

Publix #1431 - Water Tower Shoppes

6070 W Irlo Bronson Memorial Highway / US 192
 Celebration, FL 34747
 Lat 28.331, Long -81.526

FOR LEASE



CLARION PARTNERS

1,400 - 1,700 SF AVAILABLE

PROPERTY HIGHLIGHTS

- Orlando-Kissimmee MSA, Osceola County
- Strong Community Presence with Close Proximity to Walt Disney World and Other Top Theme Parks
- LifeMode Group: Upscale Avenues – Urban Chic Residents who are Professionals that Live a Sophisticated, Exclusive Lifestyle
- 36K Hotel Keys and 10K Timeshares within Five Miles
- Located on US-192 (56,000 VPD)
Just off Interstate 4 (128,000 VPD)
- Digital Pylon Signage Available
- Combined Traffic Counts: 90,200 VPD



| DEMOGRAPHICS | 3 Mile | 5 Miles | 7 Miles |
|--------------------|-----------|-----------|----------|
| Total Population | 25,377 | 66,367 | 189,758 |
| Daytime Population | 80,913 | 153,416 | 280,164 |
| Total Households | 10,173 | 24,385 | 68,916 |
| Avg. HH Income | \$108,738 | \$100,129 | \$94,156 |

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

Tyler Wilkins

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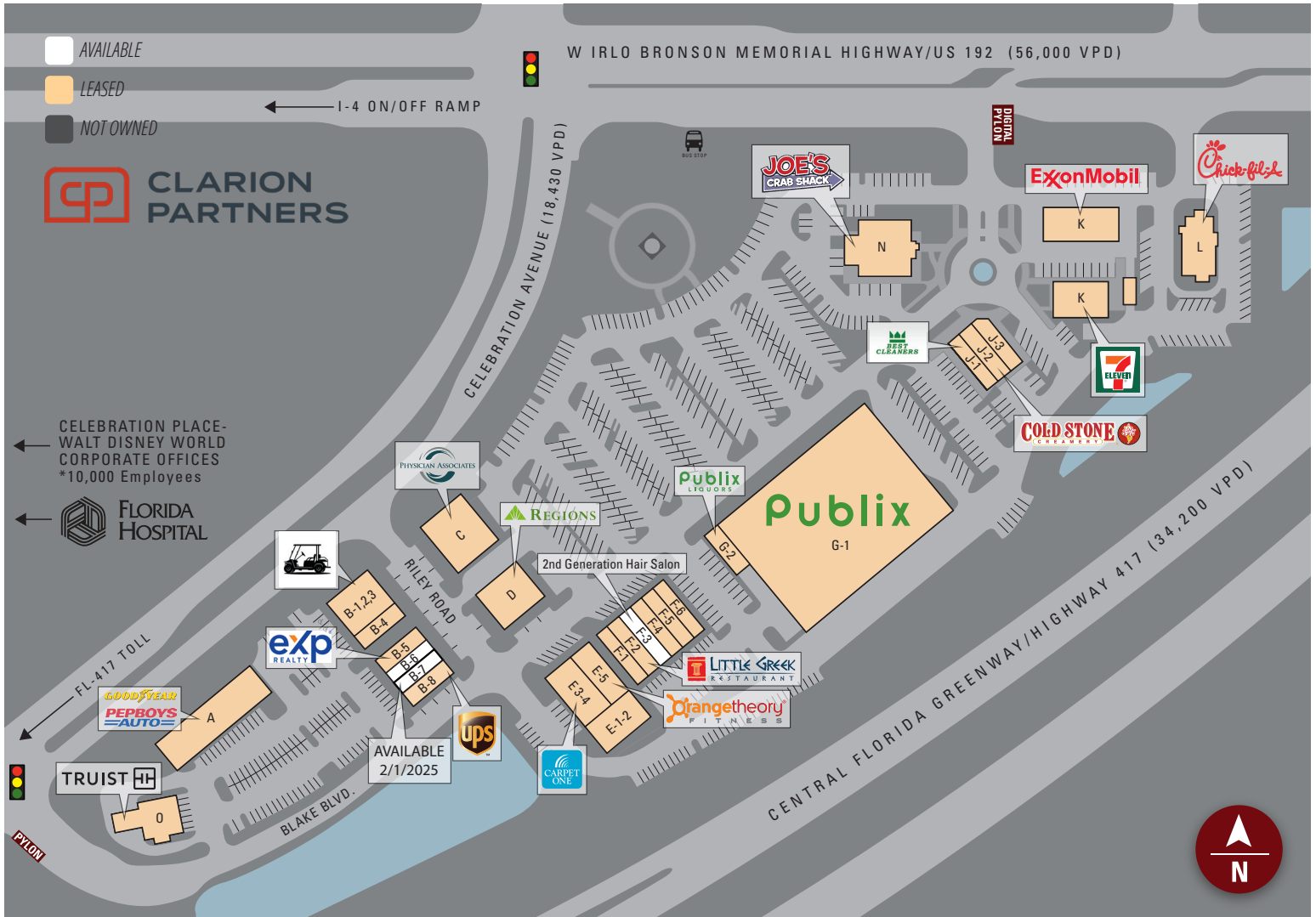
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| Suite | Tenant | Size | Suite | Tenant | Size | Suite | Tenant | Size |
|---------|---|-------|-------|-------------------------------|--------|-------|--------------------------|-------|
| A | Goodyear Pep Boys Auto Service | 6,716 | E-1-2 | Celebration Hardware Company | 3,375 | G-2 | Publix Liquors | 1,400 |
| B 1-2-3 | Lands' End Golf Carts | 4,200 | E 3-4 | Carpet One | 3,730 | J-1 | Best Cleaners | 1,600 |
| B-4 | Veterinary Hospital of Celebration | 1,400 | E5 | Orange Theory Fitness | 2,550 | J-2 | Cold Stone Creamery | 1,600 |
| B-5 | eXp Realty | 1,424 | F-1 | Lee Spa & Nails | 1,700 | J-3 | Evolve Bicycles | 1,619 |
| B-6 | AVAILABLE | 1,400 | F-2 | Little Greek Restaurant | 1,700 | K | Exxon Mobil Oil/7-Eleven | 4,000 |
| B-7 | Tropical Smoothie Cafe (AVAILABLE 2/1/2025) | 1,400 | F-3 | **Contract Pending** | 1,700 | L | Chick-Fil-A | 4,197 |
| B-8 | The UPS Store | 1,400 | F-4 | Posto Pizza | 1,700 | N | Joe's Crab Shack | 7,000 |
| C | Orlando Physician Associates | 5,660 | F-5 | Mulligan's Pub and Restaurant | 1,700 | O | Truist | 2,300 |
| D | Regions Bank | 3,820 | F-6 | Le China Chinese Restaurant | 1,700 | | | |
| | | | G-1 | Publix Supermarket | 49,098 | | | |
| | | | | | | | TOTAL 120,089 | |



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Crossman & Company

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FOOT TRAFFIC OVERVIEW

EST. # OF CUSTOMERS ANNUALLY

 **1.2 Million**

EST. # OF VISITS ANNUALLY

 **2.9 Million**


AVG. VISITS / CUSTOMER

 **2.44**

AVG. LENGTH-OF-STAY / VISIT


 **27 MIN**

TOP 3 DAYS

 Friday 501,223
Saturday 500,850
Thursday 416,996

OF VISITS

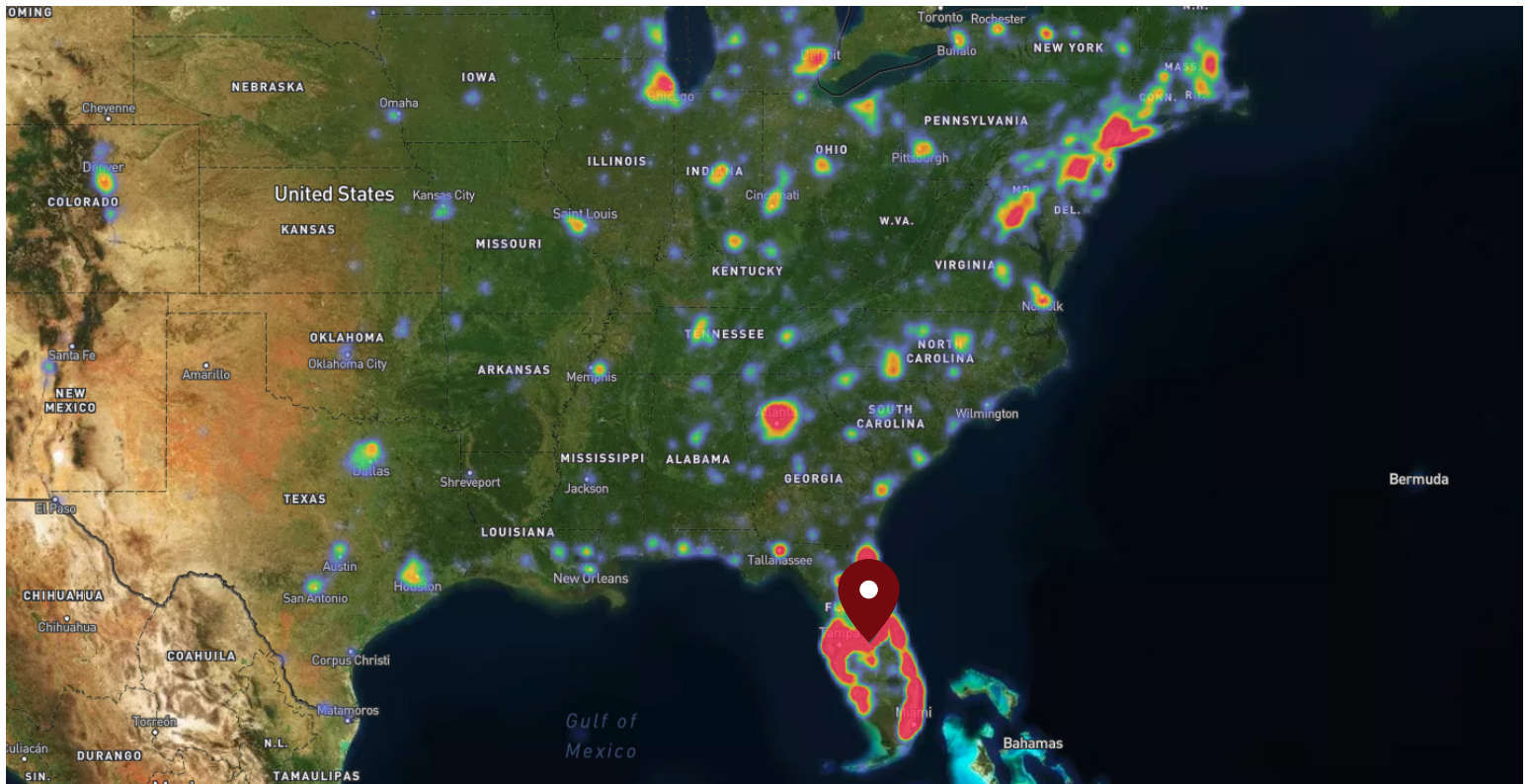
TOP 3 HOURS

 7-8 PM 355,644
6-7 PM 347,743
12-1 PM 332,875

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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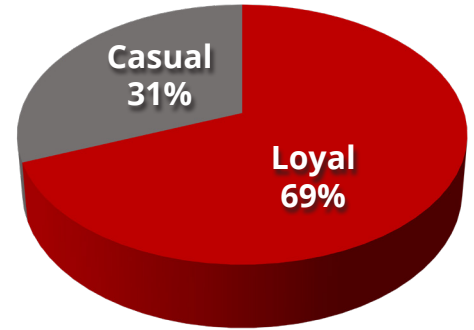
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RANKING PERCENTILE - FOOT TRAFFIC

| Area Shopping Centers | State | 15 Miles | 5 Miles |
|-----------------------|-------|----------|---------|
| Water Tower Shoppes | 89% | 83% | 82% |

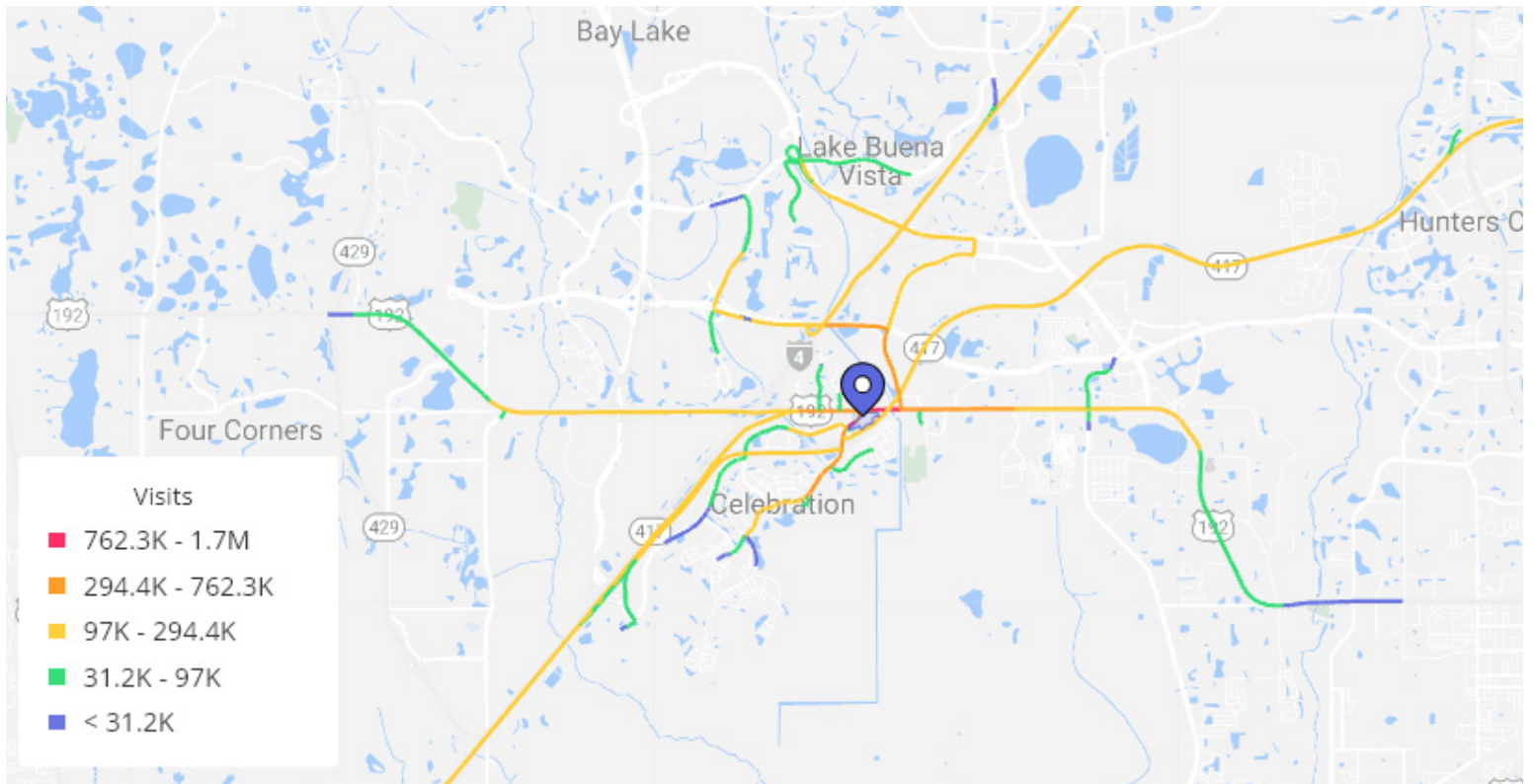
| Area Grocers | State | 15 Miles | 5 Miles |
|--------------|-------|----------|---------|
| Publix #1431 | 95% | 97% | 100% |

CUSTOMER LOYALTY



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

CUSTOMER JOURNEY



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