

Publix #1113 - Paradise Shoppes of Apollo Beach

6434 N US Highway 41
Apollo Beach, FL 33572
Lat 27.771, Long -82.392

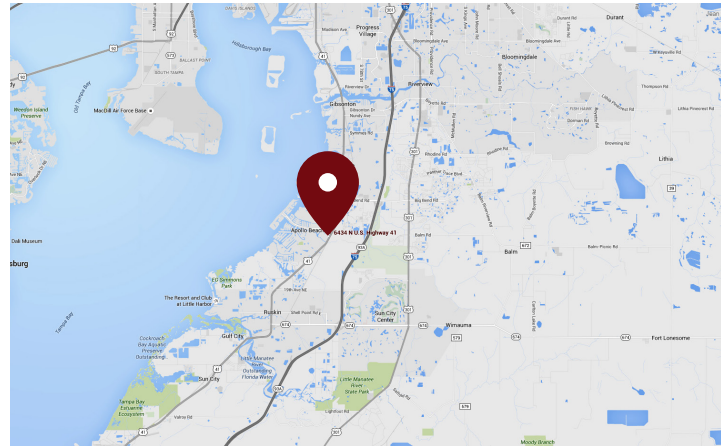
FOR LEASE



936 - 2,370 SF AVAILABLE

PROPERTY HIGHLIGHTS

- Hillsborough County
- Publix-Anchored Center
- Located on the West Side of US Highway 41
- Serving the Mira Bay, Covington Park and Waterset Communities
- Growing Residential Housing
- Four Miles West of Interstate-75
- Combined Traffic Count: 35,105 VPD



DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Total Population	6,139	46,135	127,983
Daytime Population	6,226	37,397	109,648
Total Households	2,409	17,204	46,413
Avg. HH Income	\$141,777	\$147,147	\$118,959

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

Sandra Woodworth

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9950 Princess Palm Avenue, Suite 340, Tampa, FL

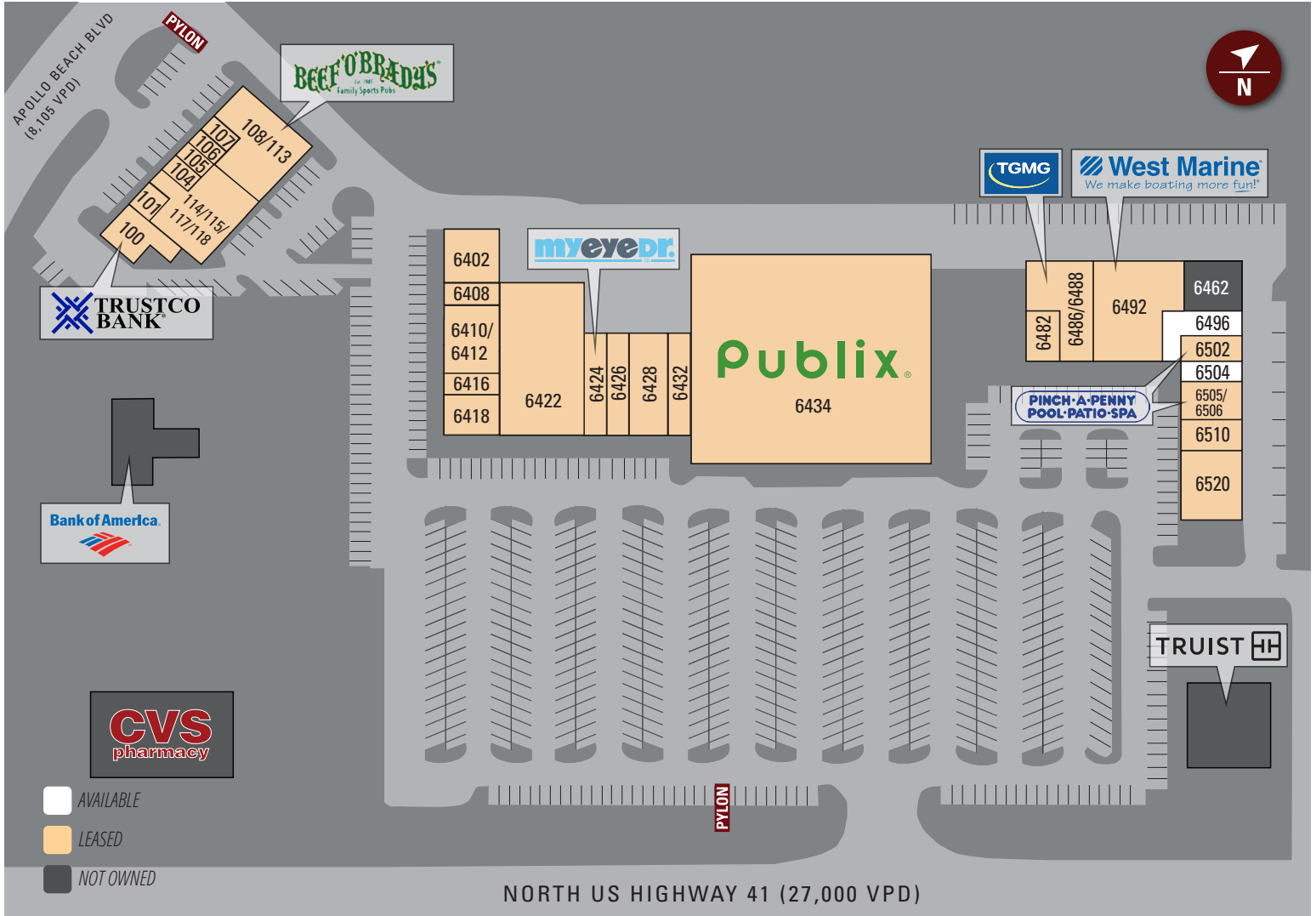
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Suite	Tenant	Size
6434	Publix	38,997
100	Trustco Bank	2,655
101	Bayside Nutrition	889
106/114 115/117/118	Victory Martial Arts	4,614
104	Pet Grooming	450
105	Tech Fix Computer Repair	475
107	Lucky Salon	450
108/113	Beef O' Brady's	4,355
6402	Dry Cleaners	2,541
6408	Apollo Beach Liquors	1,000
6410/ 6412	Southshore Dermatology	3,016

Suite	Tenant	Size
6416	Barber Shop	1,016
6418	Busciglio Smiles	2,492
6422	The Worx 24Hour Fitness	10,730
6424	MyEyeDr.	2,000
6426	Sam Remo Pizza	1,995
6428	E Sushi & Grill	3,000
6432	Diva Nail & Spa	2,000
6482	South Bay Dentist	1,500
6486/ 6488	Tampa General Medical Group	4,545
6492	West Marine	7,076
6496	AVAILABLE	2,370

Suite	Tenant	Size
6502/ 6505/ 6506	Pinch A Penny	3,261
6504	AVAILABLE (20 x 50)	936
6510	Farm Bureau Insurance	1,500
6520	JJ's Bar and Grill	3,530
TOTAL		107,393

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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



Friday	279,621
Saturday	276,799
Wednesday	259,454

OF VISITS

TOP 3 HOURS

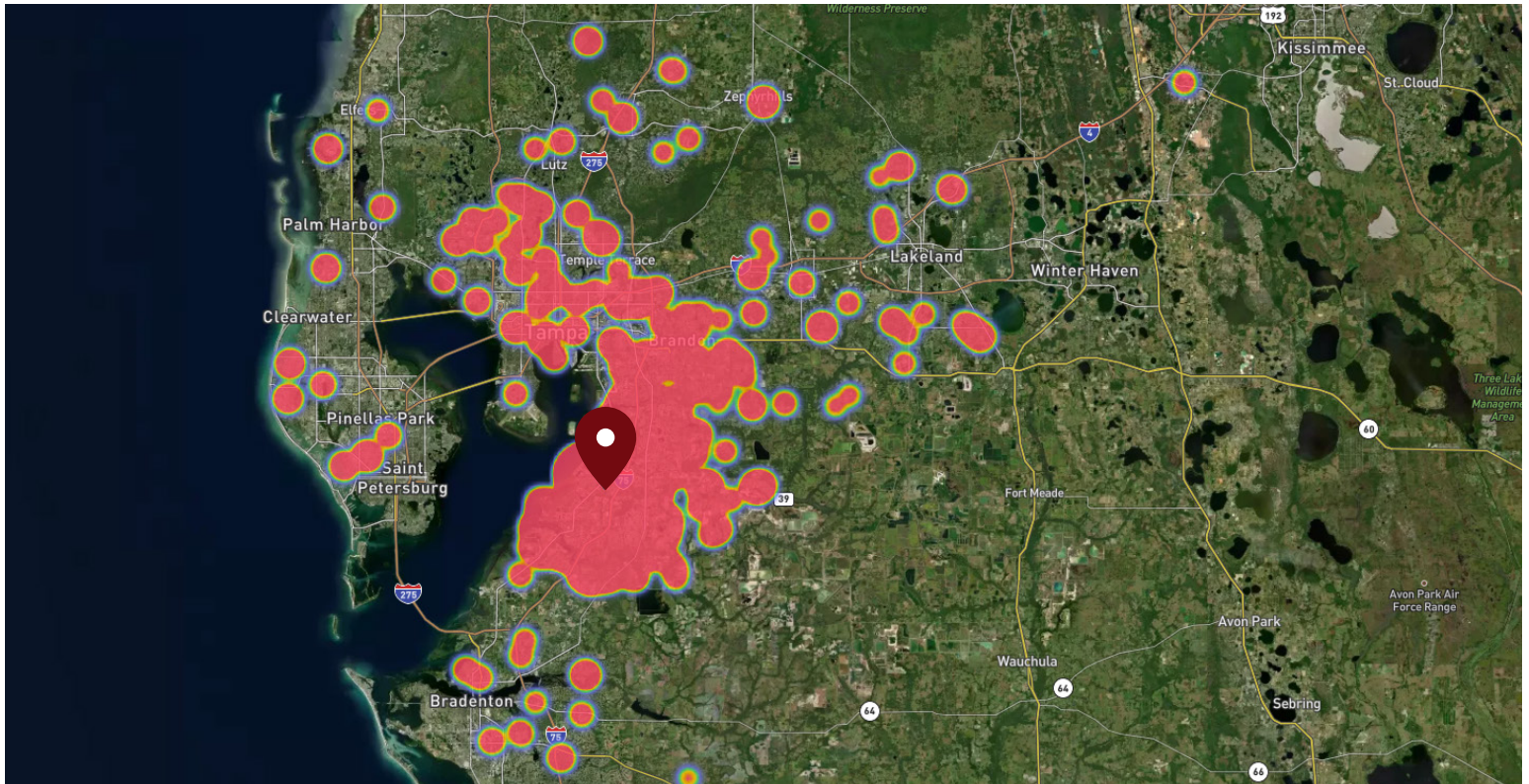


5-6 PM	279,125
6-7 PM	274,233
4-5 PM	260,078

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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