



THE YARD

AT WATERSET™



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)**

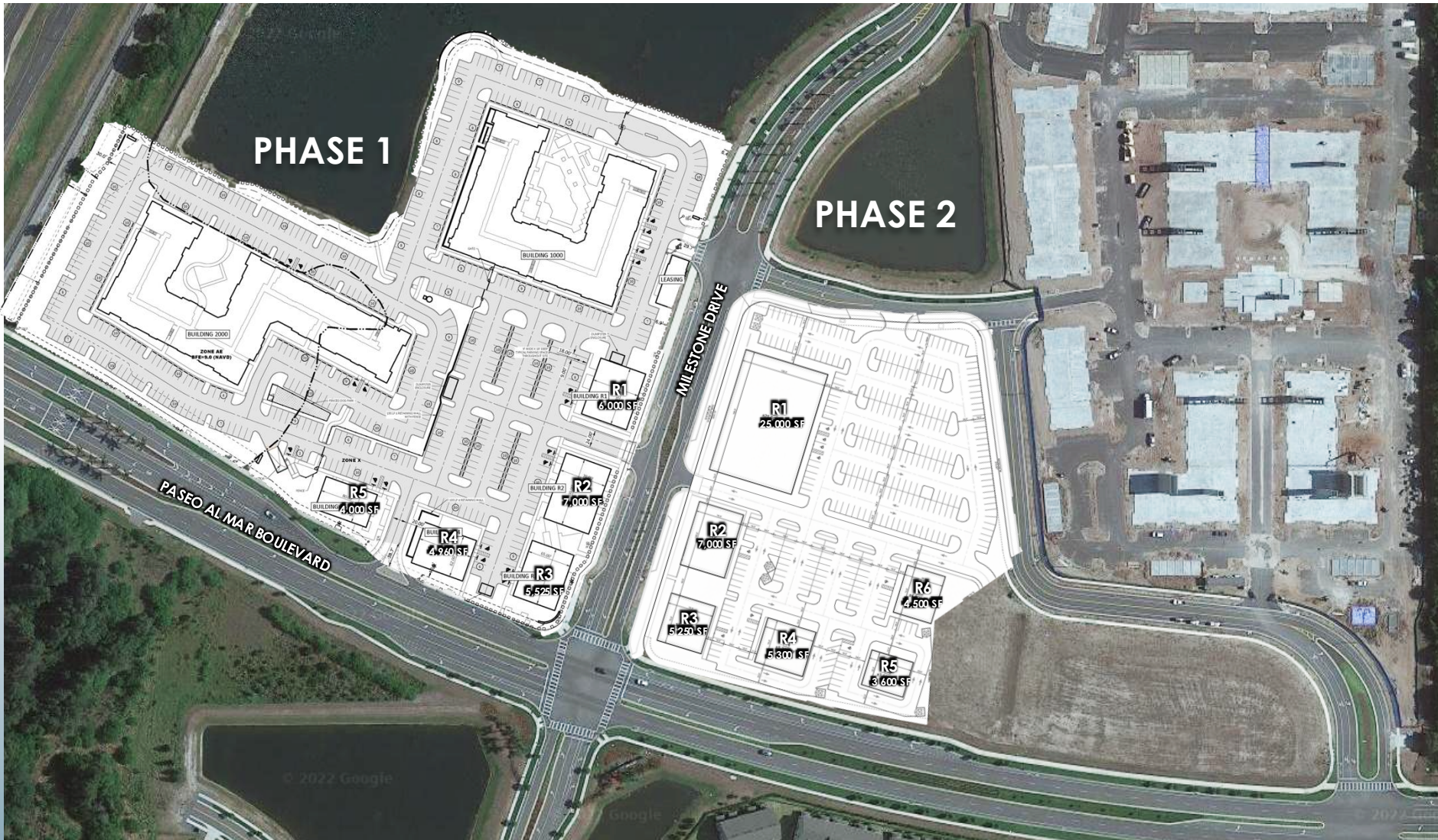
PHASE 1 GLA 27,485 SF

PHASE 2 GLA 54,690 SF

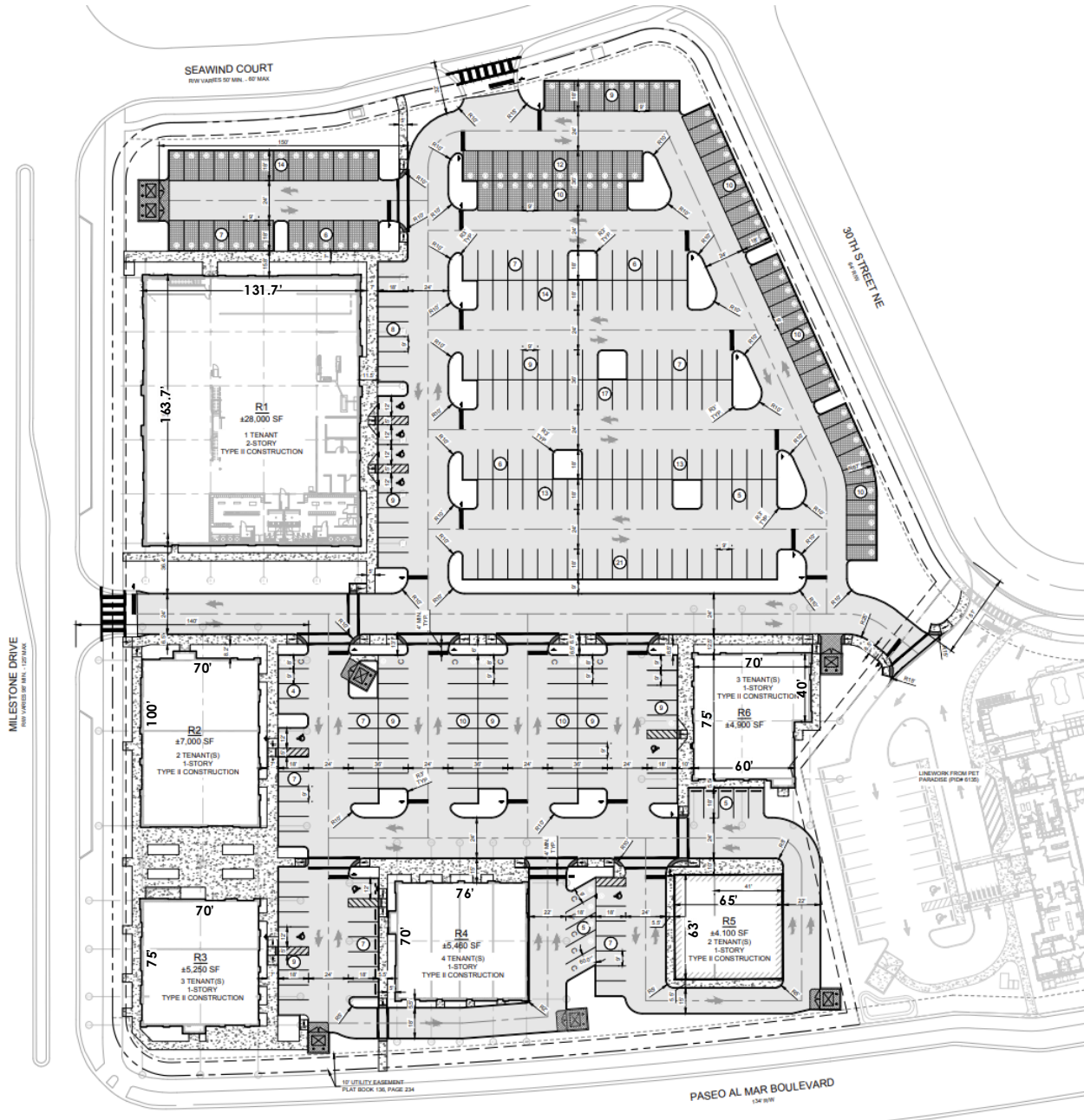
R1	IMX PILATES	1,800 SF	R2	THE HUNGRY GREEK	1,500 SF
R1	STRETCH ZONE	1,200 SF	R3	AVAILABLE NOW!	1,708 SF
R1	WINGSTOP	1,434 SF	R3	THE GREYSON	3,817 SF
R1	WOOF GANG	1,551 SF	R4	PT SOLUTIONS	2,046 SF
R2	PACIFIC COUNTER	1,300 SF	R4	PLANET SMOOTHIE	1,240 SF
R2	EDWARD JONES	1,200 SF	R4	ROCK N ROLL SUSHI	1,674 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	PURE GREEN	1,200 SF	R5	AVAILABLE	1,313 SF
R3	AVAILABLE	1,400 SF	R5	SWIG	1,200 SF
R3	MASSAGE LUXE	2,650 SF	R6	AVAILABLE	4,500 SF*
R4	SOFRESH	1,448 SF	*DIVISIBLE OPTIONS AVAILABLE		
R4	HAIR CUTTERY	1,200 SF			

SITE PLAN



PHASE 2 PLAN



SITE SPECIFICATIONS

- **1,200 SF – 4,500 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

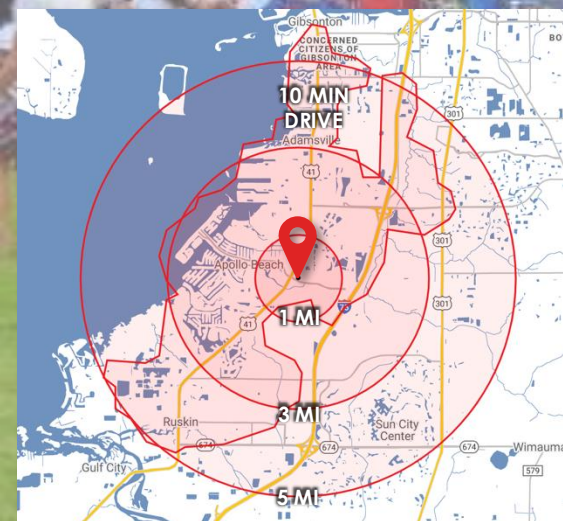


1 MI- 3,936
3 MI- 22,171
5 MI- 71,370
10 MIN DRIVE- 32,577

MEDIAN AGE



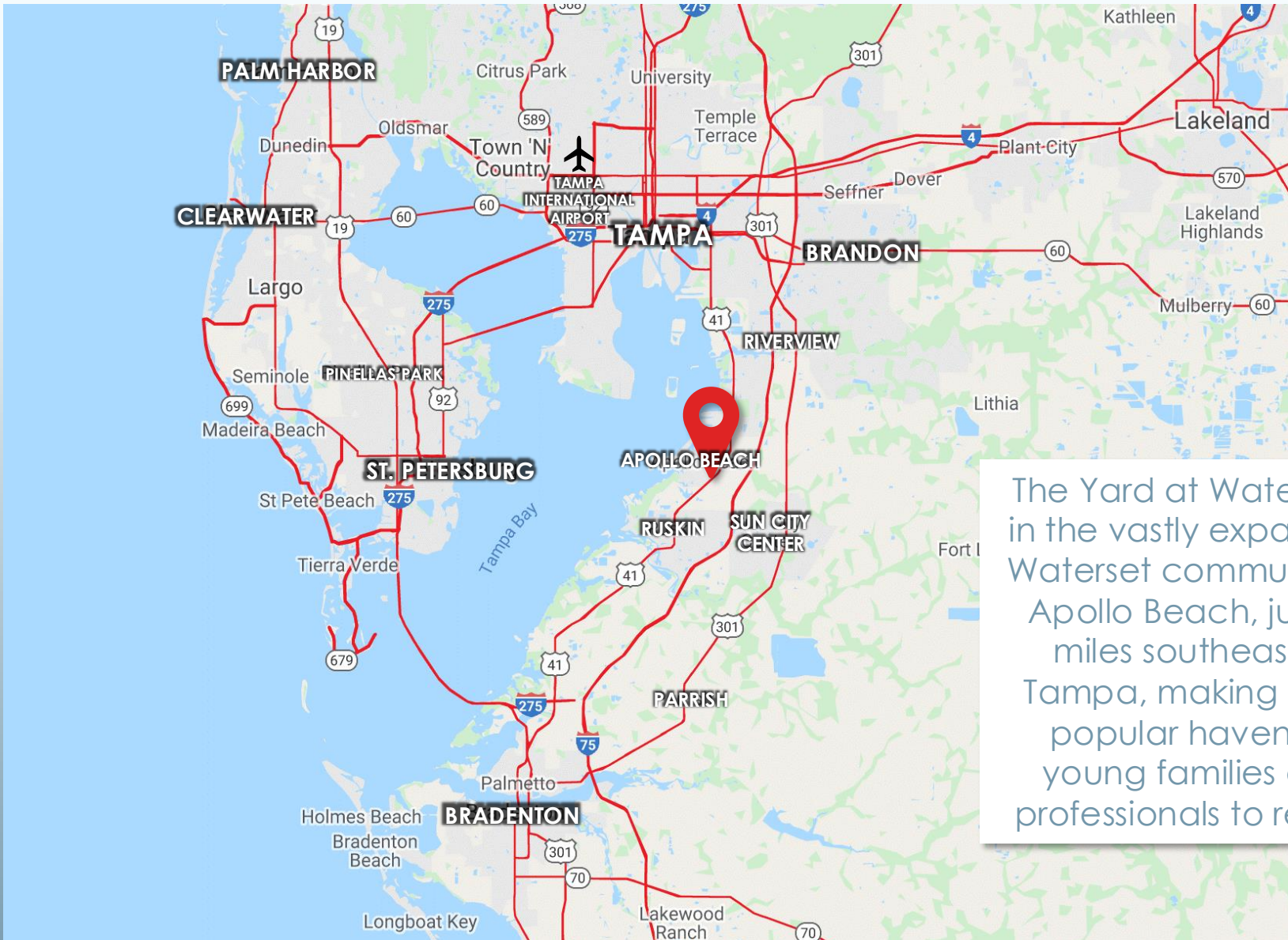
1 MI- 43.2
3 MI- 40.9
5 MI- 43.0
10 MIN DRIVE- 39.3



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

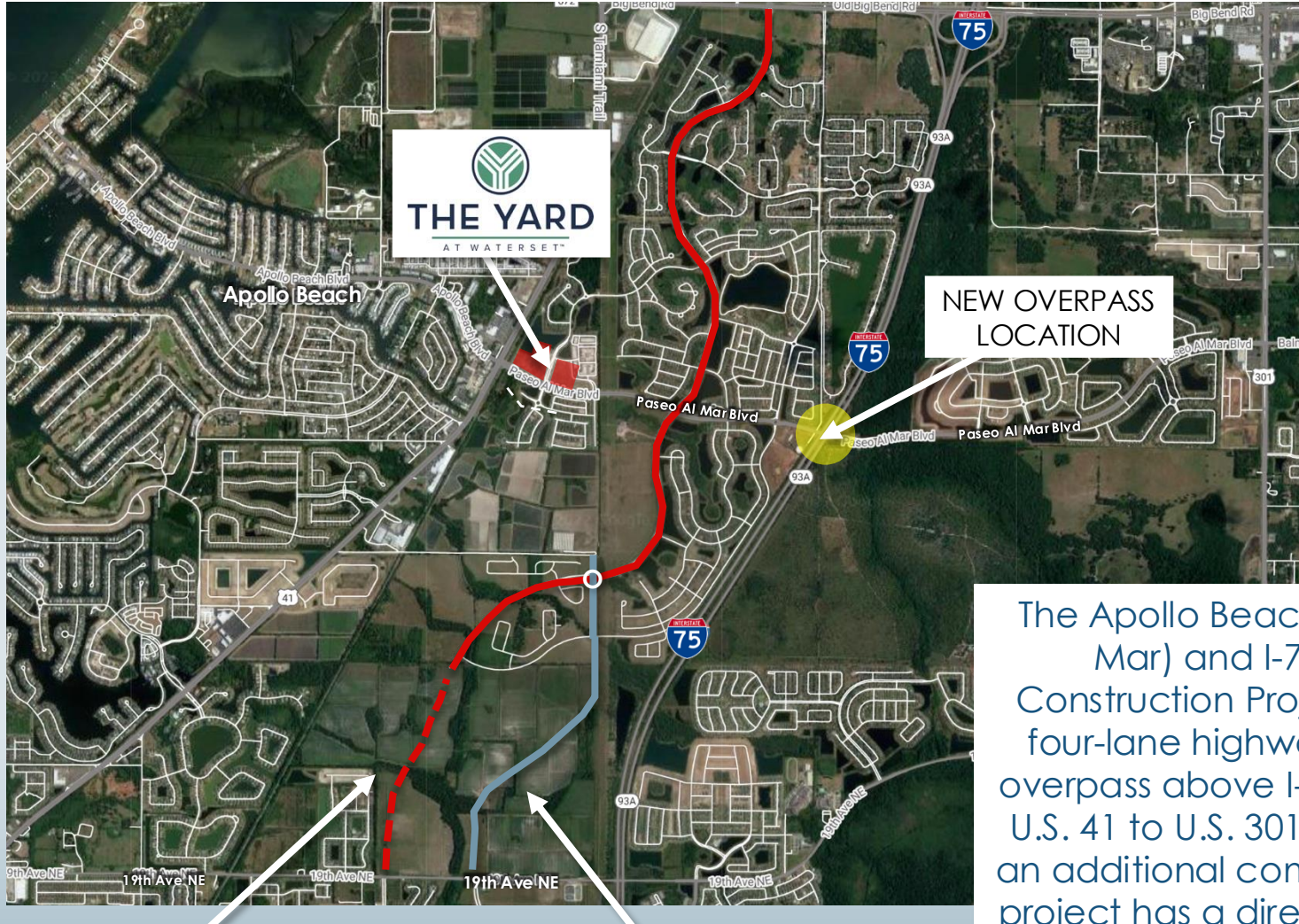
- 1,600 STUDENTS IN ATTENDANCE
- MAGNET SCHOOL OFFERING A STEM PROGRAM
- ONE OF THE FASTEST GROWING SCHOOL DISTRICTS IN HILLSBOROUGH COUNTY



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



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



PHASE 2 CONSTRUCTION PROGRESS





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

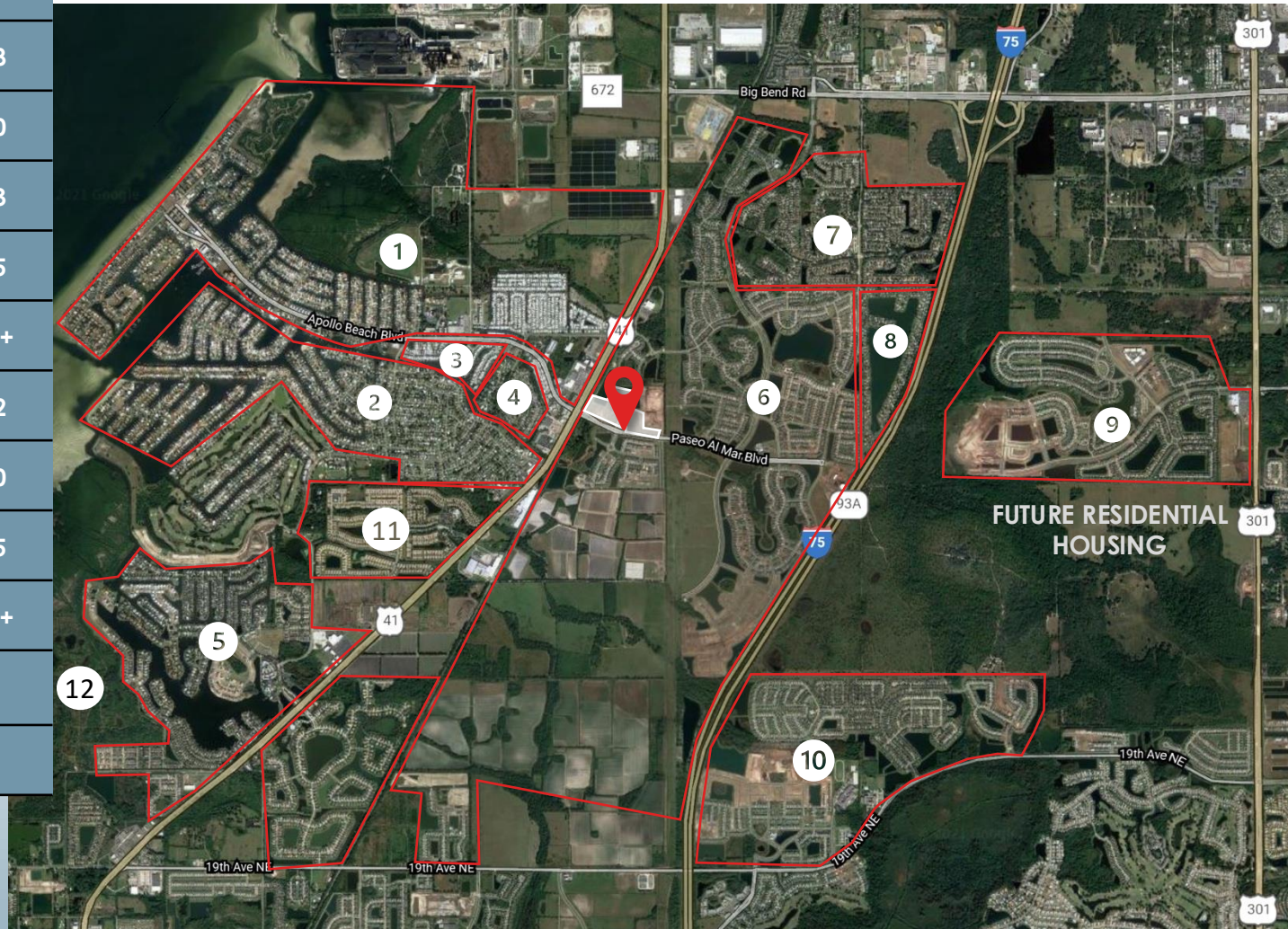
SEEKING USERS FOR..

- 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



WILLOW FERRELLI

Managing Partner + Broker

willow@acrefl.com

(407) 453-1858

Lic. Real Estate Broker

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