

Publix #1398 - Stadium Corners at Viera

5380 Stadium Parkway
 Rockledge, FL 32955
 Lat 28.263, Long -80.736

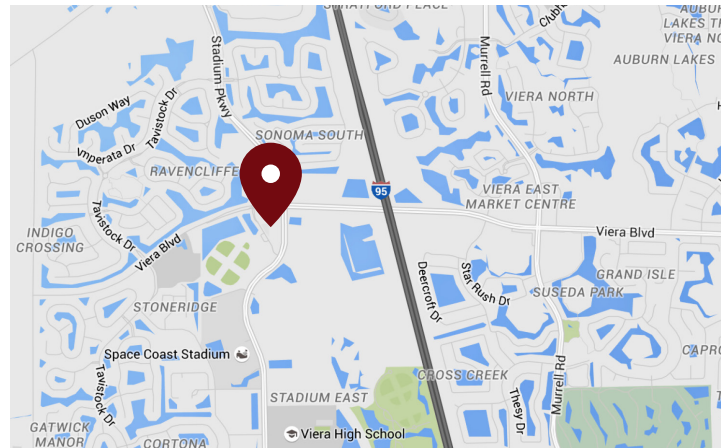
FOR LEASE



2,400 SF AVAILABLE

PROPERTY HIGHLIGHTS

- Space Coast Market
- Located in the Heart of the Fast-Growing and Upscale Viera Residential Area
- Today's Total of More than 30,000 Residents is Expected to Double again to 70,000 by 2050 per the Viera Master Planned Developer
- Adjacent to Washington Nationals Spring Training Center and Viera High School
- Signalized Intersection of Stadium Parkway and Viera Boulevard Between two key Interchanges of Interstate 95
- Viera Hospital and Health Park Located less than Two Miles South
- Local Combined Traffic Count: 36,200 VPD
 I-95: 80,000 VPD



DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Total Population	6,860	43,782	82,276
Daytime Population	4,850	43,273	84,003
Total Households	2,620	18,232	34,170
Avg. HH Income	\$111,658	\$117,229	\$118,317

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

Dylan Silverman

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Suite	Tenant	Size	Suite	Tenant	Size
100	Publix	56,430	115	Pozzy Bros Pizza	1,200
101	Publix Liquors	1,400	117-119	Smiles by Viera	2,400
103	SoFresh	1,439	TOTAL 69,471		
105	Kim Bo Chinese Restaurant	1,400			
107	Diva Nails & Spa	1,200			
109	Rush Bowls	1,200			
111-113	AVAILABLE (40x60)	2,400			

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FOOT TRAFFIC OVERVIEW

EST. # OF CUSTOMERS ANNUALLY

 **208,000**

EST. # OF VISITS ANNUALLY

 **1.6 Million**

AVG. VISITS / CUSTOMER

 **7.7**

AVG. LENGTH-OF-STAY / VISIT

 **24 MIN**

TOP 3 DAYS



Sunday	267,058
Saturday	263,539
Friday	235,530

OF VISITS

TOP 3 HOURS

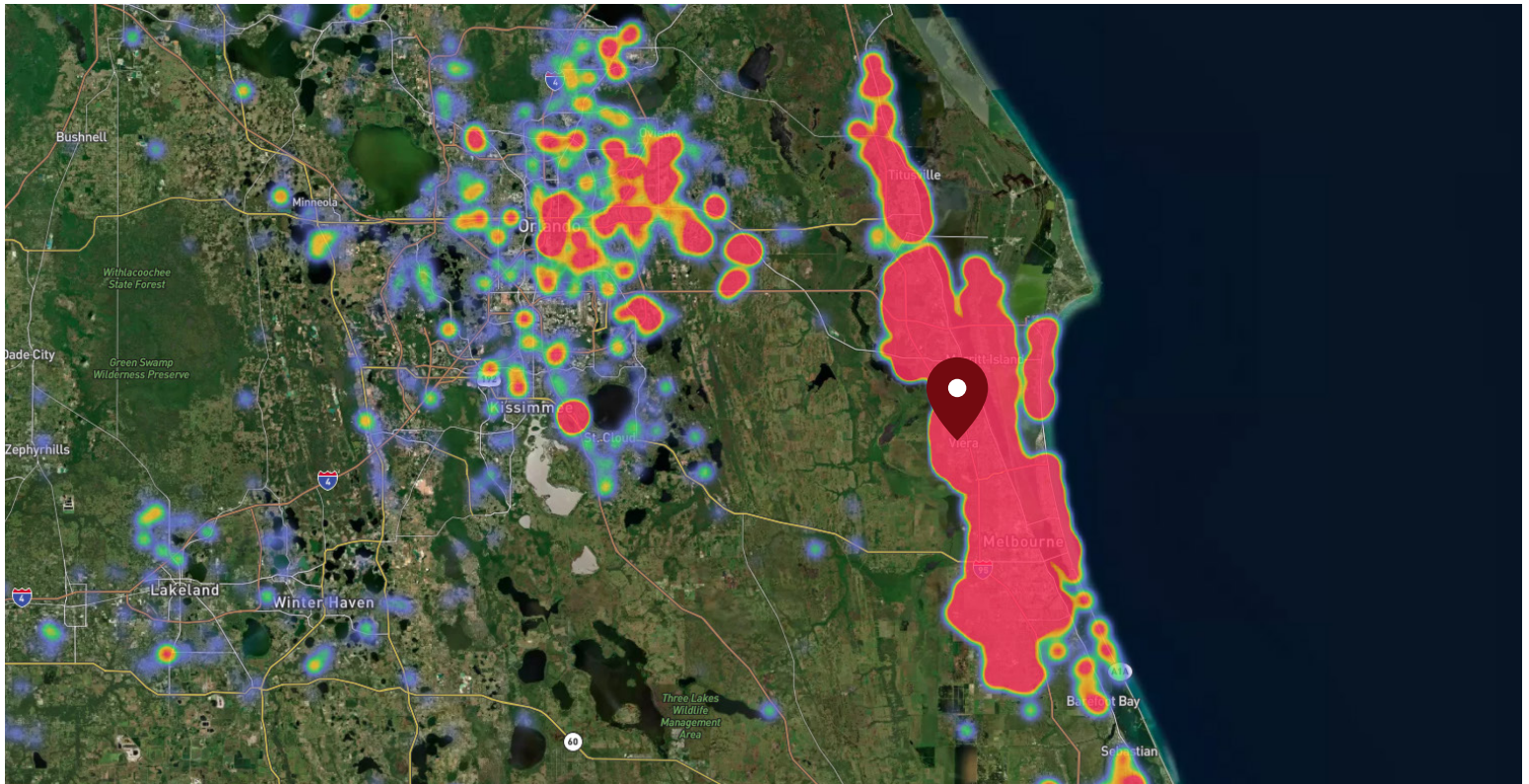


5-6 PM	237,442
4-5 PM	226,316
12-1 PM	208,064

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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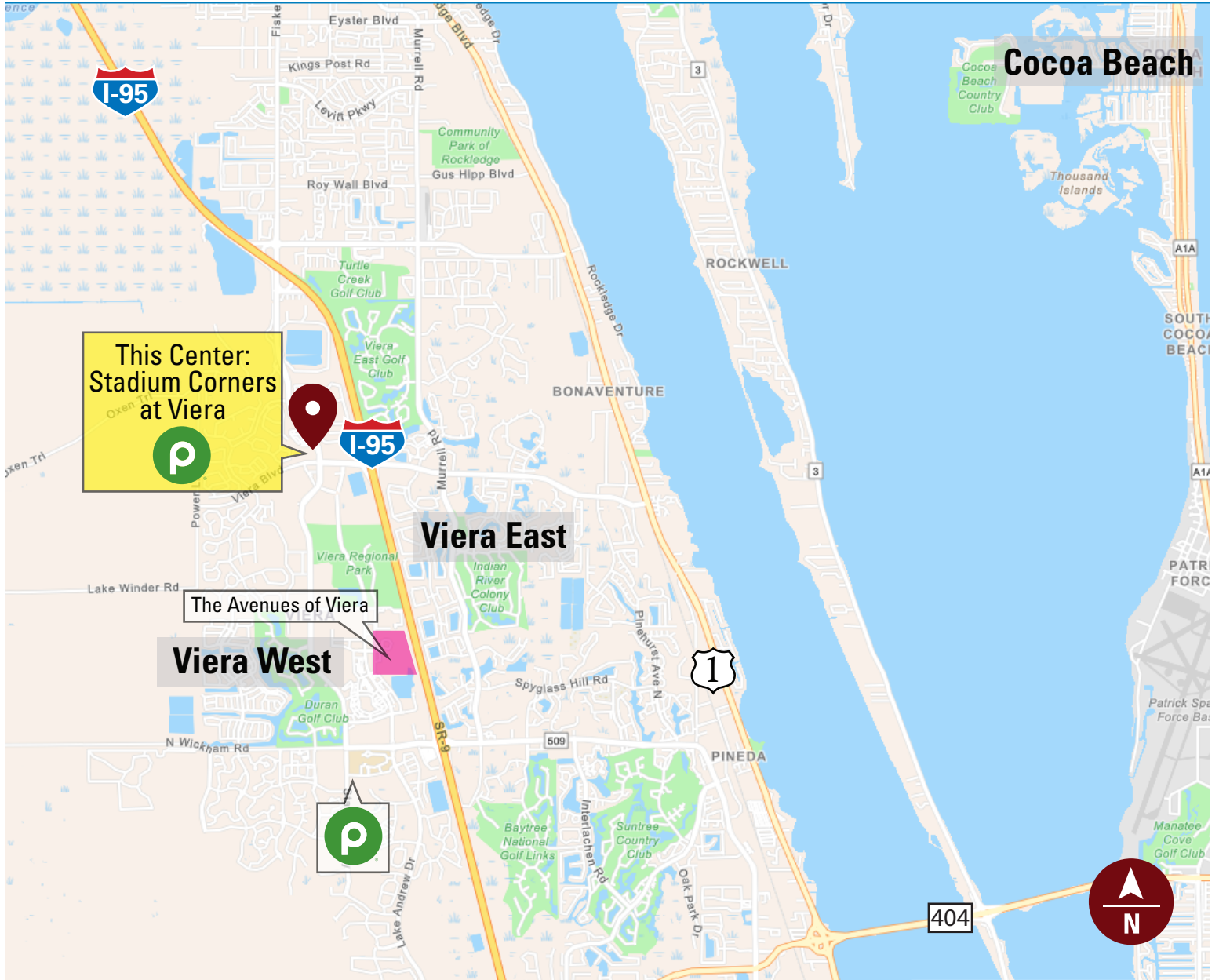


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