

Publix #0887 - Southwood Village

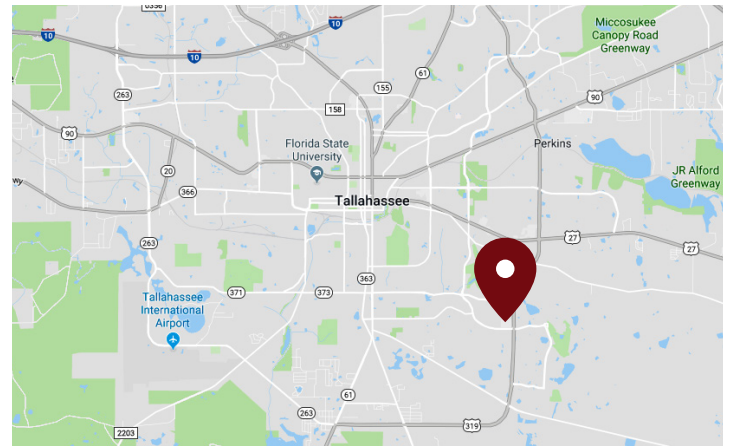
3551 Blair Stone Road
Tallahassee, FL 32301
Lat 30.403, Long -84.237

FULLY LEASED



PROPERTY HIGHLIGHTS

- Publix-Anchored Center
- Located in Leon County at Capital Circle and Blair Stone Road
- Serves the Growing Residential Communities of Southeast Tallahassee
- The Center Features a Large Daytime Population Due to the Close Proximity to the Capital Circle Office Complex
- Strong Tenant Mix
- Traffic Count: 43,600 VPD



DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Total Population	7,527	40,006	102,076
Daytime Population	6,558	46,192	149,338
Total Households	2,889	18,174	43,575
Avg. HH Income	\$118,648	\$83,420	\$77,315

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

Jamie Golomb

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SITE PLAN



Suite	Tenant	Size
15	Publix	44,840
1	Yasou Café	2,400
3	Copyright Copies	1,200
4	Coco Nails	1,200
5	H&R Block	1,200
6	China Wok	1,200
7	Hungry Howie's	1,200
8	Midtown Dry Cleaners	1,200
16	Cuts By Us	1,200
17	Publix Liquors	1,500
18	Florida Wing Factory	2,100
20	The UPS Store	1,200
21	Donut Kingdom	1,200
22	Hasu Express	1,200
OP-A	Wendy's	N/A

TOTAL 62,840



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Crossman & Company

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FOOT TRAFFIC OVERVIEW

EST. # OF CUSTOMERS ANNUALLY

 **172,300**

EST. # OF VISITS ANNUALLY

 **1.3 Million**

AVG. VISITS / CUSTOMER

 **7.44**

AVG. LENGTH-OF-STAY / VISIT

 **41 MIN**

TOP 3 DAYS



Friday	194,542
Saturday	193,274
Sunday	189,437

OF VISITS

TOP 3 HOURS

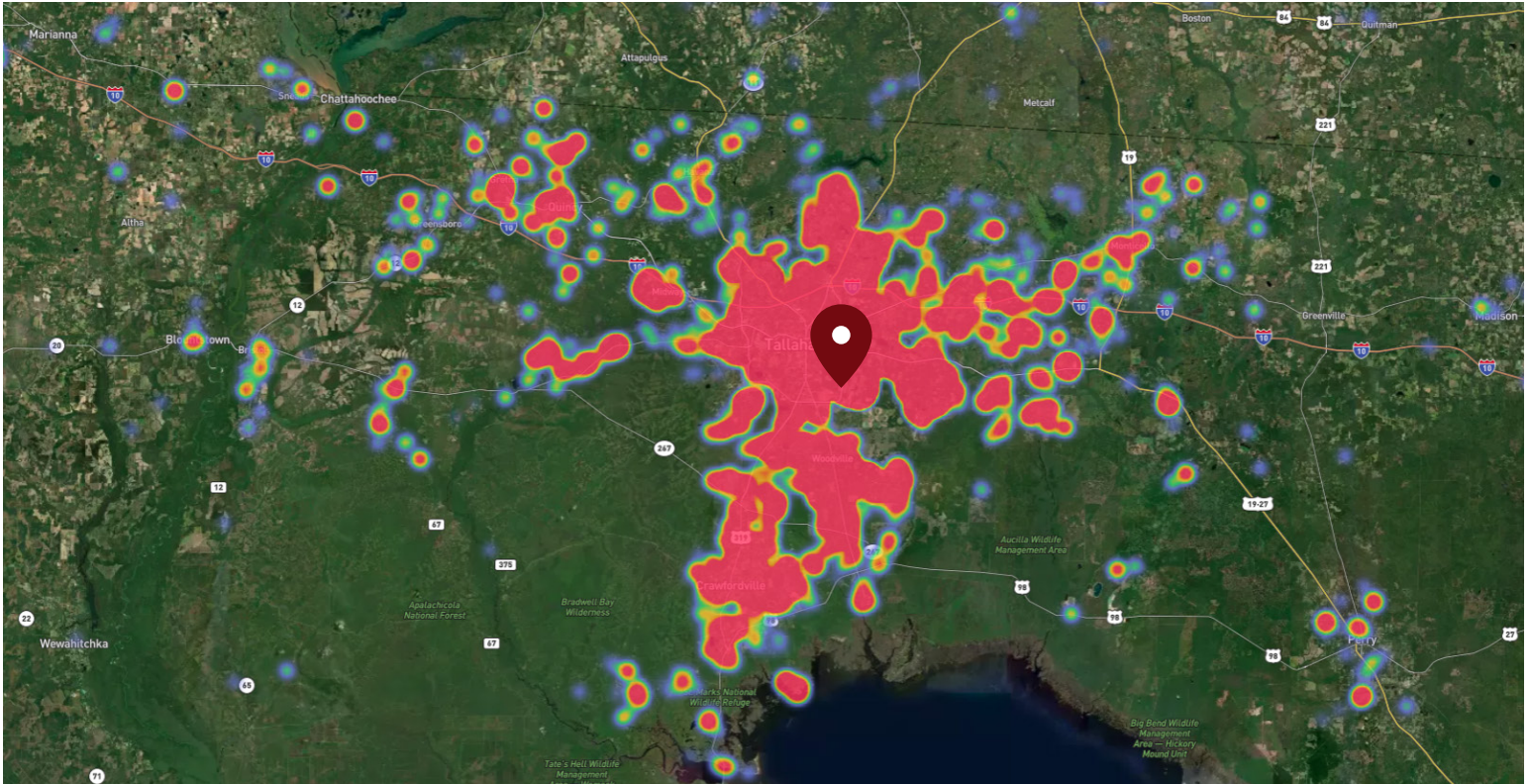


5-6 PM	224,138
12-1 PM	217,631
4-5 PM	213,900

OF VISITS

Data provided by Placer Labs Inc. (www.placer.ai) June 1, 2021 - May 31, 2022

SITE VISIT DENSITY



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

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