

Publix #0836 - Publix at Northgate

1395 6th Street NW
Winter Haven, FL 33881
Lat 28.034, Long -81.734

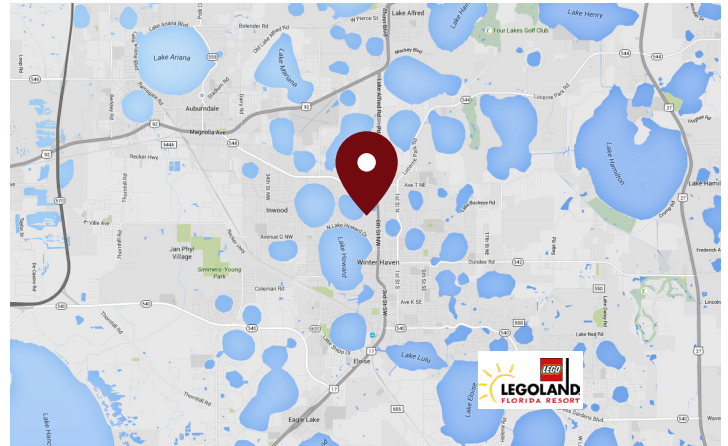
FOR LEASE



1,815 - 10,443 SF AVAILABLE

PROPERTY HIGHLIGHTS

- Polk County Market
- Publix-Anchored Center
- Attractive Façade Design
- Great Mix of Local and National Tenants
- Signalized Intersection
- Traffic Count: 24,500 VPD



DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Total Population	6,251	53,242	113,594
Daytime Population	42,261	90,529	147,303
Total Households	2,942	21,069	43,589
Avg. HH Income	\$66,067	\$70,972	\$80,034

Data provided by Placer Labs Inc. (www.placer.ai) & Esri

Sandra Woodworth

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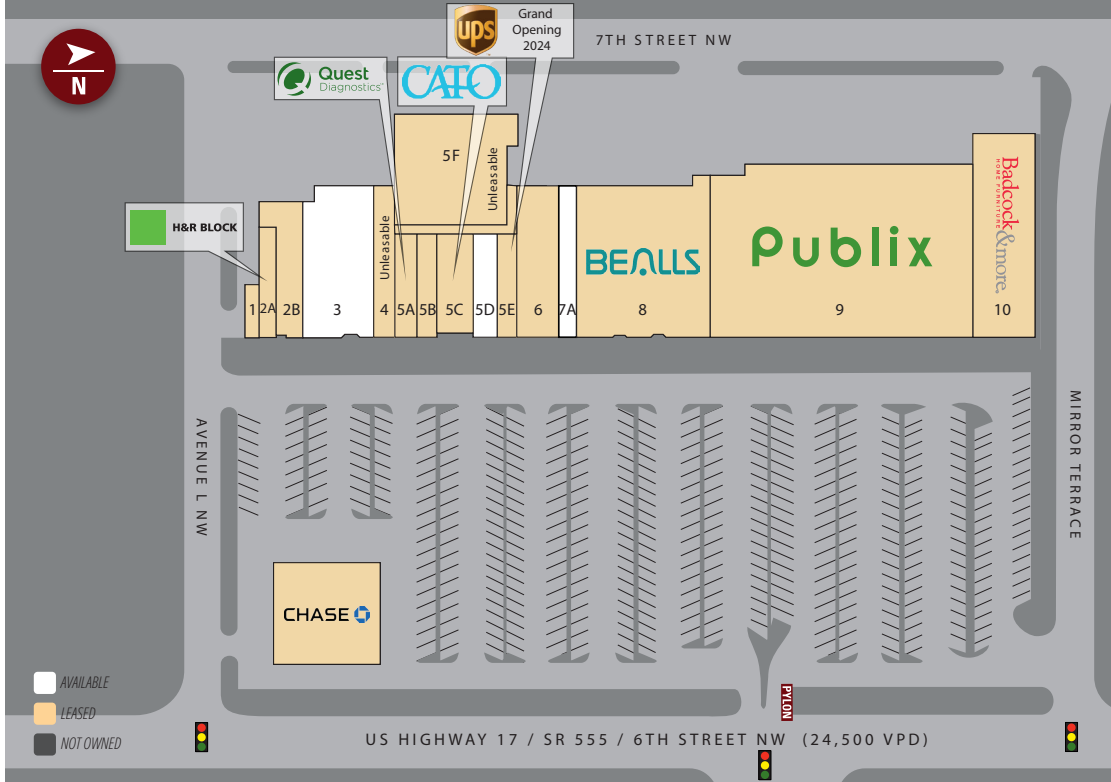


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SITE PLAN



Suite	Tenant	Size
9	Publix	44,270
1	Crown Dry Cleaners and Alterations	956
2A	Golden Wok Chinese Restaurant	1,800
2B	H&R Block Tax Services	3,886
3 #1382	AVAILABLE	10,443
5A	Quest Diagnostics	1,980
5B	Pinky Nails & Spa	1,992
5C	Cato Fashions Clothing	4,000
5D	AVAILABLE (20X100)	1,997
5E	UPS (Grand Opening 2024)	2,009
6	Florida Blue	6,000
7A	AVAILABLE (20X90)	1,815
8	Bealls	19,500
10	Badcock Furniture & more	12,102
OP	JP Morgan Chase Bank	1 AC

TOTAL 113,159



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FOOT TRAFFIC OVERVIEW

EST. # OF CUSTOMERS ANNUALLY

 **202,300**

EST. # OF VISITS ANNUALLY

 **1.2 Million**

AVG. VISITS / CUSTOMER

 **5.81**

AVG. LENGTH-OF-STAY / VISIT

 **28 MIN**

TOP 3 DAYS



Friday	179,242
Thursday	172,868
Wednesday	169,545

OF VISITS

TOP 3 HOURS

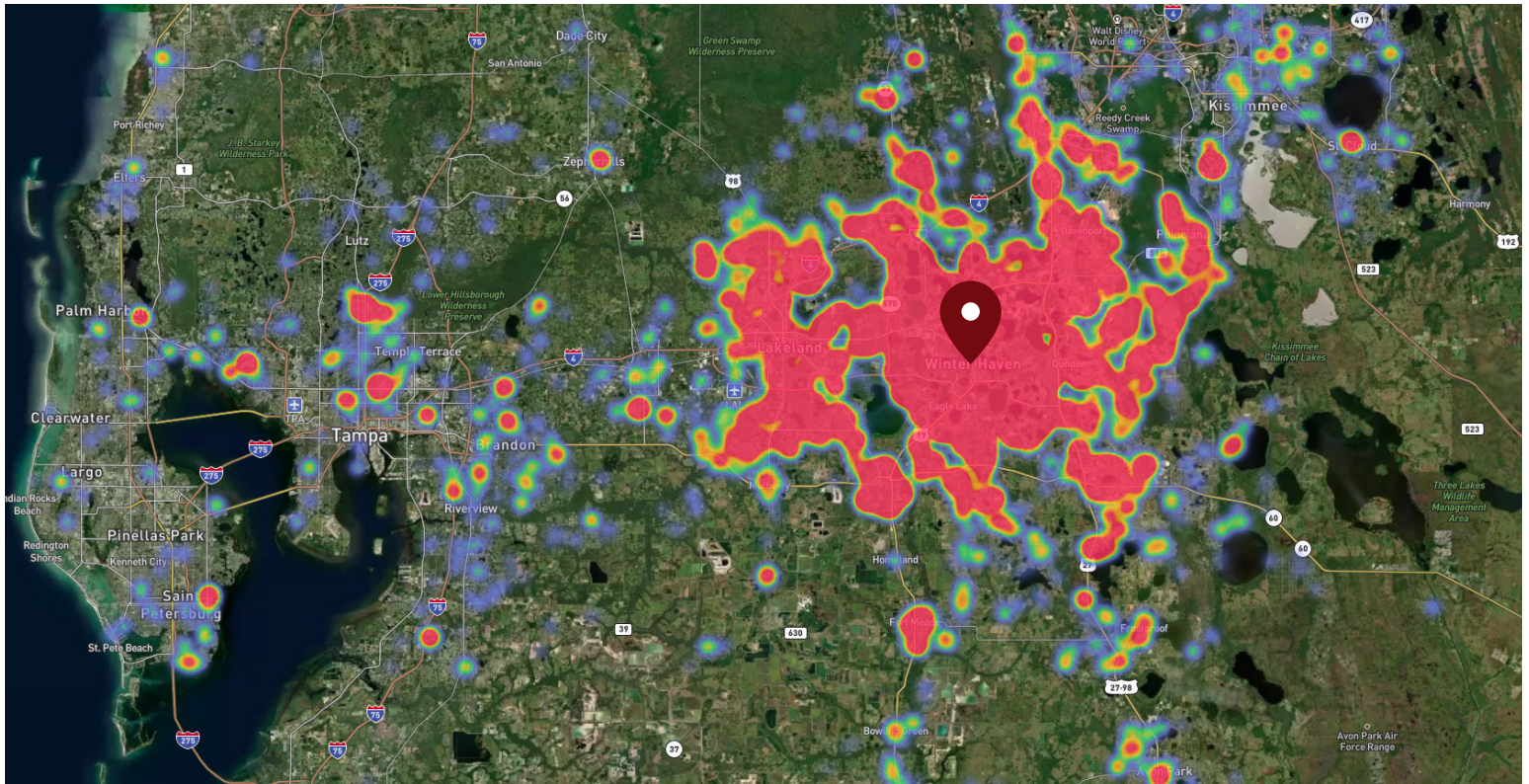


5-6 PM	164,331
12-1 PM	163,259
4-5 PM	158,318

OF VISITS

Data provided by Placer Labs Inc. (www.placer.ai) June 1, 2023 - May 31, 2024

SITE VISIT DENSITY



Red, orange, and yellow colors represent the location of 60% of site visitors

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