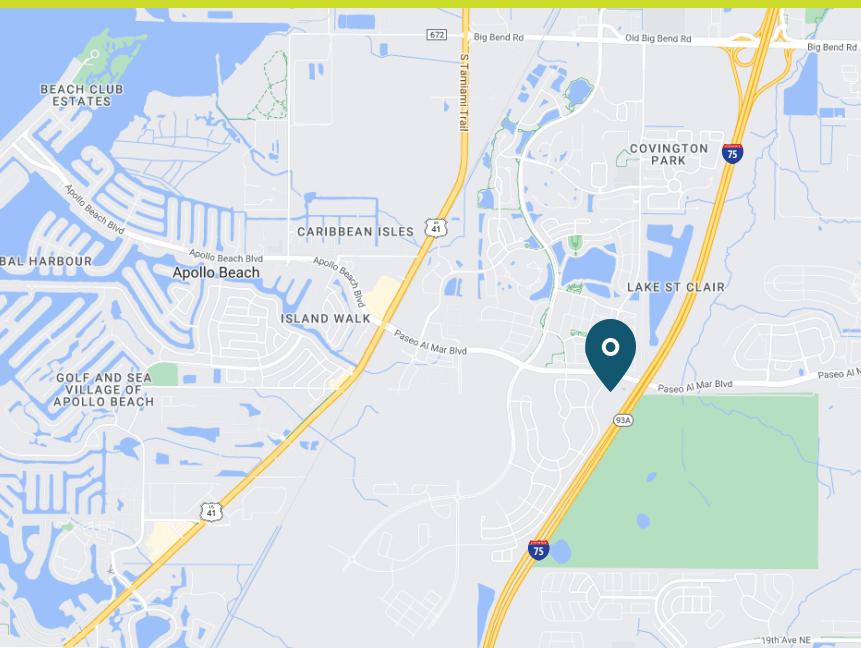


WATERSET MEDICAL OFFICE



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

Medical Office Building For Lease



NICK POLO
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PROPERTY HIGHLIGHTS

8,250 SF Available Q1/2026

- 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



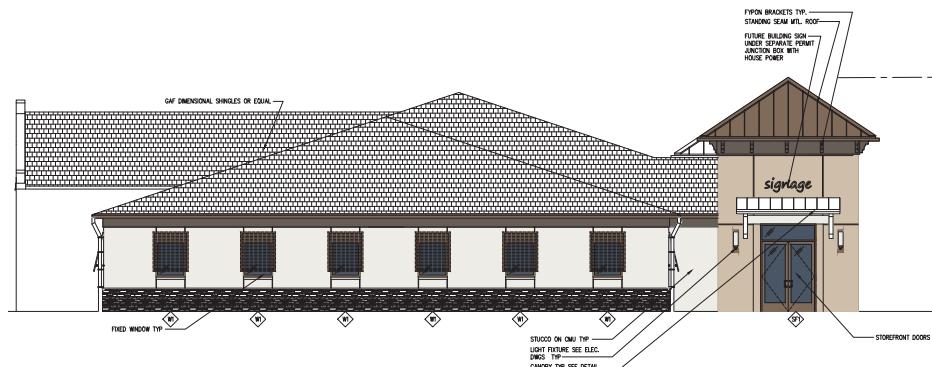
Waterset Medical Office

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

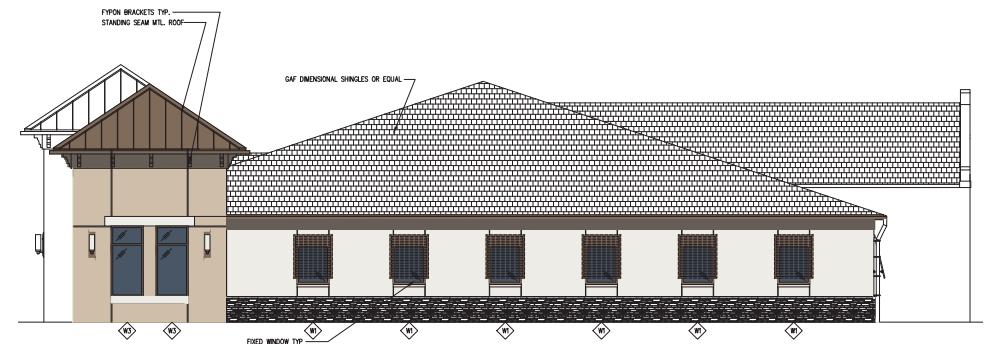
MEDICAL OFFICE BUILDING FOR LEASE

BUILDING RENDERINGS

Front Entrance (south facing)



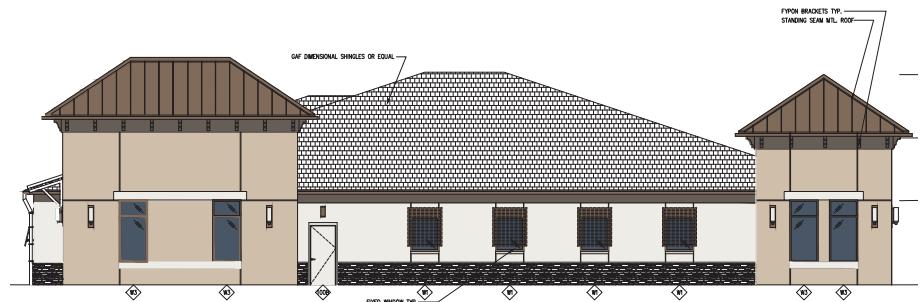
Back of Building (north facing)



West Side Entrance



East Side Entrance



Waterset Medical Office

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

MEDICAL OFFICE BUILDING FOR LEASE

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

