

# Publix #2117 - Publix at Thompson Nursery

W Lake Ruby Road & Thompson Nursery Road  
Winter Haven, FL 33884  
Lat 27.960, Long -81.668

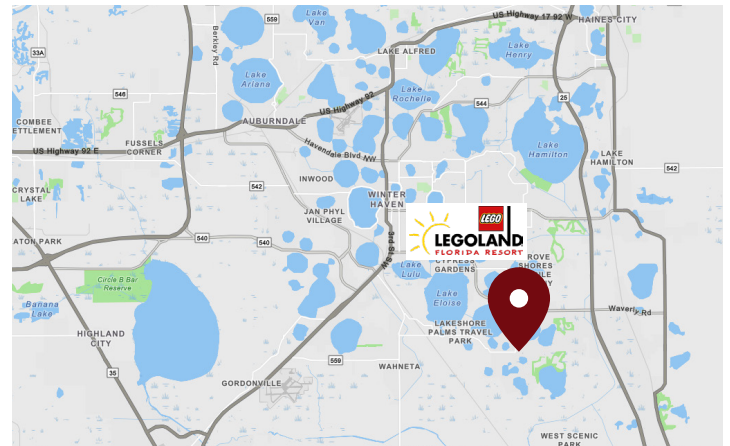
**FOR LEASE**



**1,200 - 2,400 SF AVAILABLE**

## PROPERTY HIGHLIGHTS

- New Publix-Anchored Development
- Estimated Delivery 3rd Quarter 2026
- Located at the Signalized Intersection of W. Lake Ruby Road & Thompson Nursery Road
- 3-Miles West of US Hwy 27
- 4-Miles South of LEGOLAND
- Combined Area Traffic Count: 14,900 VPD



DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Total Population	6,317	31,162	71,199
Daytime Population	4,750	28,661	66,710
Total Households	2,664	13,266	28,695
Avg. HH Income	\$101,072	\$92,774	\$92,492

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

## Sandra Woodworth

813.210.7509 | [swoodworth@crossmanco.com](mailto:swoodworth@crossmanco.com)  
9950 Princess Palm Avenue, Suite 340, Tampa, FL

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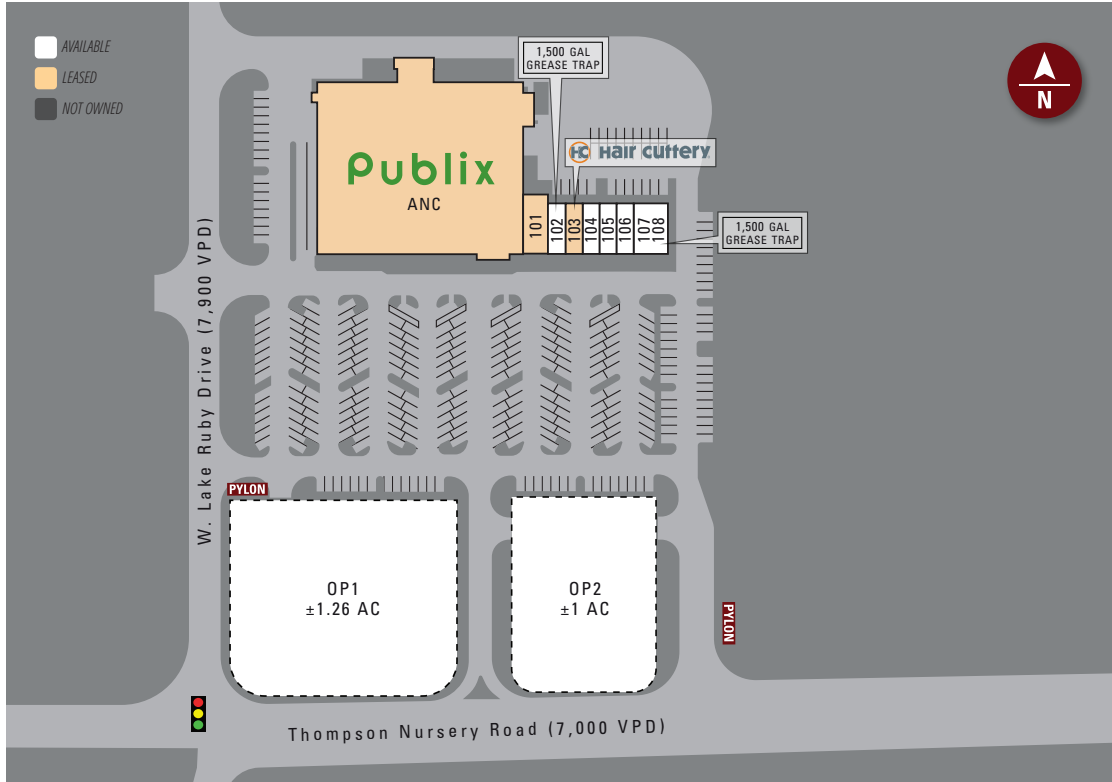
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## SITE PLAN



Suite	Tenant	Size
ANC	Publix	50,325
101	Unavailable	2,100
102	AVAILABLE (1,500 gal Grease Trap) CDS Delivery	1,200
103	Hair Cuttery	1,200
104	AVAILABLE - VS Delivery	1,200
105	AVAILABLE - VS Delivery	1,200
106	**Contract Pending**	1,200
107 108	**Contract Pending**	2,400
OP1	AVAILABLE	±1.26 AC
OP2	**Contract Pending**	±1 AC

**TOTAL 60,825**



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