

CBRE



Alliant  
Partners

Medical Office  
Opportunity

100,000 SF FOR LEASE

# Moccasin Wallow Medical District

MOCCASIN WALLOW ROAD  
PARRISH, FL



Moccasin Wallow  
Medical District

2 50k SF  
Buildings

100,000  
SF

5/1,000 SF  
Parking Ratio

Q3 2027  
Delivery



OVERVIEW

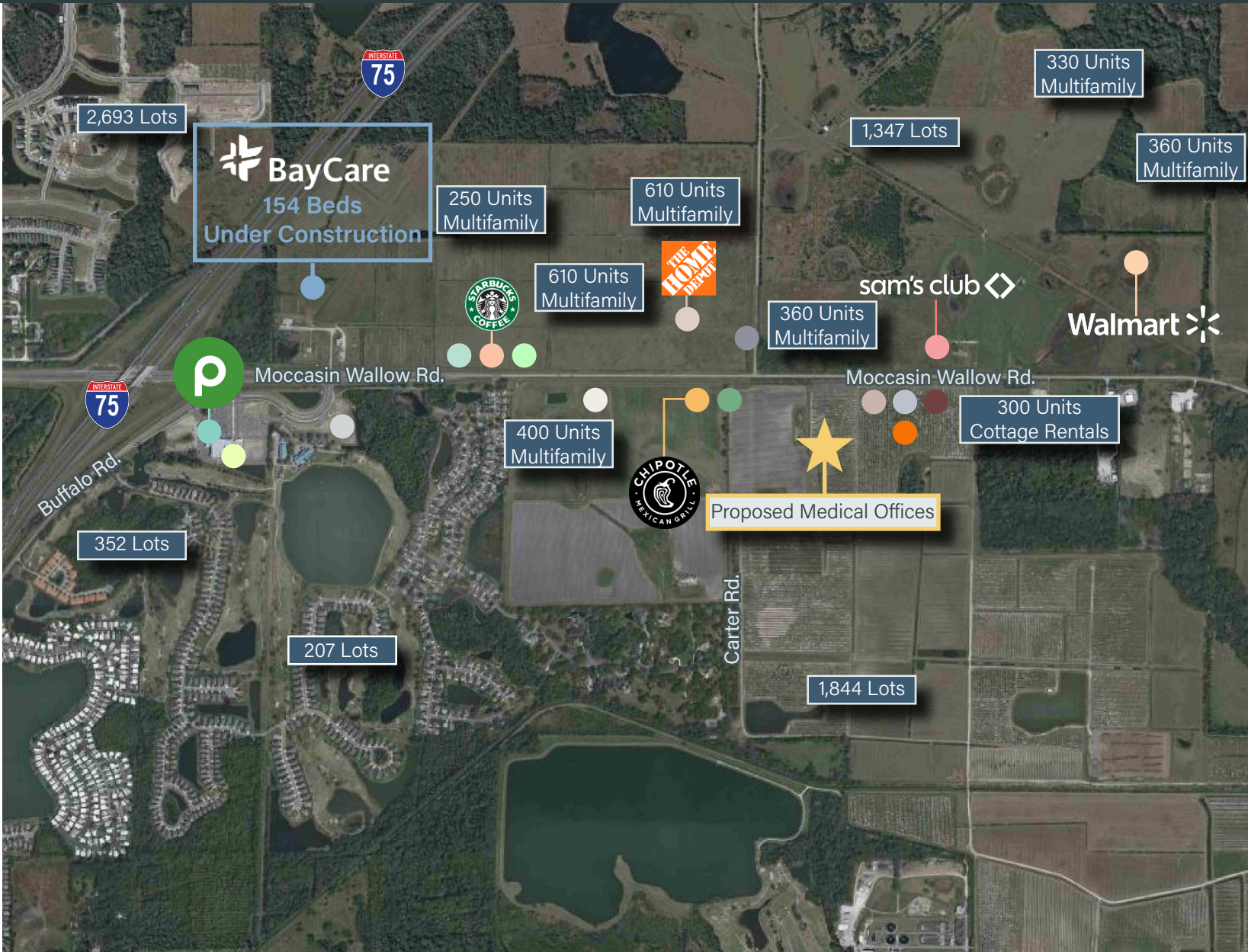
Located at the crossroads of Moccasin Wallow Road and I-75 East, the Moccasin Wallow Medical District features two medical facilities totaling 100,000 square feet, spanning more than 8 acres in Palmetto, FL.

In recent years, Palmetto, Florida has experienced remarkable growth, fueled by a boom in residential construction, investments in infrastructure, and effective public-private collaborations. Recent land transactions have opened the door for 248 new residential units, which include a 180-unit apartment complex and a 68-unit townhome development along US-41 and Moccasin Wallow Road—regions undergoing swift transformation. Furthermore, Kolter Multifamily has commenced construction on Alton Palmetto, a 276-unit market-rate apartment community aimed at attracting young professionals and families, with an anticipated completion date in late 2026.

The Palmetto Community Redevelopment Agency (CRA) has played a crucial role in rejuvenating the city, promoting affordable housing through land transfers and backing mixed-use projects such as the Renaissance at Riverside, an 8-story luxury apartment and retail development. Additional efforts include the Freebee Microtransit Pilot Program, restoration of historic sites, and the 10th Ave Complete Streets Project, all designed to improve walkability and connectivity.

Aerial Map

- |                  |                 |
|------------------|-----------------|
| BayCare Hospital | AutoZone        |
| Publix           | Home Depot      |
| Bealls Outlet    | CVS             |
| Self Storage     | Aldi            |
| McDonald's       | Wendy's         |
| Starbucks        | Circle K        |
| Chase Bank       | Texas Roadhouse |
| Glory Days       | Walmart         |
| Chipotle         | Sam's Club      |







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**CBRE**



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