

# Publix #1283 - Publix at Arlington River

5858 Atlantic Boulevard  
Jacksonville, FL 32207  
Lat 30.312, Long -81.601

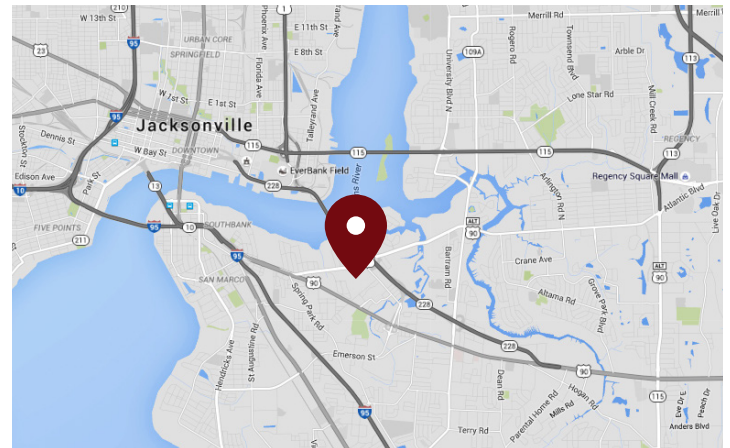
FOR LEASE



1,339 - 1,340 SF AVAILABLE

## PROPERTY HIGHLIGHTS

- Jacksonville Market
- Direct Entry from US-10/Atlantic Boulevard
- Excellent Visibility with Multiple Points of Ingress/Egress
- Combined Traffic Count: 30,980 VPD



DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Total Population	10,963	84,201	218,452
Daytime Population	6,493	88,875	286,134
Total Households	4,427	33,951	90,061
Avg. HH Income	\$78,616	\$60,173	\$66,634

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

## Tyler Wilkins

407.581.6245 | [twilkins@crossmanco.com](mailto:twilkins@crossmanco.com)

3333 South Orange Avenue, Suite 201, Orlando, FL

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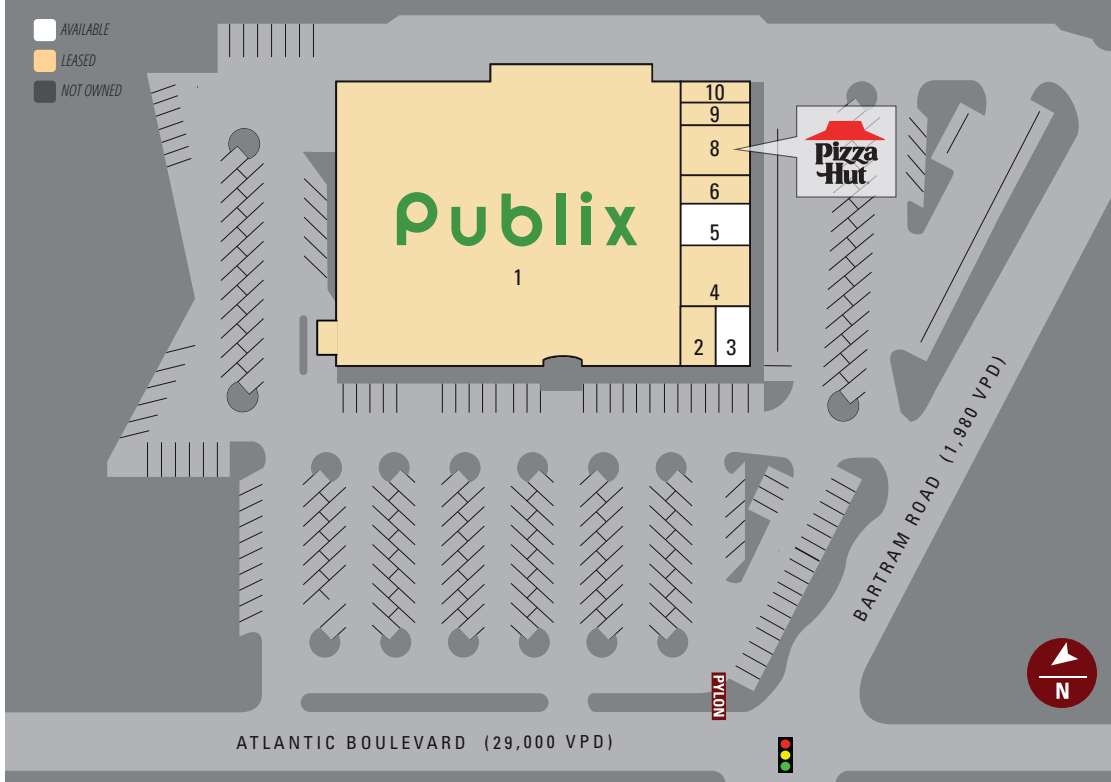


www.crossmanco.com

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## SITE PLAN



Suite	Tenant	Size
1	Publix	45,600
2	Yocuba Travel & Services	1,000
3	AVAILABLE	1,339
4	Blue Line Liquor	2,038
5	AVAILABLE	1,340
6	China 99	1,339
8	Pizza Hut	1,520
9	Mirror Salon	750
10	NY Nails	765

TOTAL 55,352



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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



Sunday	178,702
Monday	165,386
Saturday	162,066

# OF VISITS

TOP 3 HOURS

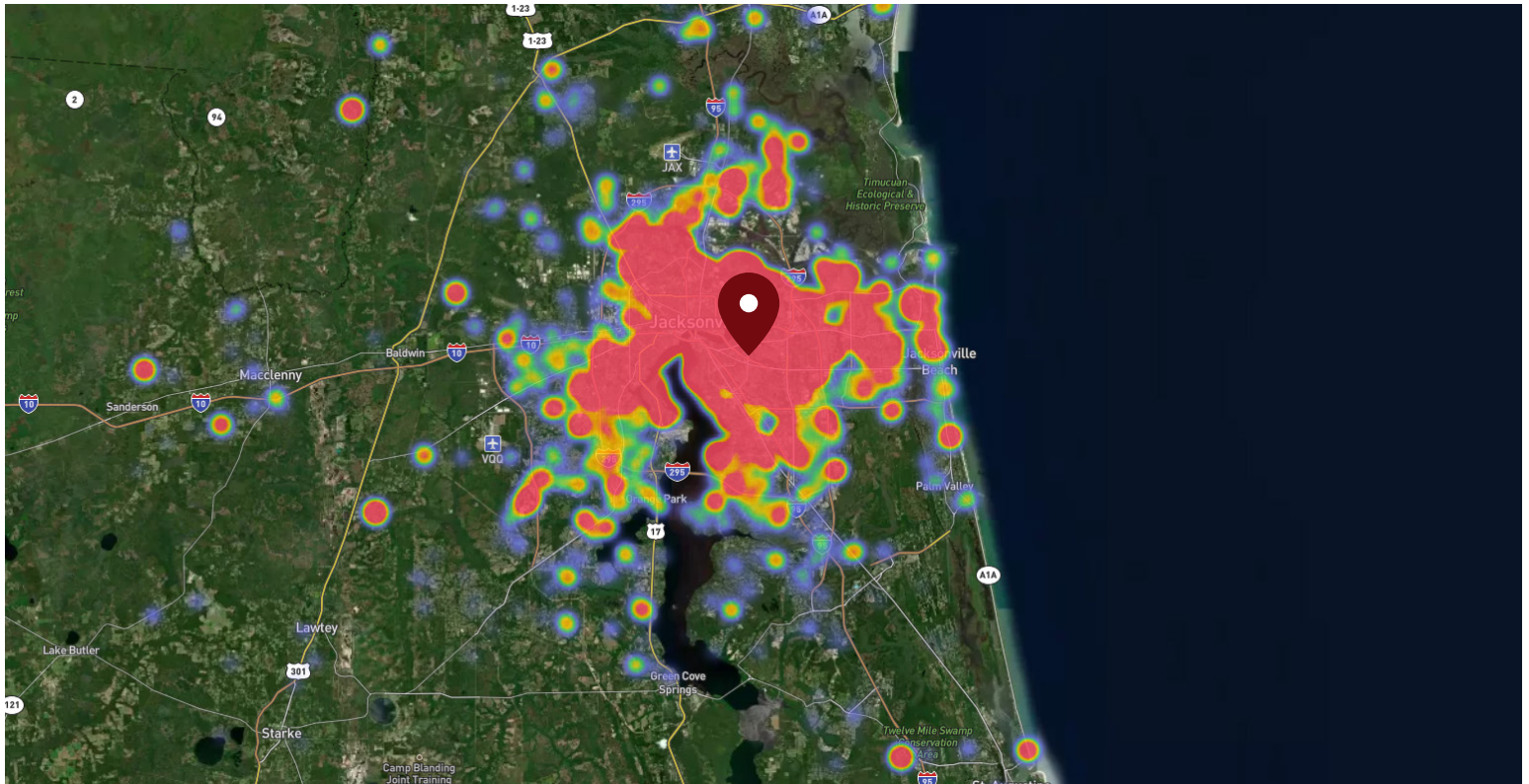


5-6 PM	224,858
4-5 PM	217,146
6-7 PM	201,510

# OF VISITS

Data provided by Placer Labs Inc. ([www.placer.ai](http://www.placer.ai)) February 1, 2021 - January 31, 2022

## SITE VISIT DENSITY



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

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