

Publix #0097 - Shoppes on the Ridge

23965 US Highway 27
 Lake Wales, FL 33859
 Lat 27.958, Long -81.620

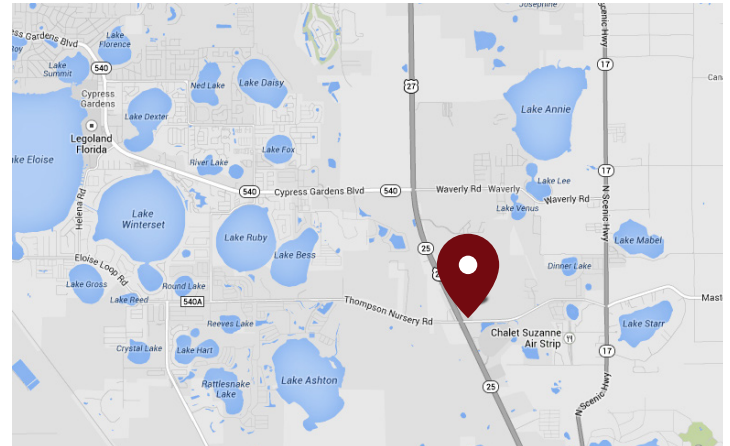
FOR LEASE



1,400 - 4,800 SF AVAILABLE

PROPERTY HIGHLIGHTS

- 4,800 SF with End Cap Available
- Winter Haven MSA
- Strong Anchored Center next to Kohl's, Home Depot, and the Eagle Ridge Mall
- Multiple Points of Access at Signalized Intersection
- Excellent Visibility on Highway US-27
- New Residential Development Planned Along Highway US-27
- Strong Mix of National and Local Tenants
- Combined Traffic Count: 36,000 VPD



DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Total Population	2,096	16,902	57,662
Daytime Population	3,941	15,890	57,095
Total Households	866	7,524	23,310
Avg. HH Income	\$66,403	\$70,072	\$76,539

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

Sandra Woodworth

813.210.7509 | swoodworth@crossmanco.com
 9950 Princess Palm Avenue, Suite 340, Tampa, FL

Licensed Real Estate Broker. No warranty expressed or implied has been made to the accuracy of the information provided herein, no liability assumed for error or omission.



Crossman & Company

www.crossmanco.com

Publix #0097 - Shoppes on the Ridge

23965 US Highway 27
 Lake Wales, FL 33859
 Lat 27.958, Long -81.620



Suite	Tenant	Size
14	Publix	44,271
1	AVAILABLE (60 X 80)	4,800
4	AT&T	1,200
5	America's Best Hearing	1,000
6	The UPS Store	1,400
7	Marco's Pizza	1,400
8	Smile Design Dentistry	2,800
9	Lucky Wok Chinese Restaurant	1,400
10	Aaron's Furniture Rent to Own	6,300

Suite	Tenant	Size
12	Jahna Chiropractic	1,600
13	State Farm Insurance	1,600
15	PetSmart	12,217
18	Golden Nails	1,200
19	Great Clips	1,200
20	One Main Financial	1,400
21	Bealls	15,100
22	AVAILABLE	1,400
23	Sushi Bento	1,400

Suite	Tenant	Size
24	Dairy Queen	1,400
26-29	AT Radiology	4,954
27	Century 21 Residential Sales	1,500
28	Subway	1,500
31	Aspen Dental	3,500
32	Dunkin' Donuts	2,500
TOTAL		117,042

Sandra Woodworth

813.210.7509 | swoodworth@crossmanco.com
 9950 Princess Palm Avenue, Suite 340, Tampa, FL

Licensed Real Estate Broker. No warranty expressed or implied has been made to the accuracy of the information provided herein, no liability assumed for error or omission.



Crossman & Company

www.crossmanco.com

Publix #0097 - Shoppes on the Ridge

23965 US Highway 27
Lake Wales, FL 33859
Lat 27.958, Long -81.620

FOOT TRAFFIC OVERVIEW

EST. # OF CUSTOMERS ANNUALLY

 **278,700**

EST. # OF VISITS ANNUALLY

 **1.9 Million**

AVG. VISITS / CUSTOMER

 **6.8**

AVG. LENGTH-OF-STAY / VISIT

 **26 MIN**

TOP 3 DAYS



Saturday	314,326
Friday	295,367
Sunday	282,596

OF VISITS

TOP 3 HOURS

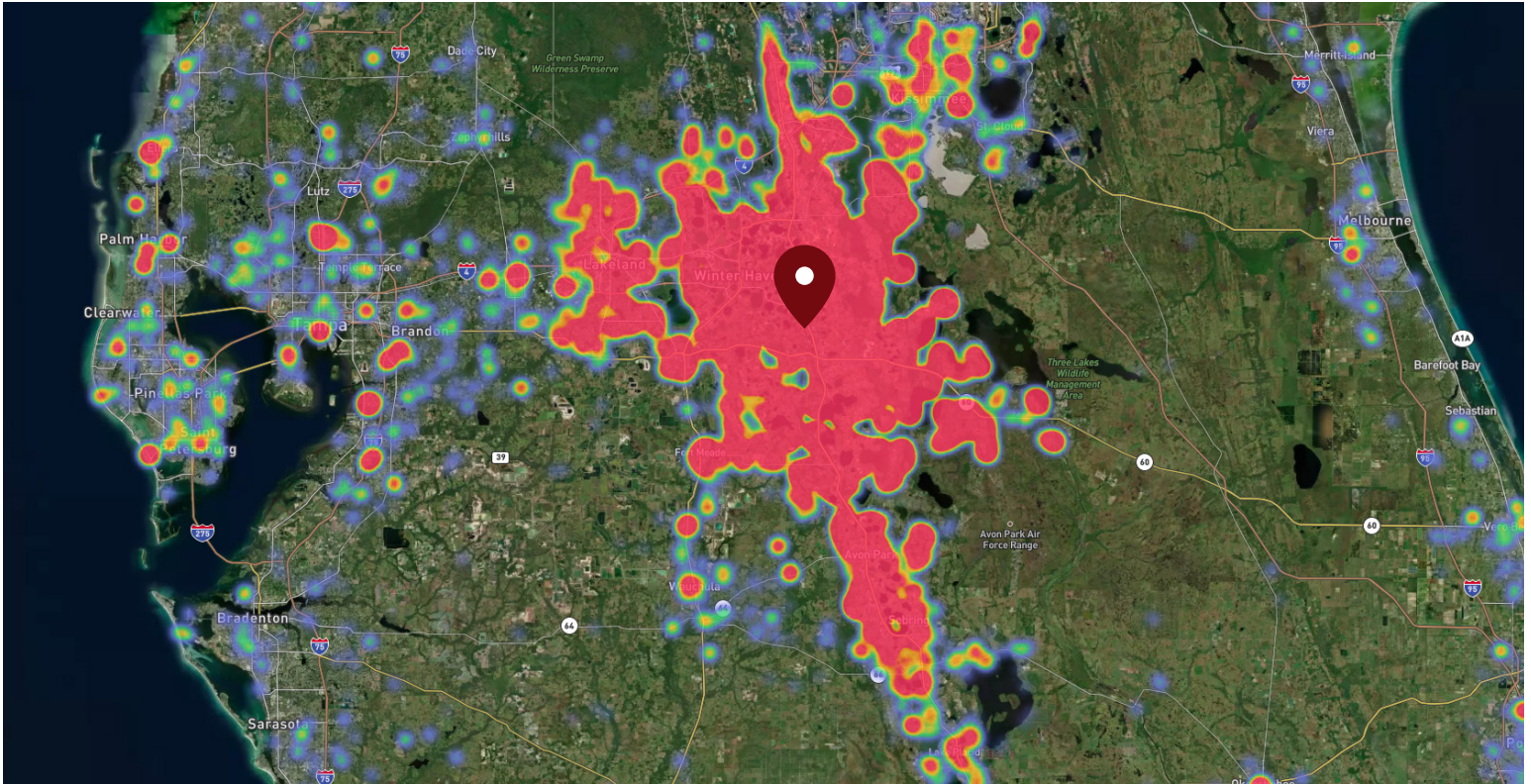


12-1 PM	265,919
1-2 PM	264,016
2-3 PM	258,887

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

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

Sandra Woodworth

813.210.7509 | swoodworth@crossmanco.com
9950 Princess Palm Avenue, Suite 340, Tampa, FL

Licensed Real Estate Broker. No warranty expressed or implied has been made to the accuracy of the information provided herein, no liability assumed for error or omission.



www.crossmanco.com