

Publix #1702 - The Preserve Marketplace

2175 Sembler Drive

Odessa, FL 33556

Lat 28.188, Long -82.541

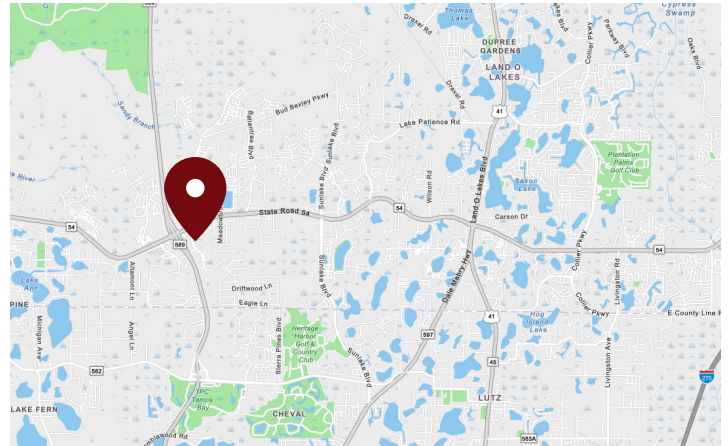
FOR LEASE



1,400 - 2,030 SF AVAILABLE

PROPERTY HIGHLIGHTS

- Anchored by Publix
- Located at the Signalized Intersection of SR54 & South Branch Boulevard
- Direct Access to Suncoast Parkway - 0.3 Miles East
- Traffic Counts: 51,000 VPD



DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Total Population	3,823	38,862	82,057
Daytime Population	3,177	27,435	64,012
Total Households	1,661	13,202	29,891
Avg. HH Income	\$133,398	\$143,834	\$135,730

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

Sandra Woodworth

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Crossman & Company

www.crossmanco.com

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Suite	Tenant	Size
1	Publix	25,442
A1	Papa John's	1,200
A2	Lin China	1,200
A3	PostNet	1,200
A4	100% Chiropractic	1,500
A5	Veterinary Clinic	2,100
B4	Organic Nails	2,100
B5	Sport Clips	1,400
B6	Liquor Store	1,400
2A	Heartland Dental	3,500

Suite	Tenant	Size
2B	USF Credit Union	1,400
2C	Panera Bread	4,200
4A	AVAILABLE (Restaurant Opportunity)	2,030
4B	AVAILABLE	1,400
4C	Chipotle	2,437
OP1	CVS	±1.65 AC
OP3	Mandola's	±1.42 AC
TOTAL		52,509



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FOOT TRAFFIC OVERVIEW

EST. # OF CUSTOMERS ANNUALLY



148,800

EST. # OF VISITS ANNUALLY



643,300

AVG. VISITS / CUSTOMER



4.46

AVG. LENGTH-OF-STAY / VISIT



45 MIN

TOP 3 DAYS



Saturday
Friday
Sunday

OF VISITS

98,696
97,546
93,604

TOP 3 HOURS



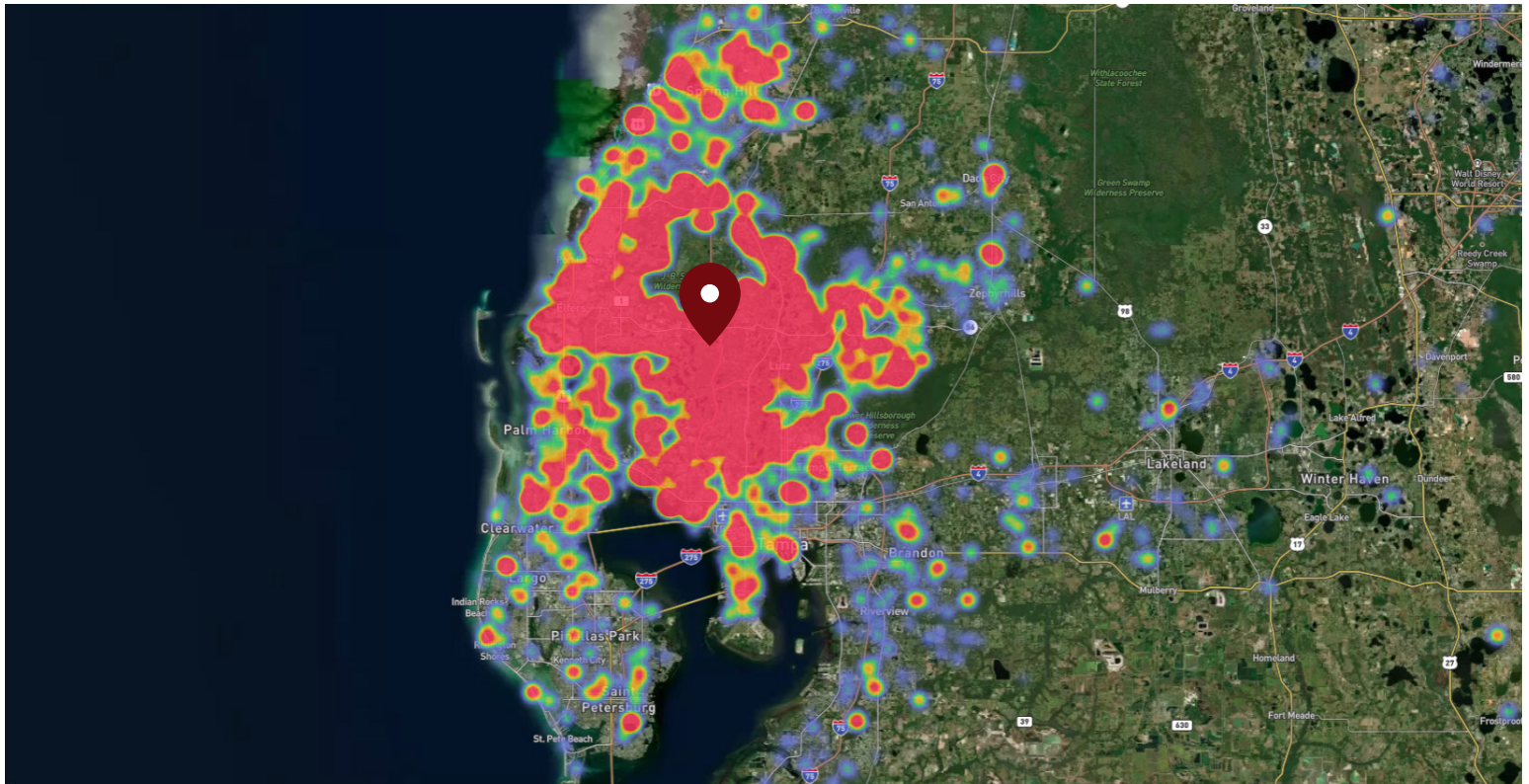
12-1 PM
1-2 PM
6-7 PM

OF VISITS

116,245
112,874
110,975

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

SITE VISIT DENSITY



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

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