

Publix #0356 - Lake Miriam Square

4730 S. Florida Avenue
Lakeland, FL 33813
Lat 27.978, Long -81.957

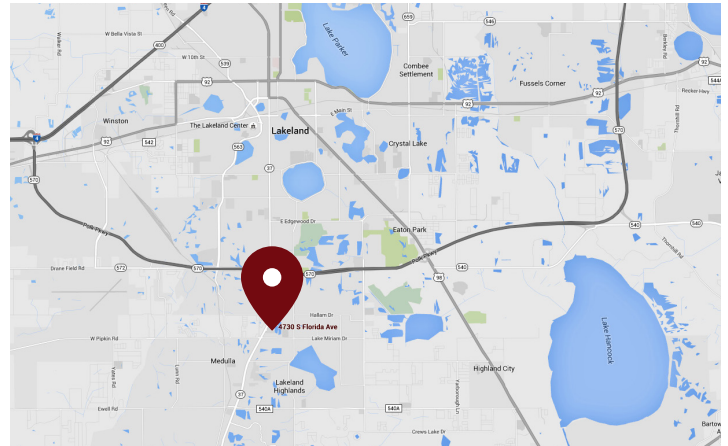
FOR LEASE



19,930 SF AVAILABLE

PROPERTY HIGHLIGHTS

- Publix-Anchored Center
- Located at the Signalized High Traffic Intersection of US 37/South Florida Avenue, a Major North/South Artery and Lake Miriam Drive
- 1.3 Miles South of Polk Parkway
- 4.5 Miles South of Downtown
- 5.8 Miles West of US Highway 98
- 6.4 Miles East of County Line Road
- Signalized Ingress/Egress and Multiple Points of Access
- Well Established Mix of Local and National Tenants
- Traffic Count: 56,100 VPD



DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Total Population	6,284	66,640	142,372
Daytime Population	9,143	56,287	144,792
Total Households	2,127	24,560	54,848
Avg. HH Income	\$104,715	\$104,898	\$91,295

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

Sandra Woodworth

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Crossman & Company

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Suite	Tenant	Size	Suite	Tenant	Size	Suite	Tenant	Size
1	Publix	58,880	9A-3	Mathnasium	1,320	20	The UPS Store	1,026
2A	Apron's Cooking School	3,763	9A-4	Healthy Habits	1,300	21	Edible Arrangements	2,012
2B	Grapevine Wine & Spirits	4,393	9B	AVAILABLE	19,930	22-25	Beef O' Brady's	4,561
3	E-Library South Lakeland	4,525	10	Leslie's Poolmart	4,408	26	Sharkey's Cuts for Kids	1,016
4	Gosh! Pan-Asian Bistro	3,031	11	DaVita Dialysis	10,554	27	Kirkland's Barber Shop	777
5	Coast Dental	3,040	12	VV Nails	1,011	28	Executive Cleaners	1,250
6	Glam Color Bar	3,040	13-14	Palace Italian Restaurant	1,778	OP A	Chase	±1 AC
7	Unavailable	3,040	15	Bahia Bowls Acai Café	1,016	OP B	Starbucks	±1 AC
8	Hand & Stone Massage	3,040	16-17	New Hope Chiropractic	1,761	OP C	PDQ	±1.2AC
9A-1	Nothing Bundt Cakes	2,045	18	Oksumi Ramen	2,068	TOTAL 148,509		
9A-2	SoFresh	1,366	19	Tijuana Flats	2,042			

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FOOT TRAFFIC OVERVIEW

EST. # OF CUSTOMERS ANNUALLY

 **351,237**

EST. # OF VISITS ANNUALLY

 **2.1 Million**

AVG. VISITS / CUSTOMER

 **6.07**

AVG. LENGTH-OF-STAY / VISIT

 **48 MIN**

TOP 3 DAYS



Saturday	356,938
Friday	323,875
Sunday	323,079

OF VISITS

TOP 3 HOURS

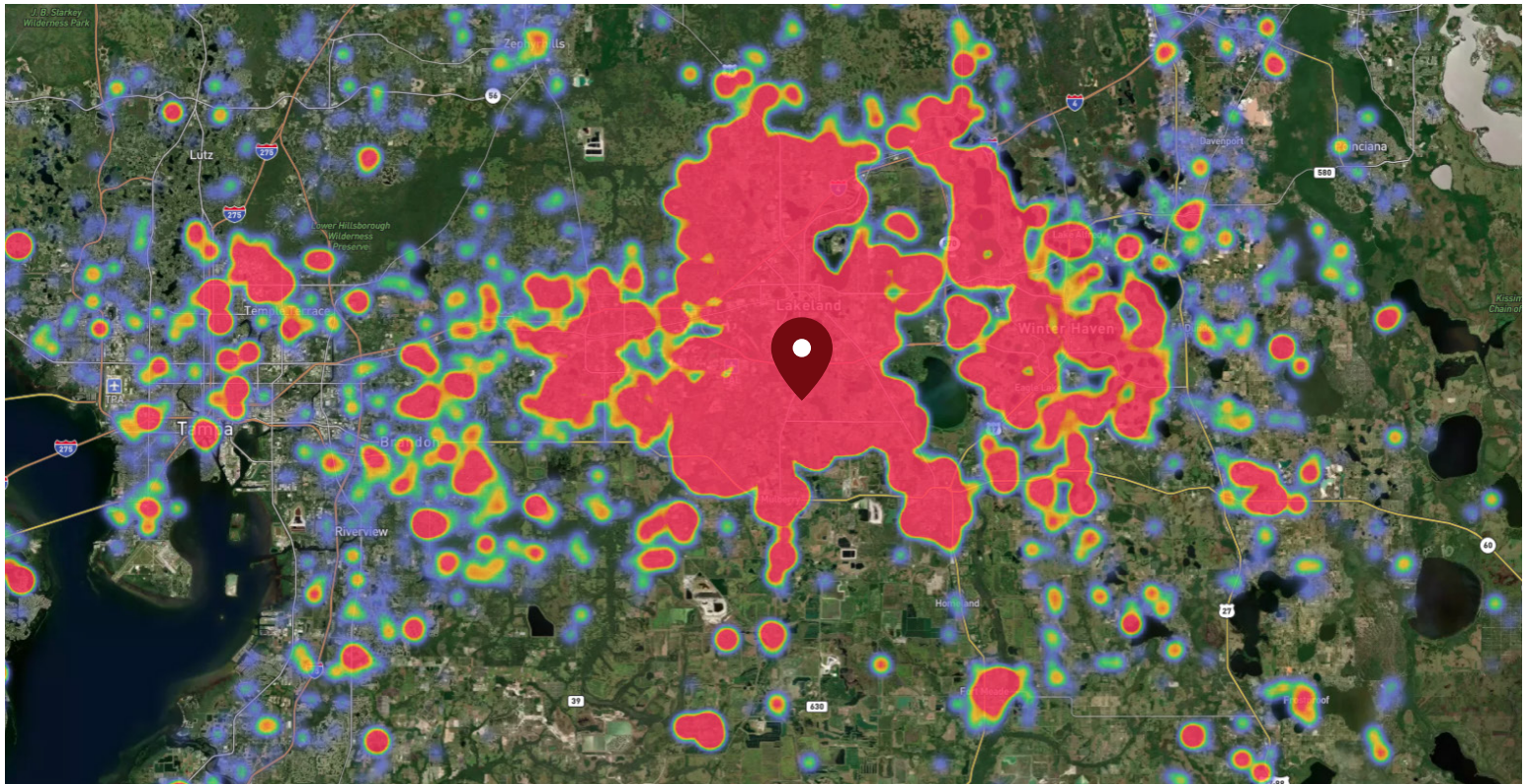


6-7 PM	377,399
5-6 PM	375,386
12-1 PM	365,109

OF VISITS

Data provided by Placer Labs Inc. (www.placer.ai) March 1, 2022 - February 28, 2023

SITE VISIT DENSITY



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

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