

***For Lease***

The Yard at Waterset | Apollo Beach, FL





# The Yard at Waterset

NWC Paseo Al Mar Blvd & Milestone Dr | Apollo Beach, FL

The Yard at Waterset is strategically positioned within the rapidly growing, family-friendly Waterset community in Apollo Beach, just 12 miles southeast of Tampa. Designed as town-center retail, the property is well suited for specialty stores, medical users, fitness concepts, and more. Surrounded by 2,800 built homes with an additional 1,900 homes planned, The Yard benefits from a strong and expanding residential base of young families and professionals. The site is further supported by 236 luxury multifamily units on site, 400 multifamily units within walking distance, and another 700 multifamily units planned nearby. **Phase 1 is now open and delivering, with Phase 2 anticipated in Q4 2026.**

## JOIN THESE RETAILERS



## ABOUT THE PROPERTY



±1,200 – 4,500 SF  
Available Retail Space | Patio Available



±535  
Parking Spaces



±236  
Apartment Units

Northeast Facing Drone of Site



# ***Phase 2 | June 2026***



**PHASE 2 RENDERING**



# Site Plan

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## Phase 1

|    |                    |          |
|----|--------------------|----------|
| R1 | IMX Pilates        | 1,800 SF |
| R1 | Stretch Zone       | 1,200 SF |
| R1 | Wingstop           | 1,434 SF |
| R1 | Woof Gang          | 1,551 SF |
| R2 | Pacific Counter    | 1,300 SF |
| R2 | Edward Jones       | 1,200 SF |
| R2 | Nail Dior          | 3,000 SF |
| R2 | The Hungry Greek   | 1,500 SF |
| R3 | Ultimate Longevity | 1,615 SF |
| R3 | The Greyson        | 3,817 SF |
| R4 | PT Solutions       | 2,046 SF |
| R4 | Planet Smoothie    | 1,240 SF |
| R4 | Rock N Roll Sushi  | 1,674 SF |
| R5 | Heartland Dental   | 4,000 SF |

**Total GLA 27,485 SF**

## Phase 2

|    |                 |           |
|----|-----------------|-----------|
| R1 | Crunch Fitness  | 28,060 SF |
| R2 | AVAILABLE       | 4,000 SF  |
| R2 | 5th Nail Lounge | 3,000 SF  |
| R3 | Pure Green      | 1,200 SF  |
| R3 | AVAILABLE       | 1,400 SF  |
| R3 | Massage Luxe    | 2,650 SF  |
| R4 | SoFresh         | 1,448 SF  |
| R4 | Hair Cuttery    | 1,200 SF  |
| R4 | Firehouse Subs  | 1,406 SF  |
| R5 | Foxtail Coffee  | 1,406 SF  |
| R5 | At LOI          | 1,800 SF  |
| R5 | At LOI          | 1,000 SF  |
| R5 | Swig            | 1,200 SF  |
| R6 | AVAILABLE       | 1,200 SF* |
| R6 | At Lease        | 1,500 SF* |
| R6 | At Lease        | 1,800 SF* |

**Total GLA 54,690 SF**

\* 4,500 SF Contiguous Available

## PARKING



178

Phase 1  
Parking Spaces (6.5)

172

Phase 2  
Parking Spaces (7.1)



## ***The Vision***

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### **JOIN THE YARD AT WATERSET**

Attract a diverse tenant lineup that enhances the value of the multifamily component while serving the everyday needs of the immediate Waterset community. The Yard is ideally positioned for complementary uses such as entertainment, restaurants, health and service concepts, sweets and treats, medical, and boutique fitness, creating convenience, driving activity, and strengthening the property's role as a neighborhood destination.



ENTERTAINMENT



RESTAURANTS



HEALTH/SERVICE



KID FRIENDLY RETAILERS



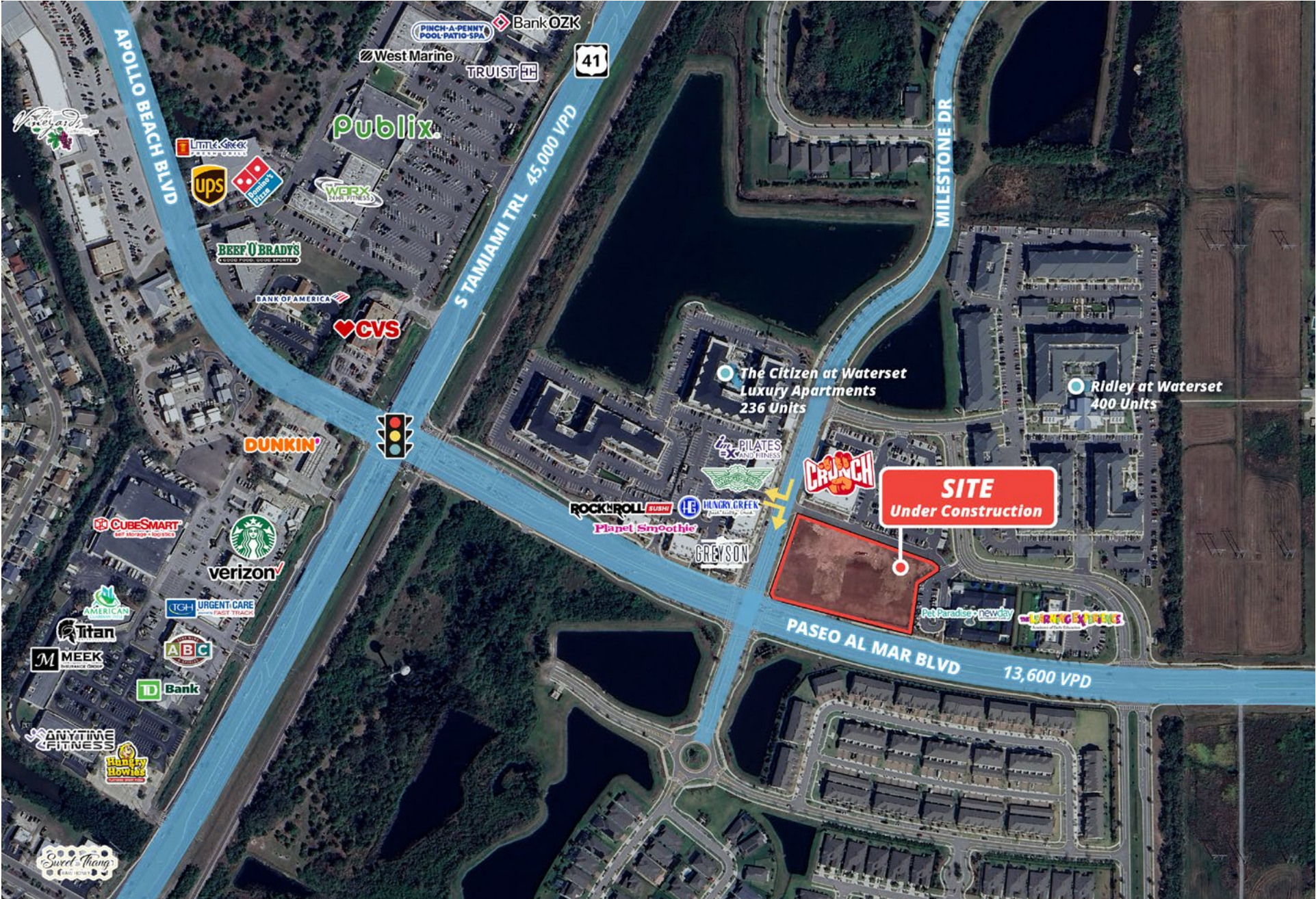
BOUTIQUE FITNESS



MEDICAL

# Site Aerial

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[illegible]

# Roadway Construction

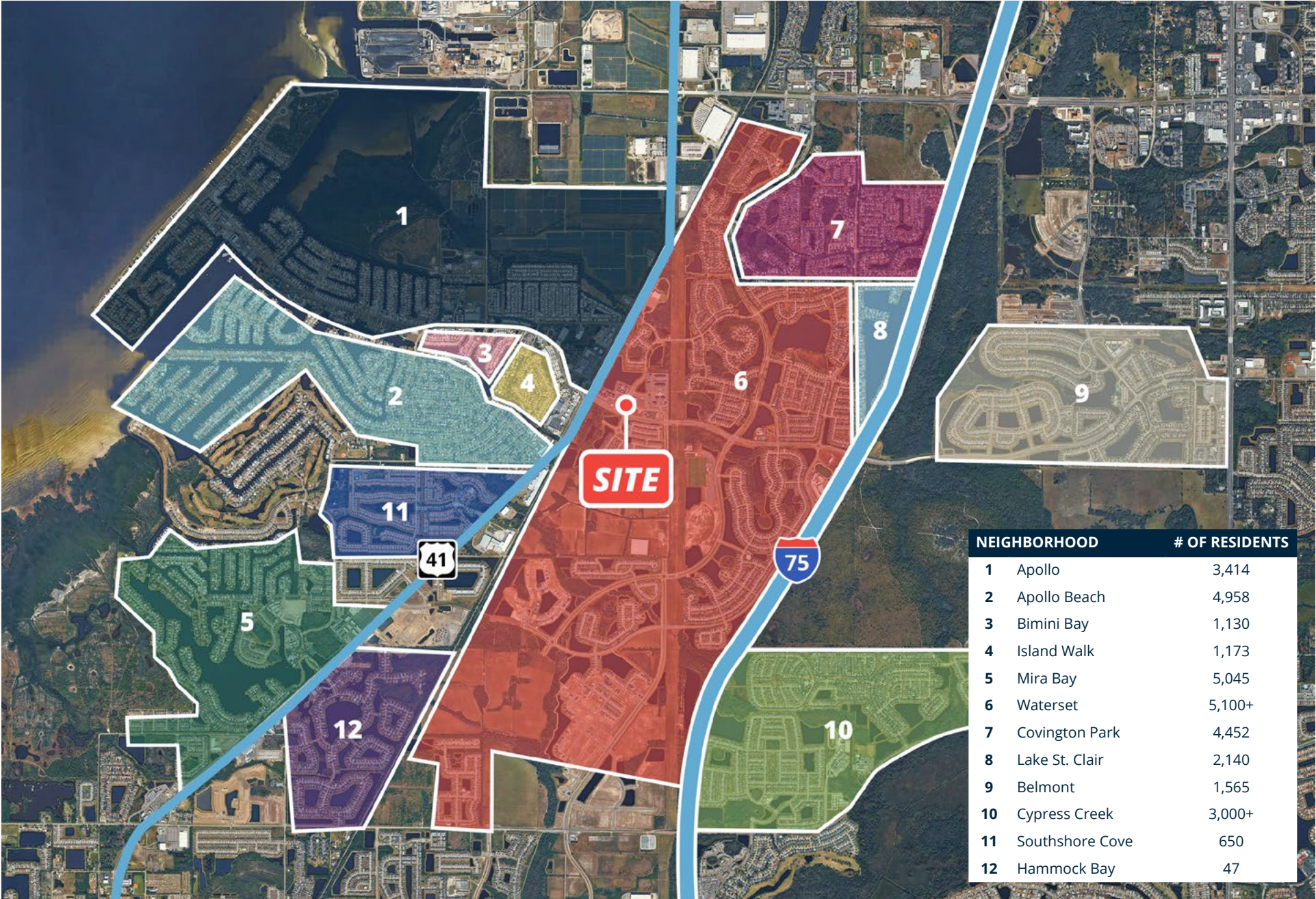
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The Apollo Beach Blvd (Paseo Al Mar) and I-75 Roadway Construction Project extends the four-lane highway to create an overpass above I-75. This connects U.S. 41 to U.S. 301, which provides an additional commuter route. The project has a direct impact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



# Housing Map

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# Area Development

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## DOROTHY C YORK INNOVATION ACADEMY

1,600 students  
Magnet school specialty in STEM  
Fastest growing district in county



## MOFFITT CANCER CENTER RUSKIN FACILITY

9 Acres | 75 k - 85 K SF Facility  
Creating +150 jobs  
+9,000 clients by year 4



## SOUTHSHORE SPORTS COMPLEX

4 Multi-sport athletic fields  
Playgrounds & pavilions  
1 Min drive to site

## CONNECTIVITY & CONSTRUCTION

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30th St

Connection to 19th Ave NE  
now complete



Waterset Blvd

Connection to 19th Ave NE scheduled  
for 2026

# Demographics

NWC Paseo Al Mar Blvd & Milestone Dr | Apollo Beach, FL

| Population                                  | 1 MILE    | 3 MILES   | 5 MILES   | 10 MIN    |
|---------------------------------------------|-----------|-----------|-----------|-----------|
| 2025 Estimated Population                   | 7,671     | 51,746    | 138,541   | 67,014    |
| 2030 Projected Population                   | 8,145     | 55,962    | 149,656   | 72,763    |
| Proj. Annual Growth 2025 to 2030            | 1.21%     | 1.58%     | 1.56%     | 1.66%     |
| <b>Daytime Population</b>                   |           |           |           |           |
| 2025 Daytime Population                     | 7,298     | 42,899    | 120,292   | 54,085    |
| Workers                                     | 3,469     | 16,885    | 45,981    | 20,193    |
| Residents                                   | 3,829     | 26,014    | 74,311    | 33,892    |
| <b>Income</b>                               |           |           |           |           |
| 2025 Est. Average Household Income          | \$155,323 | \$146,704 | \$119,782 | \$136,496 |
| 2025 Est. Median Household Income           | \$123,231 | \$111,628 | \$98,519  | \$106,972 |
| <b>Households &amp; Growth</b>              |           |           |           |           |
| 2025 Estimated Households                   | 2,940     | 19,180    | 51,072    | 23,651    |
| 2030 Estimated Households                   | 3,125     | 20,799    | 55,167    | 25,755    |
| Proj. Annual Growth 2025 to 2030            | 1.23%     | 1.63%     | 1.55%     | 1.72%     |
| <b>Race &amp; Ethnicity</b>                 |           |           |           |           |
| 2025 Est. White                             | 66%       | 57%       | 52%       | 52%       |
| 2025 Est. Black or African American         | 10%       | 17%       | 19%       | 18%       |
| 2025 Est. Asian or Pacific Islander         | 4%        | 4%        | 3%        | 3%        |
| 2025 Est. American Indian or Native Alaskan | 0%        | 0%        | 0%        | 0%        |
| 2025 Est. Other Races                       | 20%       | 22%       | 25%       | 26%       |
| 2025 Est. Hispanic (Any Race)               | 20%       | 23%       | 27%       | 28%       |

**Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.

SOURCE  **esri**



SRS Real Estate Partners  
1501 W Cleveland Street, Suite 300  
Tampa, FL 33606  
813.371.0980

**WILLOW FERRELLI**  
407.453.1858  
willow.ferrelli@srsre.com

**SRSRE.COM**

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