

Publix #1854 - Oakbridge Centre

3636 Harden Boulevard
Lakeland, FL 33803
Lat 27.998, Long -81.972

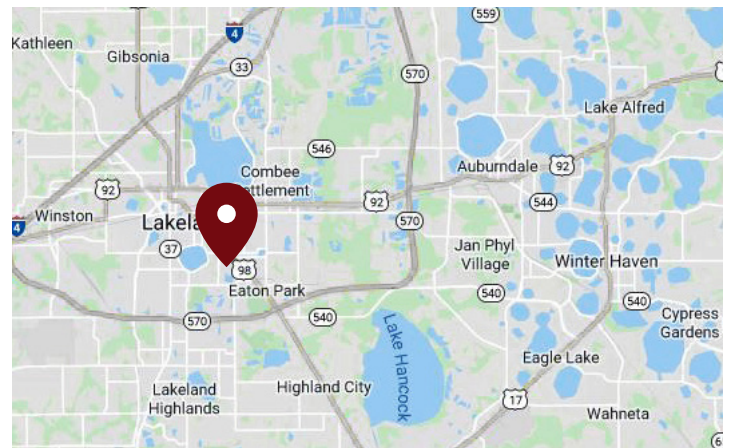
FOR LEASE



1,300 - 1,850 SF AVAILABLE

PROPERTY HIGHLIGHTS

- Publix-Anchored Center
- Renovation Completed 4th Quarter 2023
- Shadow Anchored by Target
- Located Just North of Polk Parkway/SR-570 at the High Traffic Intersection of N. Parkway Frontage Road & Harden Boulevard
- Combined Traffic Counts: 92,000 VPD



DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Total Population	6,527	63,659	153,614
Daytime Population	9,557	68,746	171,776
Total Households	3,258	25,088	59,163
Avg. HH Income	\$88,399	\$90,054	\$89,250

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

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SITE PLAN



Suite	Tenant	Size
ANC	Publix	54,964
A-1	China Wok	1,300
A-2	Internationalis	1,300
A-3	GreatFlorida Independent Agency	1,300
A-4	Allstate	1,300
A-5	Painting With A Twist	1,300
A-6	AVAILABLE	1,300
B-1	Britt's Café	1,000
B-2/B-3	Eye Doctors Optical Outlet	2,000
B-4	Publix Liquors	1,515
C-2	AVAILABLE	1,850
C-3	Kaweh Nofallah	1,600
D-1	Salon Rootz	1,300
D-2	The UPS Store	1,300
D-3	Touch of Class Cleaners	1,300
D-4	Papa John's Pizza	1,300
D-5	Crave Cookies	1,300

TOTAL 77,229



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Crossman & Company

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FOOT TRAFFIC OVERVIEW

EST. # OF CUSTOMERS ANNUALLY



EST. # OF VISITS ANNUALLY



AVG. VISITS / CUSTOMER



AVG. LENGTH-OF-STAY / VISIT



TOP 3 DAYS



	# OF VISITS
Friday	160,725
Saturday	156,298
Thursday	144,562

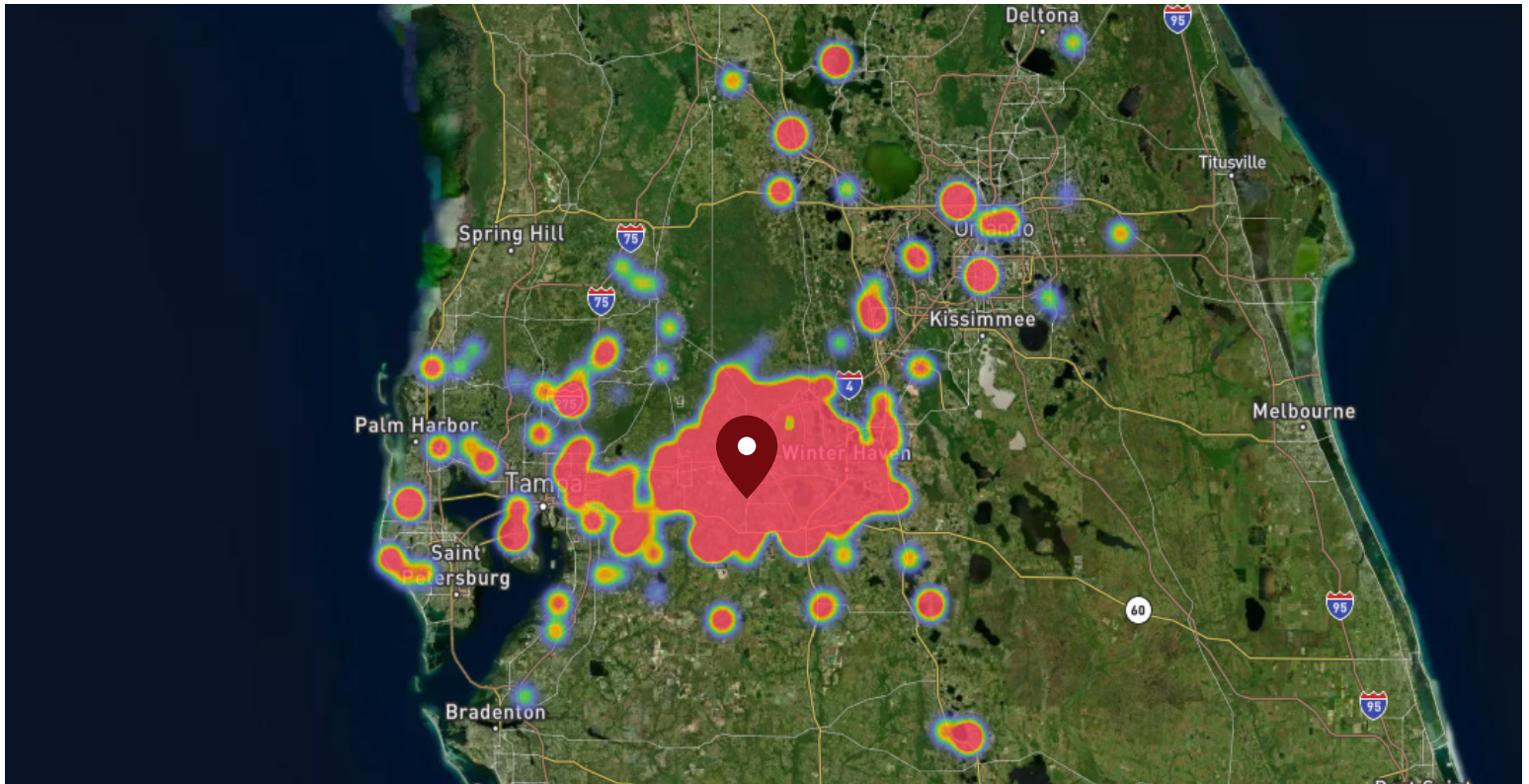
TOP 3 HOURS



	# OF VISITS
12-1 PM	145,961
5-6 PM	136,037
4-5 PM	133,699

Data provided by Placer Labs Inc. (www.placer.ai) July 1, 2023 - June 30, 2024

SITE VISIT DENSITY



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

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