



THE YARD

AT WATERSET™

CRUNCH FITNESS
Pet Paradise
Foxtail COFFEE CO.
THE LEARNING EXPERIENCE
PERSPIRE™ SAUNA STUDIO
Swig
SoFresh MASSAGE LUXE

imX PILATES AND FITNESS
STRETCH ZONE
WING STOP
W Paws GANG BAKERY & GROOMING

PACIFIC COUNTER
Edward Jones
NAIL DIOR
HUNGRY GREEK

ROCK N ROLL SUSHI
Planet Smoothie
PT SOLUTIONS PHYSICAL THERAPY

HEARTLAND DENTAL

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

UNIQUE RETAIL + RESTAURANT OPPORTUNITIES IN WATERSET
PHASE 2 DELIVERY Q4 2026
PHASE 1 OPEN NOW

SITE PLAN



**PHASE 1
NOW DELIVERING**

**PHASE 2
Q4 2026 DELIVERY**

**THE CITIZEN
AT WATERSET**



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

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

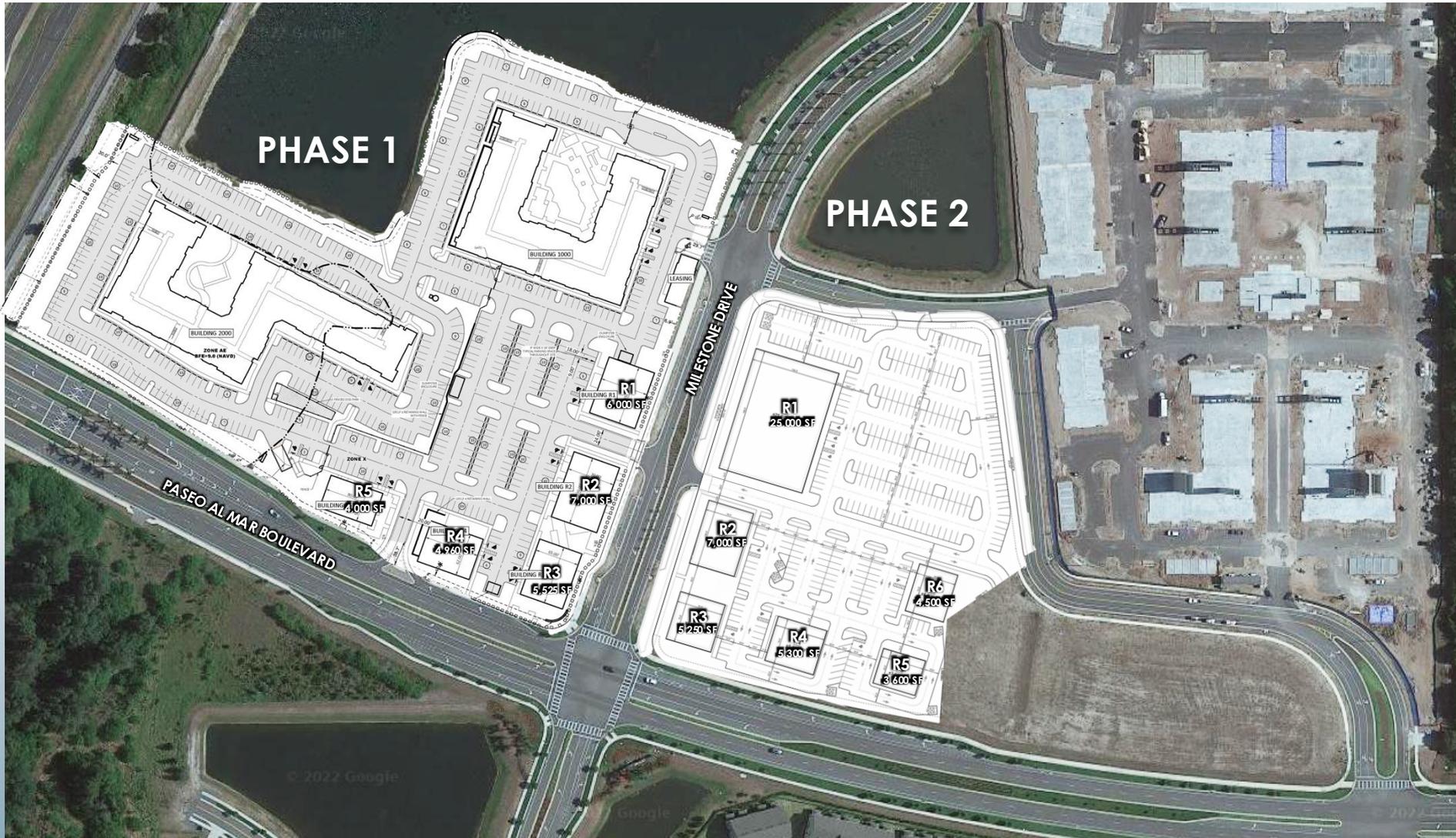
PHASE 1 GLA 27,485 SF

PHASE 2 GLA 54,690 SF

| | | | | | |
|----|-----------------|----------|----|-------------------|----------|
| R1 | IMX PILATES | 1,800 SF | R2 | THE HUNGRY GREEK | 1,500 SF |
| R1 | STRETCH ZONE | 1,200 SF | R3 | AVAILABLE NOW! | 1,708 SF |
| R1 | WINGSTOP | 1,434 SF | R3 | THE GREYSON | 3,817 SF |
| R1 | WOOF GANG | 1,551 SF | R4 | PT SOLUTIONS | 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 |

| | | | | | |
|----|-----------------|-----------|----|----------------|----------|
| R1 | CRUNCH FITNESS | 28,060 SF | R4 | AVAILABLE | 1,406 SF |
| R2 | AVAILABLE | 4,000 SF | R4 | FOXTAIL COFFEE | 1,406 SF |
| R2 | 5TH NAIL LOUNGE | 3,000 SF | R5 | AVAILABLE | 1,313 SF |
| R3 | AVAILABLE | 1,400 SF | R5 | AVAILABLE | 1,313 SF |
| R3 | PURE GREEN | 1,200 SF | R5 | SWIG | 1,200 SF |
| R3 | MASSAGE LUXE | 2,650 SF | R6 | AVAILABLE | 1,200 SF |
| R4 | SOFRESH | 1,448 SF | R6 | PERSPIRE SAUNA | 2,100 SF |
| R4 | HAIR CUTTERY | 1,200 SF | R6 | AVAILABLE | 1,200 SF |

SITE PLAN



PHASE 2 PLAN



SITE SPECIFICATIONS

- **1,200 SF – 4,000 SF AVAILABLE-
OUTSIDE PATIO AVAILABLE**
- TOWN-CENTER RETAIL, PERFECT FOR:
 - 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 OPEN NOW DELIVERING | PHASE 2 Q4 2026



DEMOGRAPHICS

POPULATION



1 MI- 5,607
3 MI- 48,660
5 MI- 142,676
10 MIN DRIVE- 71,952

AVG HH INCOME



1 MI- \$146,913
3 MI- \$150,694
5 MI- \$123,741
10 MIN DRIVE- \$141,050

DAYTIME POPULATION

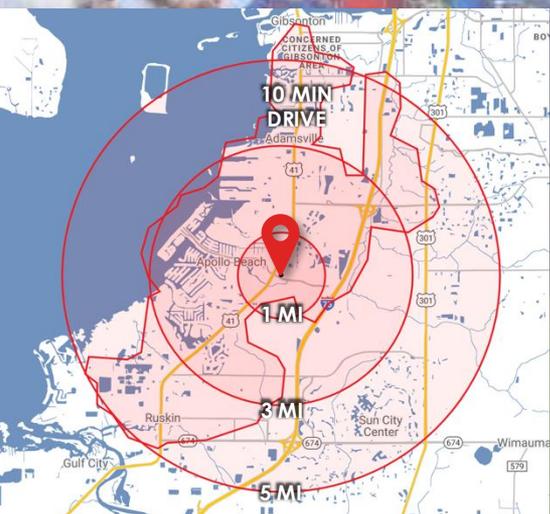


1 MI- 3,936
3 MI- 22,171
5 MI- 71,370
10 MIN DRIVE- 32,577

MEDIAN AGE



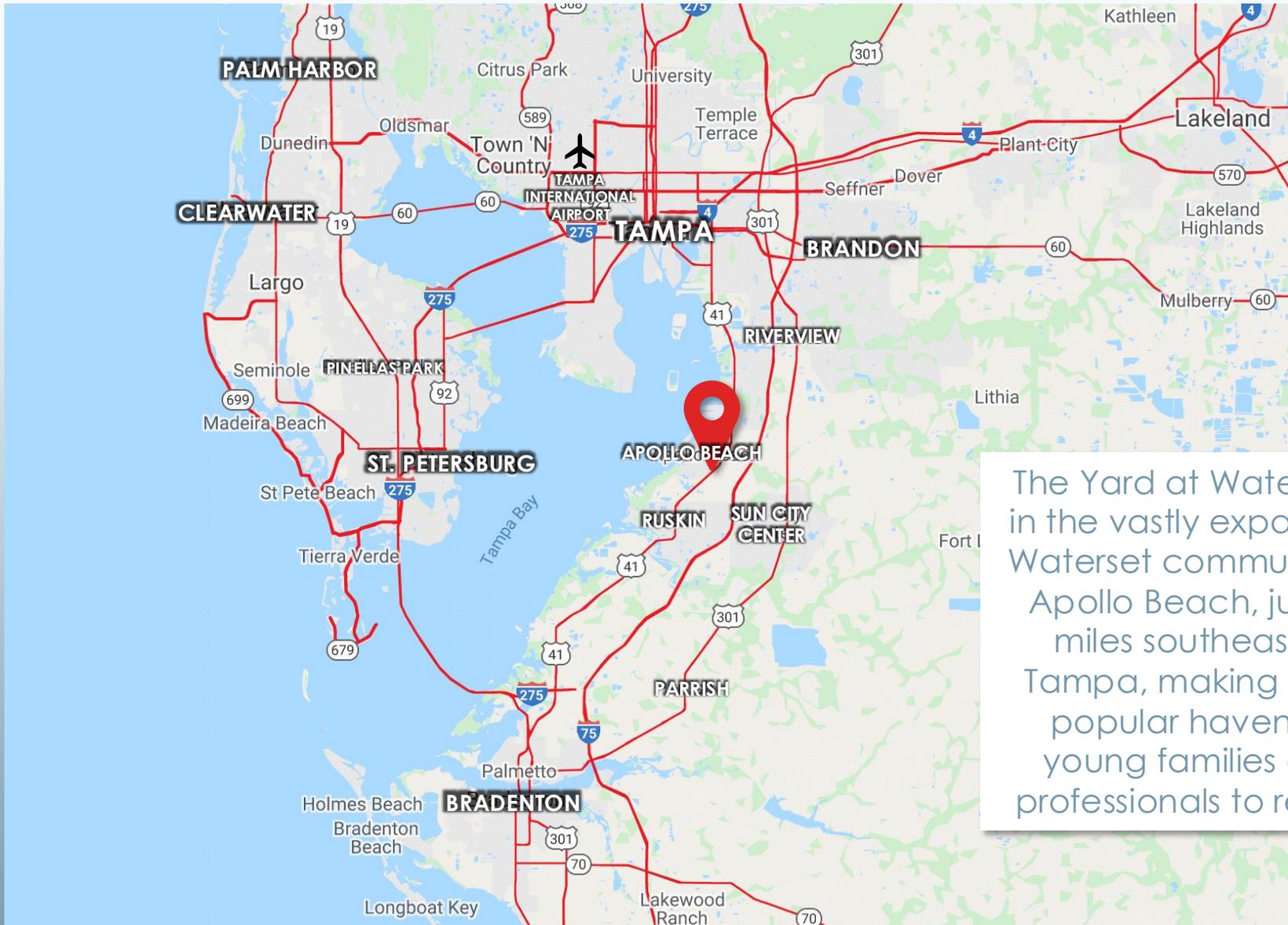
1 MI- 43.2
3 MI- 40.9
5 MI- 43.0
10 MIN DRIVE- 39.3



ALL AROUND TOWN



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

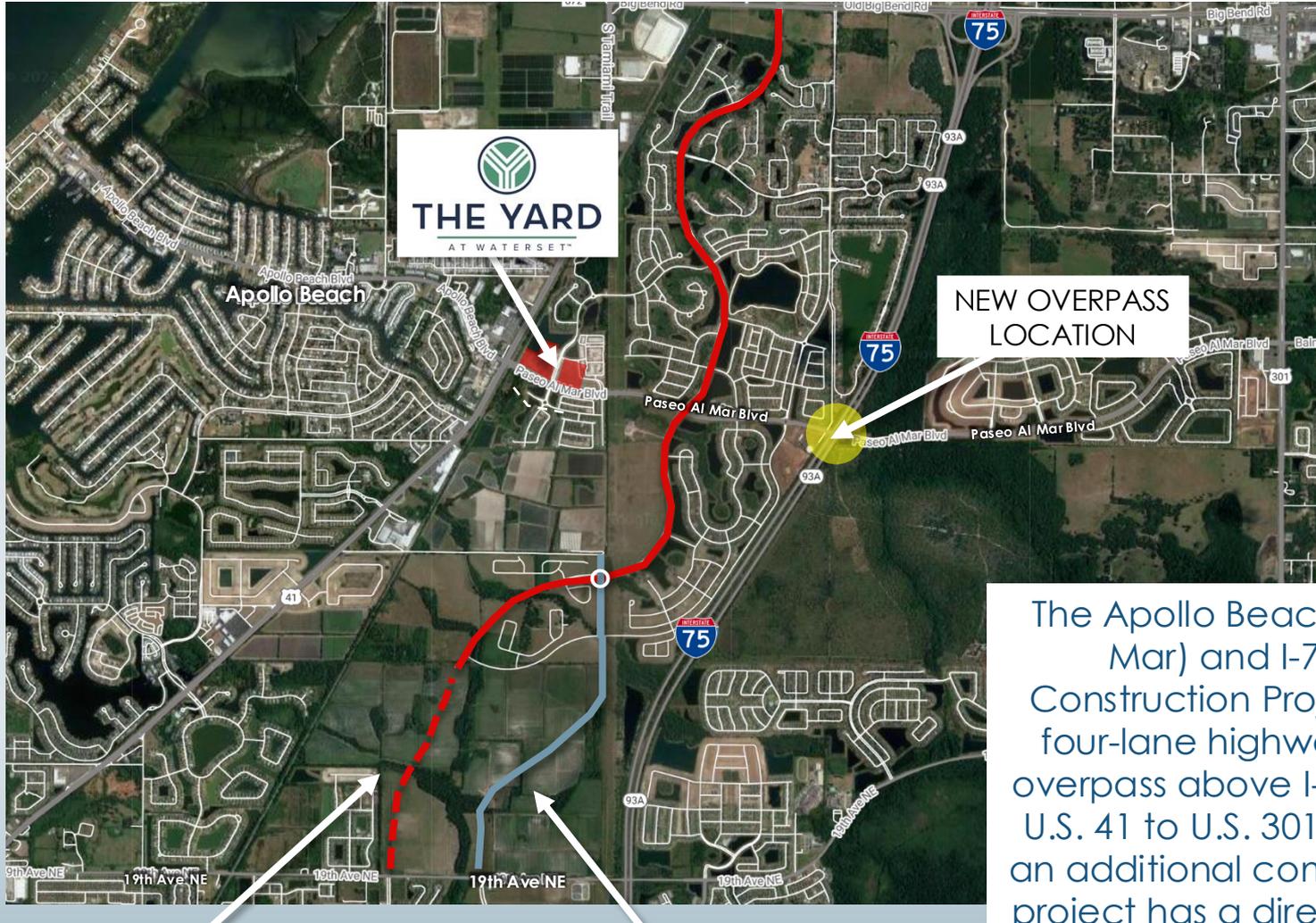
- 1,600 STUDENTS IN ATTENDANCE
- MAGNET SCHOOL OFFERING A STEM PROGRAM
- ONE OF THE FASTEST GROWING SCHOOL DISTRICTS IN HILLSBOROUGH COUNTY



NEW RUSKIN FACILITY

- 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 WATERSSET™

**NEW OVERPASS
LOCATION**

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.

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

30th Street
connection to 19th
Ave NE
Recently Completed

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!



PICTURES + 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..

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



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 |
| 12 | HAMMOCK BAY | 47 |



31,200+ RESIDENTS IN IMMEDIATE AREA

CONTACT ACRE

SERVING RETAIL MARKETS THROUGHOUT FLORIDA



BROOKE LOGALBO

Senior Leasing Manager
brooke@acrefl.com
(407) 721-3669

WILLOW FERRELLI

Managing Partner + Broker
willow@acrefl.com
(407) 453-1858

Lic. Real Estate Broker

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