
- SERVING PATIENTS FROM BRADENTON, SARASOTA AND BEYOND

ROADWAY CONSTRUCTION




THE YARD
AT WATERSET

**NEW OVERPASS
LOCATION**

Waterset Boulevard
connection to 19th
Ave NE- Scheduled
2025/2026

30th Street
connection to 19th
Ave NE

The Apollo Beach Blvd (Paseo Al Mar) and I-75 Roadway Construction Project extends the four-lane highway to create an overpass above I-75. This connects U.S. 41 to U.S. 301, which provides an additional commuter route. The project has a direct impact on The Yard at Waterset by increasing traffic flow and allowing for upgraded bike lanes and ADA-compliant sidewalks.

APOLLO BEACH APPEAL

Apollo Beach is a bayside town located in the Tampa metro area and is known for its manatees and conservation/ preservation efforts. Apollo Beach is also home to the master-planned Waterset community, which is situated on over 1,300 acres. Waterset features 2,800+ gorgeous homes, ample amenities, and an overall sense of community, with an additional 1,900 homes planned.

The Yard at Waterset will round out this neighborhood as being the ultimate destination for family-fun experiences for years to come.



DID YOU KNOW?

According to the most recent census, the Apollo Beach population has increased by 49.04% in recent years!



DEMOGRAPHICS

POPULATION



1 MI- 5,929
3 MI- 47,279
5 MI- 130,067
10 MIN DRIVE- 51,685

AVG HH INCOME



1 MI- \$114,283
3 MI- \$118,142
5 MI- \$95,342
10 MIN DRIVE- \$109,402

DAYTIME POPULATION

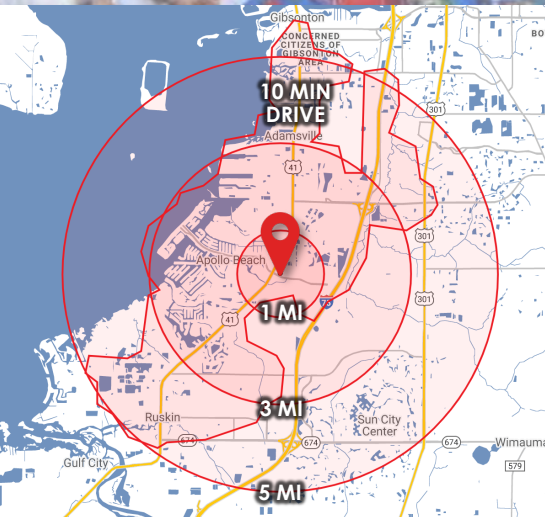


1 MI- 2,121
3 MI- 7,897
5 MI- 21,557
10 MIN DRIVE- 9,056

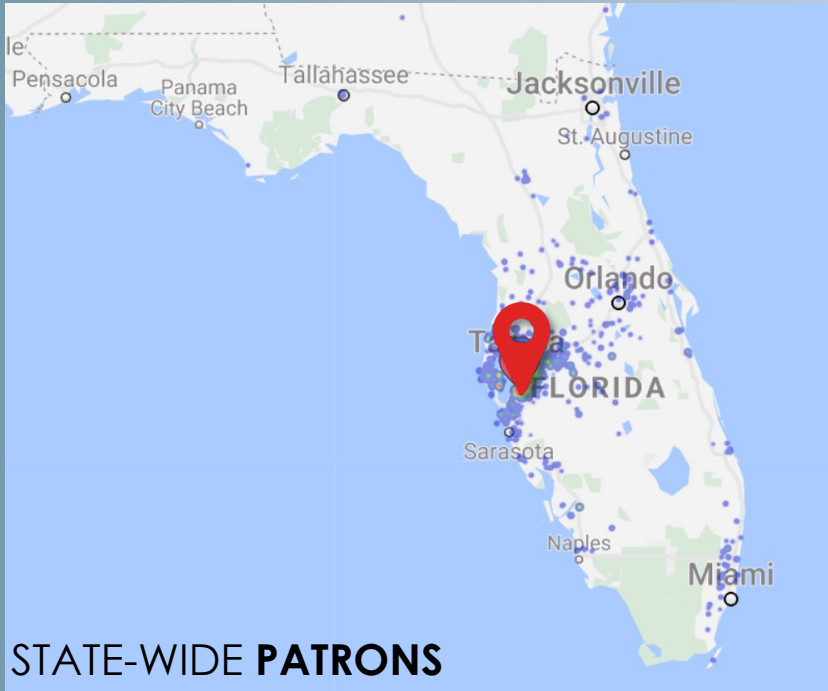
MEDIAN AGE



1 MI- 41.8
3 MI- 38.2
5 MI- 40.3
10 MIN DRIVE- 37.3



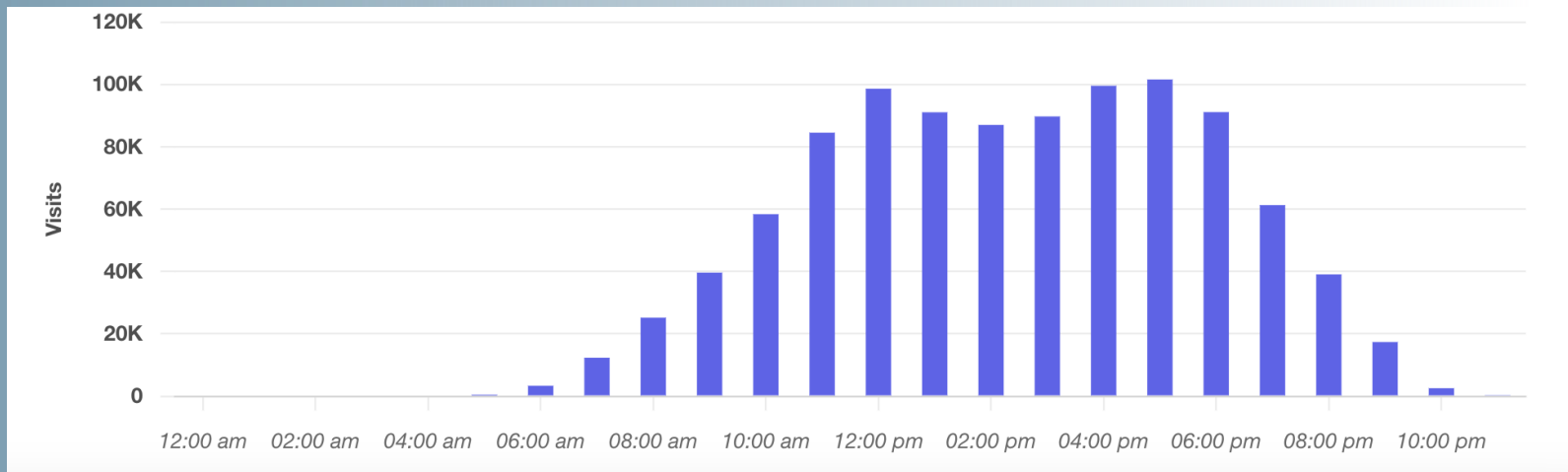
CUSTOMER TRENDS



BASED ON MOBILE DATA PROVIDED BY PLACER.AI, WE UNDERSTAND WHO IS COMING TO THE APOLLO BEACH AREA, DETAILED INFORMATION ABOUT THE PATRON'S VISIT AND THEIR TRAVEL PATTERNS.

- **Estimated # of Visits in a 12-month period- 657,700**
- **Estimated # of Customers in a 12-month period- 129,500**
- **Average length-of-stay- 30 MINUTES**

PEAK HOURS FOR NEARBY RETAIL



SITE SPECIFICATIONS

- **1,200 SF – 4,900 SF AVAILABLE**
(DIVISIBLE)
- GROUND LEASE W/ DRIVE-THRU AVAILABLE
- TOWN-CENTER RETAIL, PERFECT FOR:
 - LOCAL EATERIES
 - SPECIALTY STORES
 - MEDICAL USERS
 - FITNESS AND MORE
- LOCATED IN THE FAMILY-FRIENDLY, WATERSET COMMUNITY WITH 2,800 BUILT HOMES AND 1,900 HOMES PLANNED
- 236 LUXURY MULTI-FAMILY UNITS ON SITE, WALKING DISTANCE TO 400 MULTI-FAMILY UNITS + 700 MULTI-FAMILY UNITS PLANNED
- DESIGNATED PARKING LOTS WITH 535 SPACES
- DELIVERY: PHASE 1 Q3 2024 | PHASE 2 Q4 2024



SITE PLAN



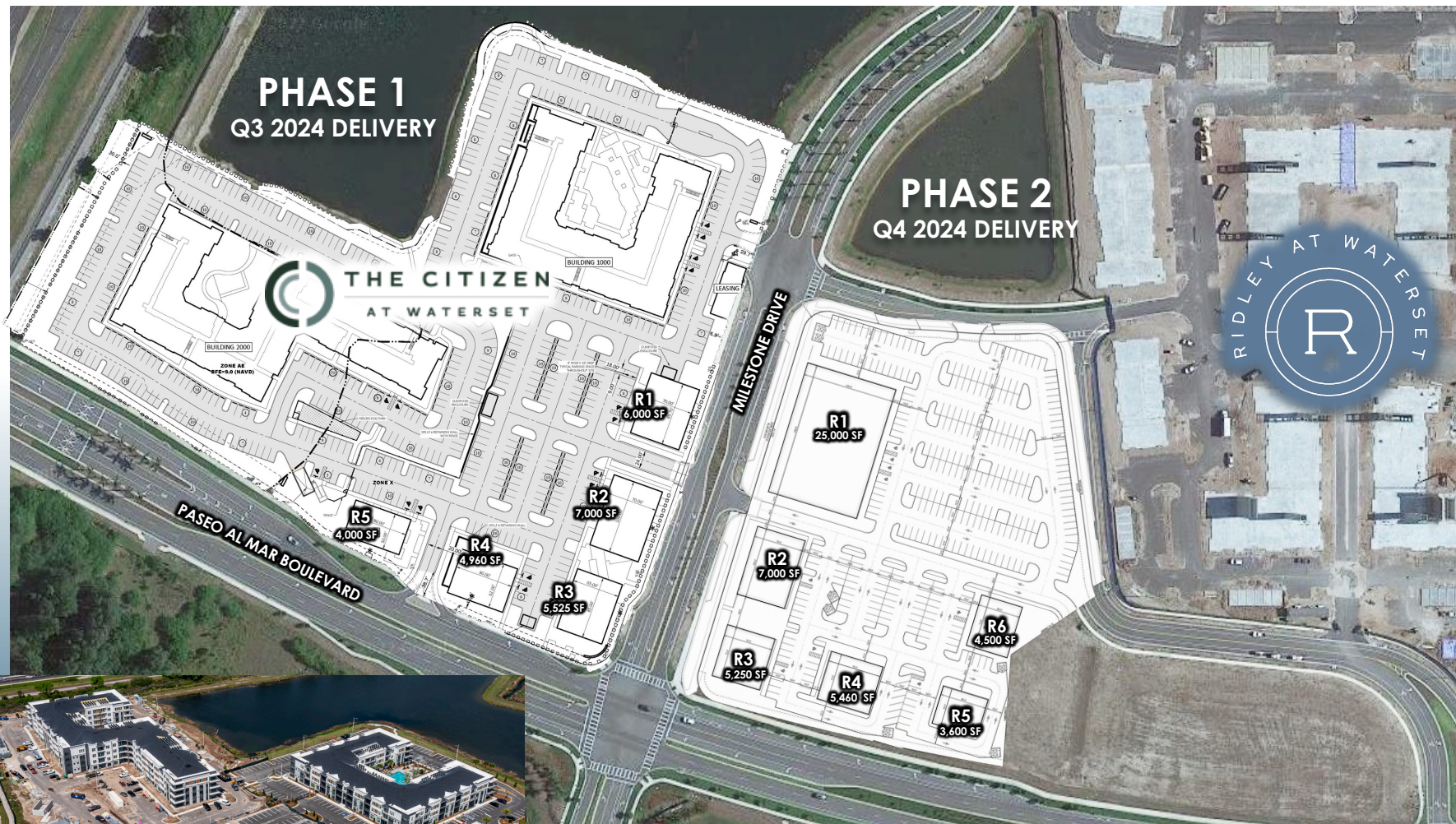
**TOTAL PARKING:
178 SPACES (6.5)**

**TOTAL PARKING:
357 SPACES (7.1)
(185 FITNESS / 172 RETAIL)**

PHASE 1 GLA 27,485 SF					
R1	IMX PILATES	1,800 SF	R2	THE HUNGRY GREEK	1,500 SF
R1	STRETCH ZONE	1,200 SF	R3	AVAILABLE	3,000 SF
R1	WINGSTOP	1,434 SF	R3	AVAILABLE	2,525 SF
R1	WOOF GANG	1,551 SF	R4	SALAD STATION	2,046 SF
R2	PACIFIC COUNTER	1,300 SF	R4	PLANET SMOOTHIE	1,240 SF
R2	EDWARD JONES	1,200 SF	R4	ROCK N ROLL SUSHI	1,674 SF
R2	NAIL DIOR	3,000 SF	R5	HEARTLAND DENTAL	4,000 SF

PHASE 2 GLA 54,190 SF					
R1	CRUNCH FITNESS	28,060 SF	R4	AVAILABLE	1,448 SF
R2	HYPOCRITES ROW RESTAURANT	4,000 SF	R4	PIZZA (AT LEASE)	1,406 SF
R2	5TH NAIL LOUNGE	3,000 SF	R4	AVAILABLE	1,200 SF
R3	PERSPIRE SAUNA	2,000 SF	R4	FOXTAIL COFFEE	1,406 SF
R3	AVAILABLE	1,200 SF	R5	GROUND LEASE AVAILABLE (DRIVE-THRU)	3,520 SF
R3	AVAILABLE	2,650 SF	R6	AVAILABLE (DIVISIBLE)	4,900 SF

SITE PLAN



CONCEPTUAL RENDERINGS





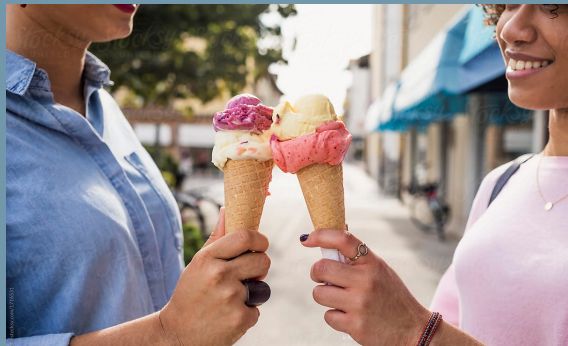
THE YARD
AT WATERSET™

RETAILER **MIX VISION**

ATTRACT A DIVERSE TENANT LINE-UP THAT ADDS VALUE TO THE MULTI-FAMILY COMPONENT & ALSO CATERS TO THE IMMEDIATE SURROUNDING WATERSET COMMUNITY

SEEKING USERS FOR..

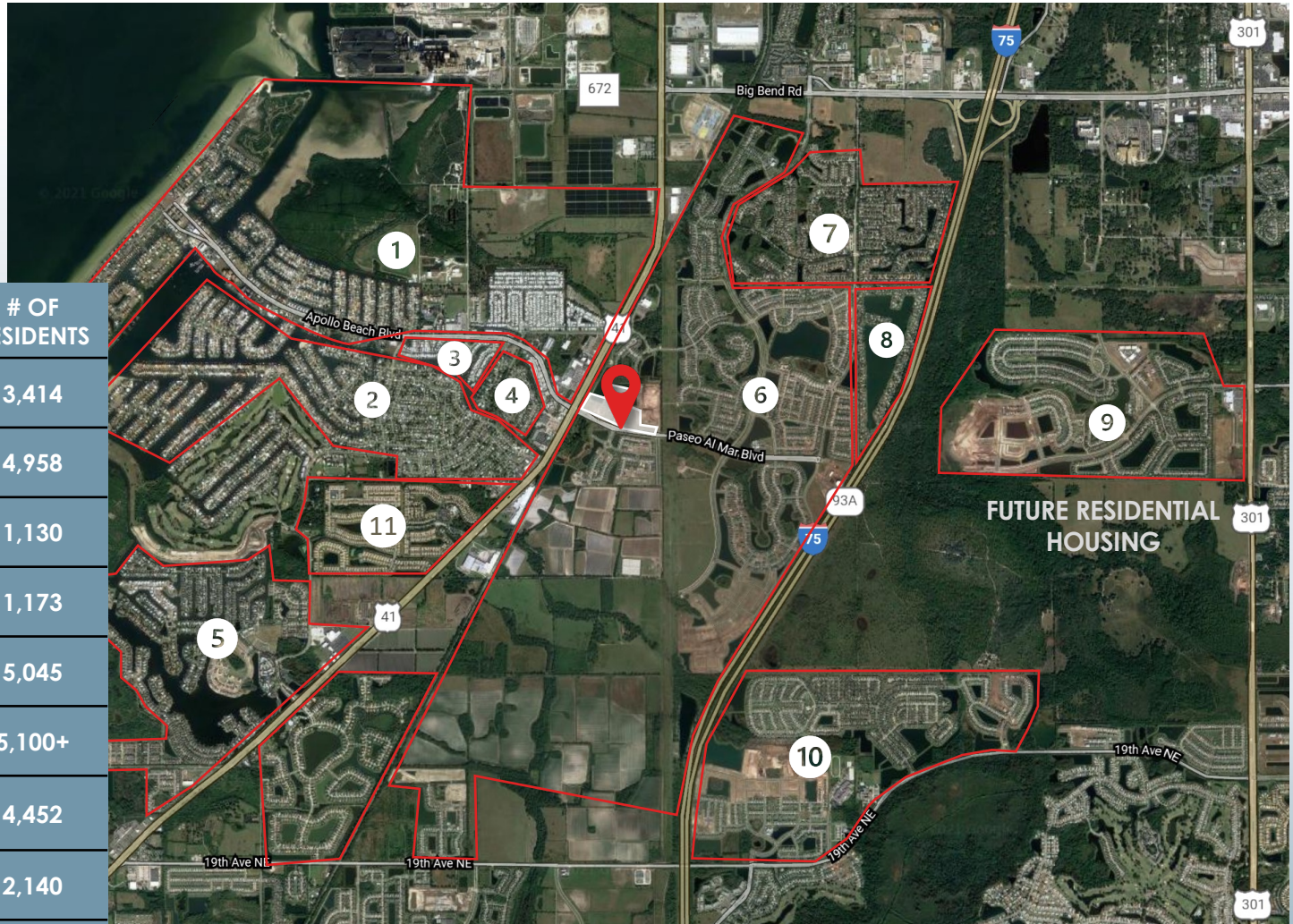
- LOCAL SHOPS
- RESTAURANTS
- ENTERTAINMENT
- SWEETS & TREATS
- HEALTH/SERVICE
- BOUTIQUE FITNESS
- MEDICAL



ALL AROUND TOWN



SURROUNDING NEIGHBORHOODS



	NEIGHBORHOOD	# OF RESIDENTS
1	APOLLO	3,414
2	APOLLO BEACH	4,958
3	BIMINI BAY	1,130
4	ISLAND WALK	1,173
5	MIRA BAY	5,045
6	WATERSET	5,100+
7	COVINGTON PARK	4,452
8	LAKE ST. CLAIR	2,140
9	BELMONT	1,565
10	CYPRESS CREEK	3,000+
11	SOUTHSHORE COVE	650

31,200+ RESIDENTS IN IMMEDIATE AREA

CONTACT ACRE



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