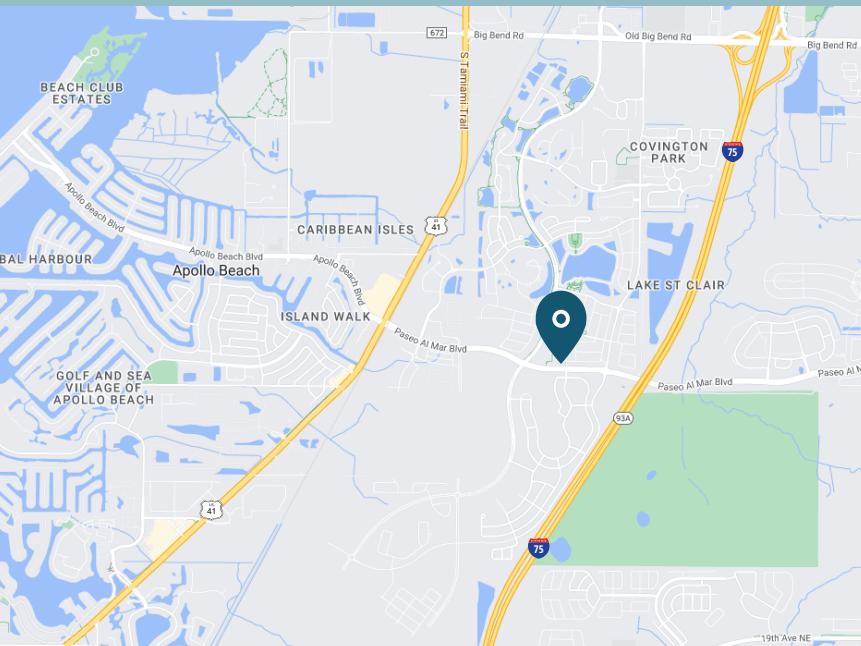


# WATERSET MEDICAL OFFICE

 7231 Paradiso Dr  
Apollo Beach, FL 33572

## Medical Office Space For Lease



NICK POLO  
Senior Associate

813.682.6194

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\*CONCEPT RENDERING



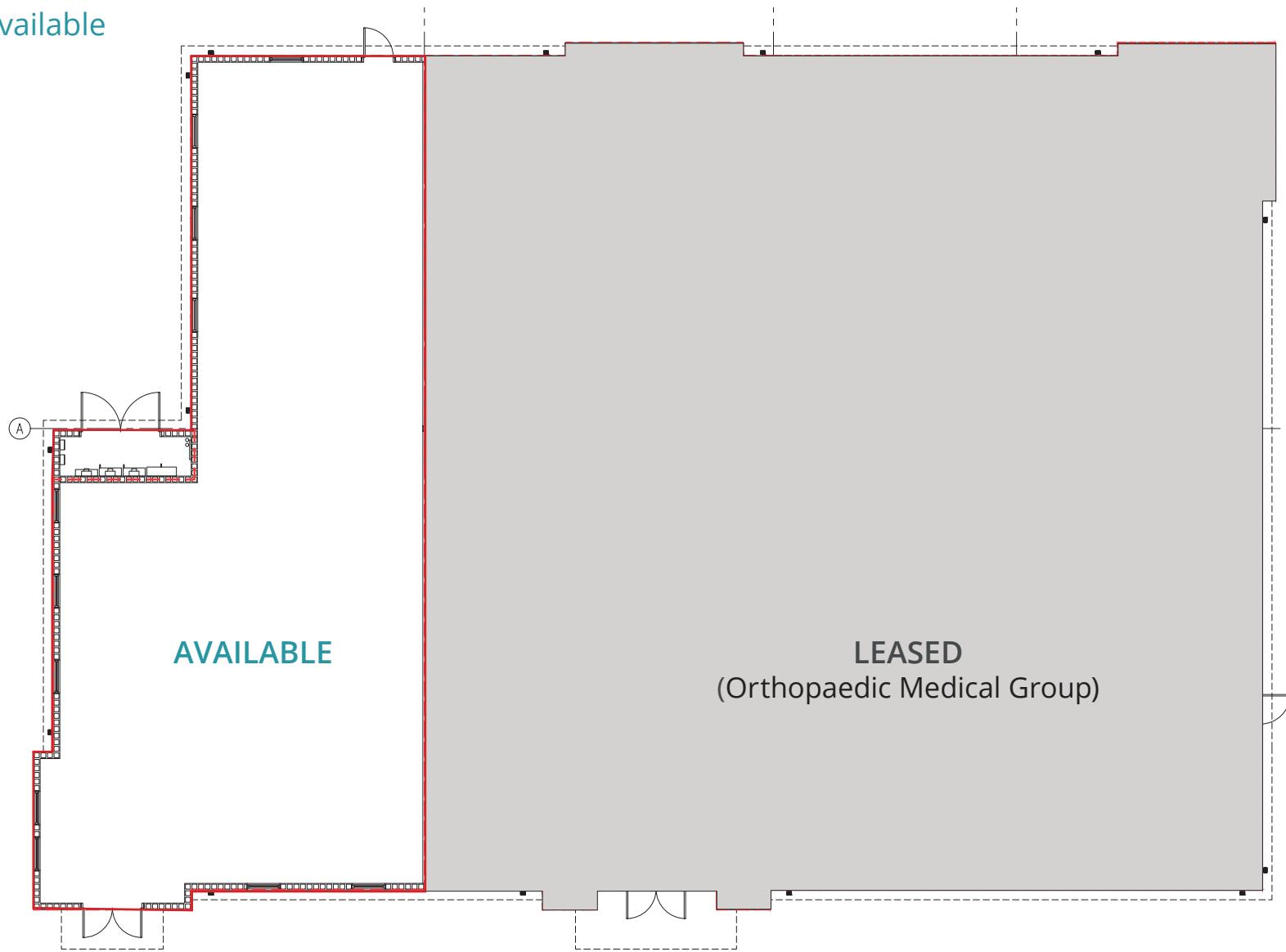
## PROPERTY HIGHLIGHTS

### 2,800 SF Available Q2/2026

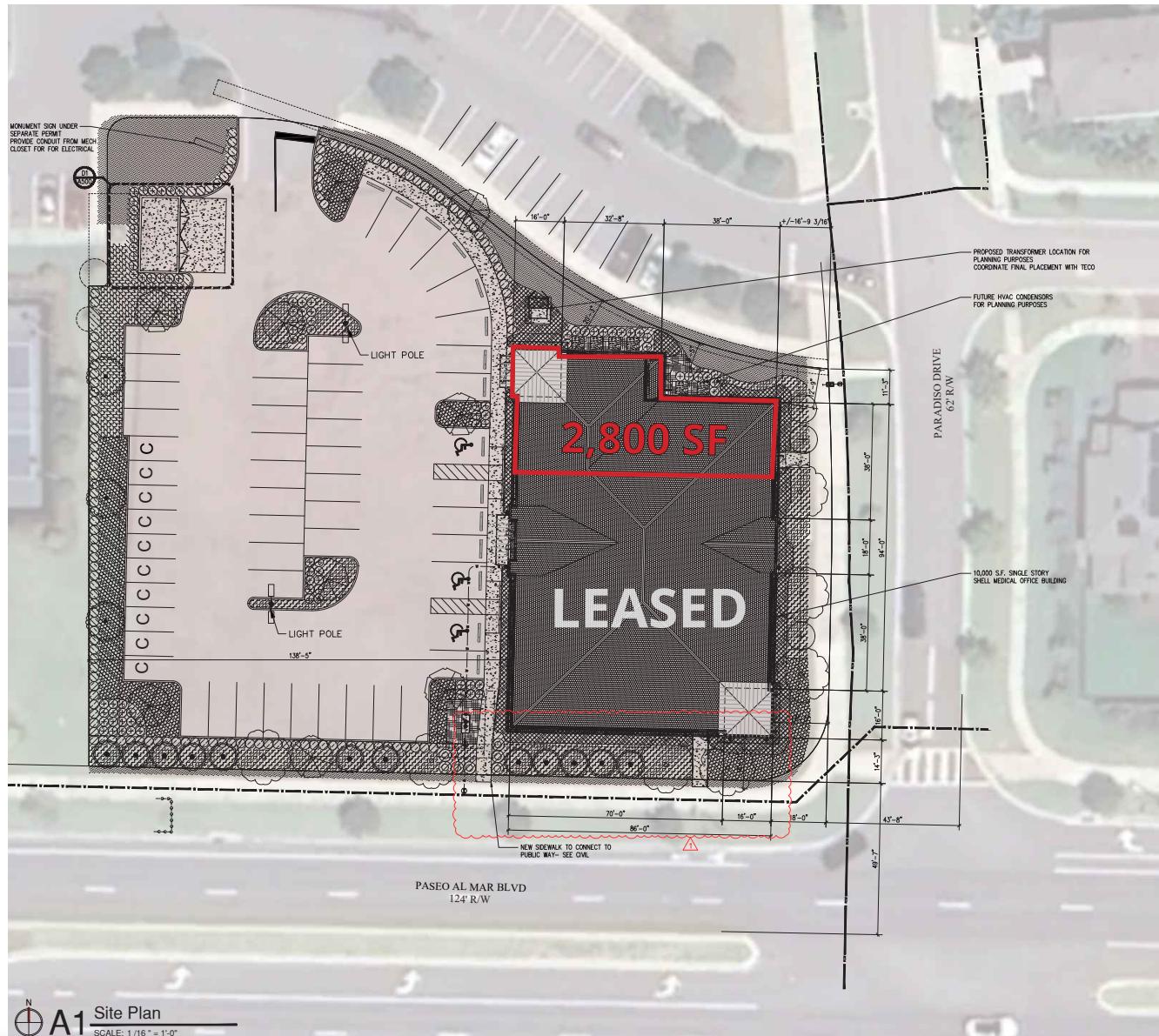
- Adjacent to Orthopaedic Medical Group
- Rate: \$42.00/SF NNN plus \$7.50 CAM
- Parking ratio: 5.5/1,000 SF
- Located right off Paseo Al Mar Blvd with easy access to I-75 and U.S. Highway 41 (Tamiami Trail)
- The Waterset community has been carefully planned to create an authentic town atmosphere. With 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.

## BUILDING FLOOR PLAN

2,800 SF Available



## SITE PLAN: 2,800 SF AVAILABLE



## 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

