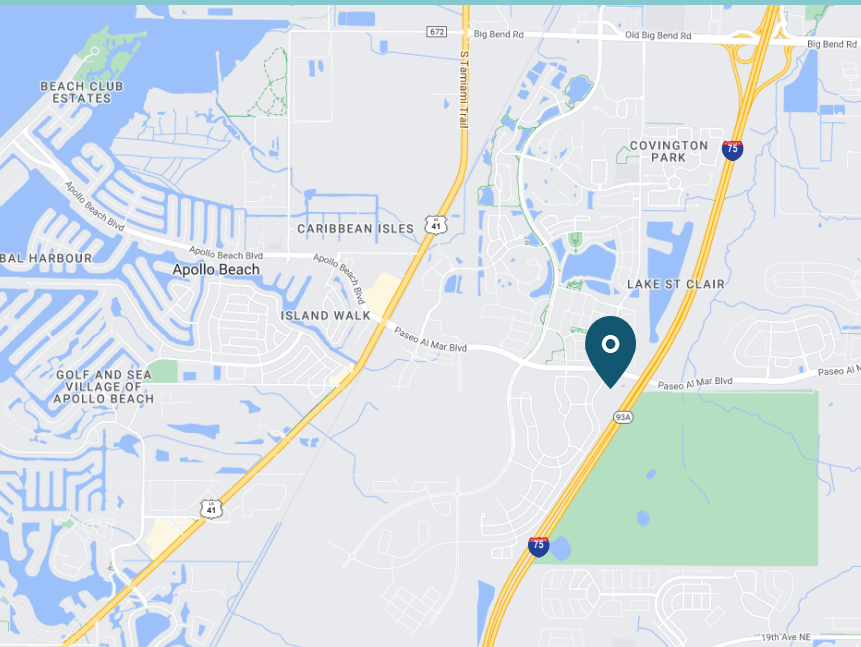


WATERSET MEDICAL OFFICE



Paseo Al Mar Blvd &
Covington Garden Dr
Apollo Beach, FL 33572

Medical Office Building For Lease



NICK POLO

Associate Director

813.682.6194

Nick.Polo@FranklinSt.com



LICENSED REAL ESTATE BROKER | FranklinSt.com

*CONCEPT RENDERING

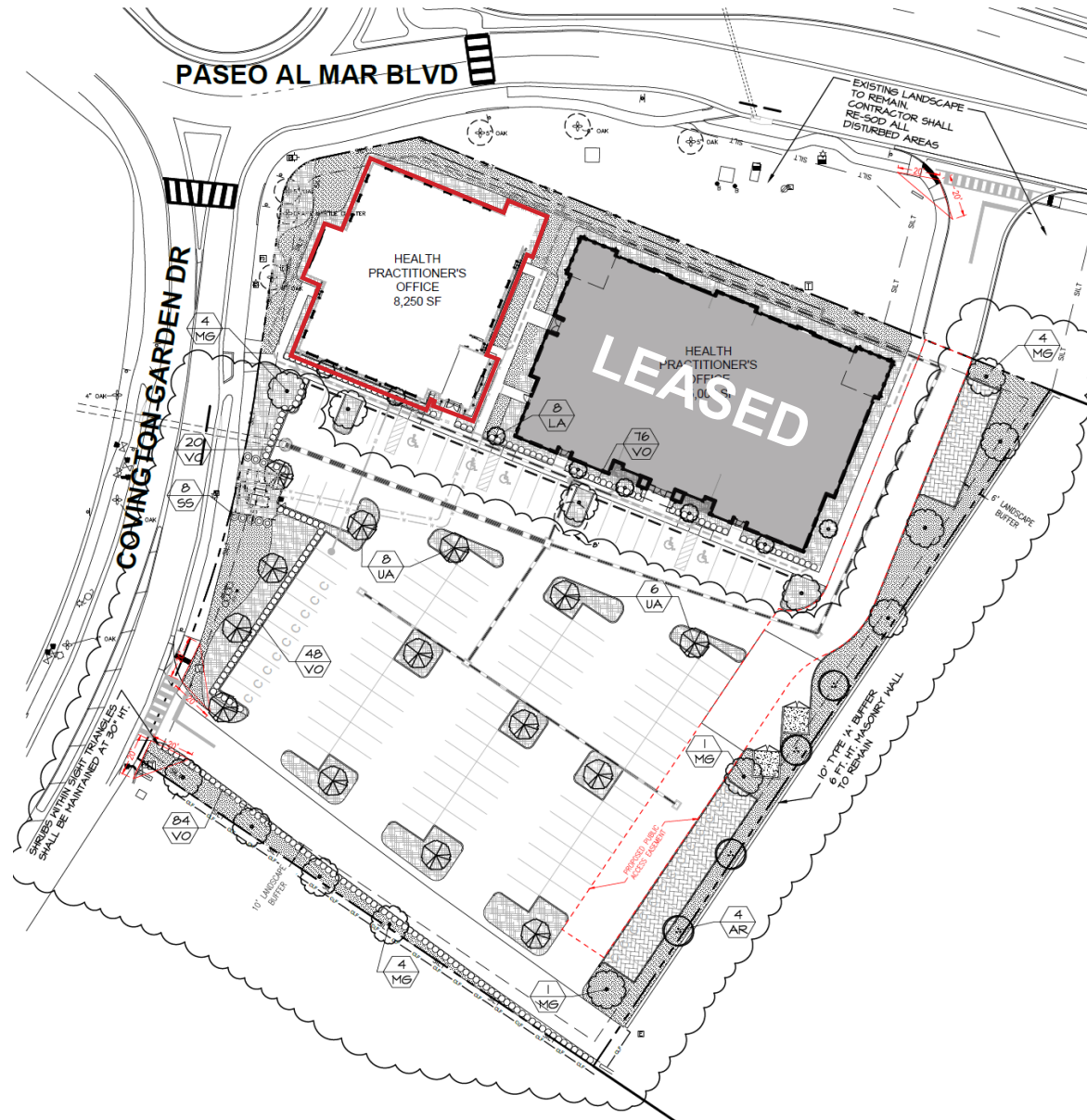


PROPERTY HIGHLIGHTS

8,250 SF Available Q4/2026

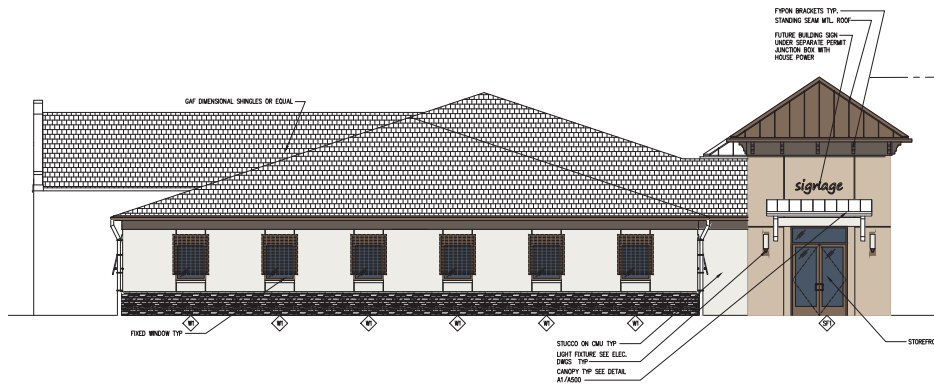
- New medical office building for lease
- Parking ratio: 6.0/1,000 SF
- Located next to Dorothy York Innovation Academy (PK-8 public school) in the Waterset community
- The Waterset community has been carefully planned to create an authentic town atmosphere. With over 2,375 acres entitled for almost +/- 6,500 single-family and multi-family units. The community will also have a county park, a cafe, pools, kids splash pad, workout facilities, a trail system, sports courts, and several playgrounds.

SITE PLAN: 8,250 SF MEDICAL OFFICE

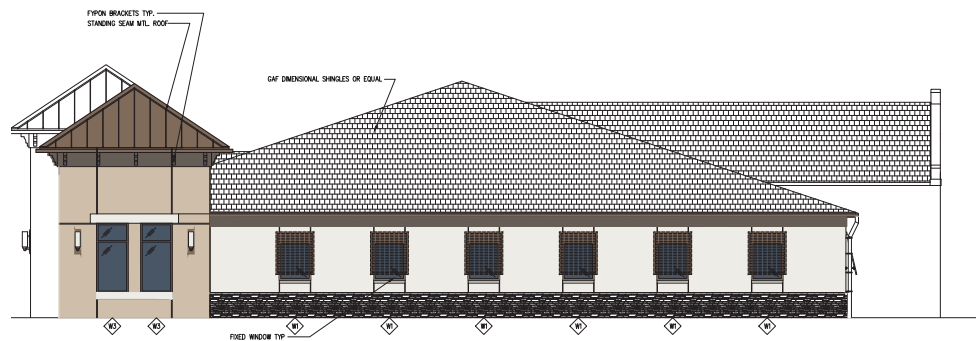


BUILDING RENDERINGS

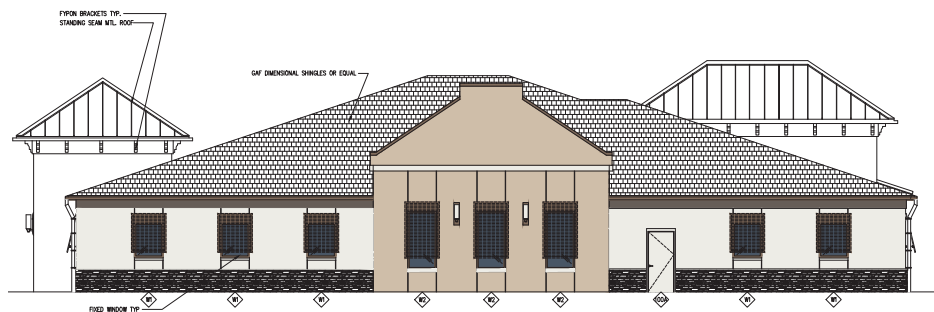
Front Entrance (south facing)



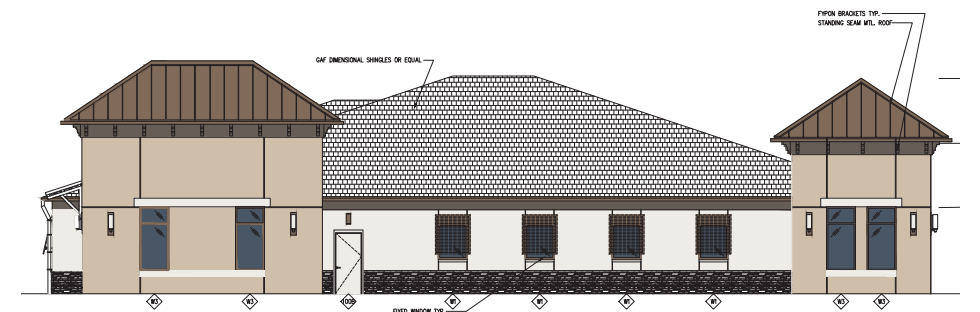
Back of Building (north facing)



West Side Entrance



East Side Entrance



Building rendering are for visual proposes only and are subject to change.

AREA OVERVIEW

MEDICAL

1. St Joseph's Hospital
2. BayCare Urgent Center
3. South Hillsborough VA Clinic
4. Morlani Medical Center
5. Tampa General Hospital
6. TGMG Apollo Beach
7. EON Medical Center
8. TGH Urgent Care
9. Apollo Beach Family Medical Center
10. Express Care Tampa

SCHOOL

1. Corr Elementary School
2. Eisenhower Middle School
3. East Bay High School
4. East Bay Christian School
5. Livingston Academy Riverview
6. Shouthshore Montessori School
7. Indez Doby Elementary School
8. Waterset Charter School
9. Apollo Beach Elementary School
10. Dorothy C. York Innovation Academy
11. Belmont Elementary School
12. Creekside Charter Academy
13. Shields Middle School
14. Cypress Creek Elementary School
15. Summer High School

DAYCARE

1. Childcare of Brandon
2. Kids 'R' Kids Learning Academy of Southshore
3. Discovery Point Summerfield
4. Lots of Giggles
5. Little Giants Learning Academy
6. O2B Kids South Creek
7. Prodigy Early Learning at Creekside
8. Discovery World Academy
9. Little Pennies Daycare
10. Kids 'R' Kids Learning Academy of Waterset
11. A Readiness Learning Academy
12. A Creative World School - Apollo Beach

RETAIL

1. Summerfield Crossings
2. Sam's Club, Walmart, and more
3. Paradise Shoppes of Apollo Beach
4. Belmont Shopping Center

