

# Publix #1189 - Sea Shell Collections

852 Gulf Breeze Parkway  
Gulf Breeze, FL 32561  
Lat 30.358, Long -87.164

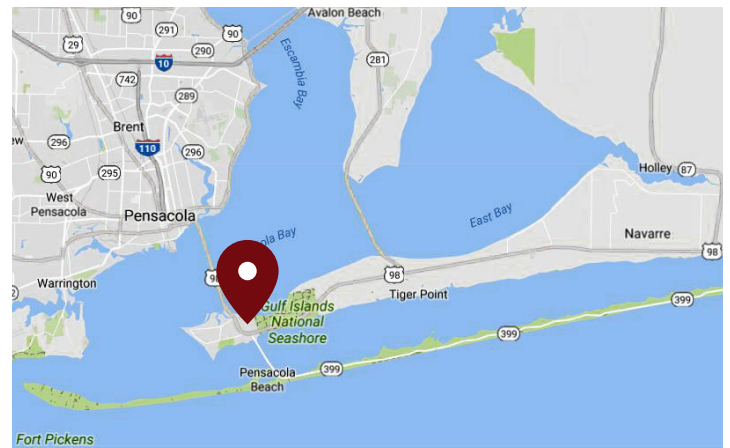
FOR LEASE



1,700 SF AVAILABLE

## PROPERTY HIGHLIGHTS

- Publix-Anchored Center
- Gulf Breeze is an Affluent Barrier Island Community that also Serves Nearby Pensacola Beach
- Located in the Pensacola MSA Which is the Largest MSA in the Florida Panhandle with more than 525,000 Residents
- The Captive Resident Population Boasts Impressive Household Incomes of Nearly \$156,000 in a Three-Mile Radius
- Five Major Military Facilities Which Employ more than 80,000 People
- Great Mix of Local and National Tenants
- Traffic Count: 53,000 VPD



DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Total Population	2,679	8,935	21,270
Daytime Population	3,728	10,482	30,049
Total Households	1,230	3,812	9,264
Avg. HH Income	\$149,367	\$146,288	\$121,913

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

## Jamie Golomb

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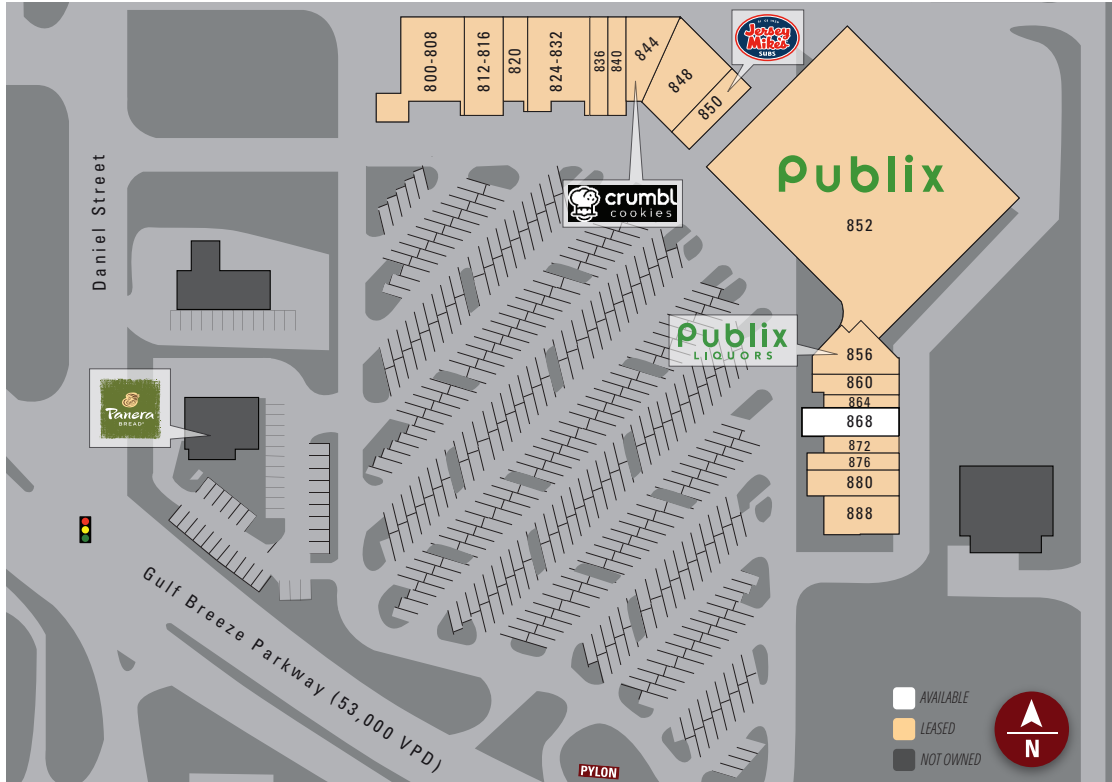
Crossman & Company

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## SITE PLAN



Suite	Tenant	Size
852	Publix	45,600
800-808	Shan Kishi Japanese	4,860
812-816	Gibson Girl Clothing	3,240
820	City Bowls South	1,620
824-832	Pizzaz Personalized Gifts	4,860
836	Berkshire Hathaway HomeServices PenFed Realty	1,620
840	Hotworx	1,620
844	Crumbl Cookies	3,550
848	Coastal Paddle Company	4,120
850	Jersey Mike's	1,700
856	Publix Liquor	2,260
860	Elite Nail Salon	1,500
864	Opulence Salon	1,300
868	AVAILABLE	1,700
872	Edward Jones	1,500
876	Sight and Sun Eyeworks	1,500
880	OsteoStrong	1,500
888	Rotolo's Pizzeria	3,075

TOTAL 87,125



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## FOOT TRAFFIC OVERVIEW

EST. # OF CUSTOMERS ANNUALLY

 **496,900**

EST. # OF VISITS ANNUALLY

 **1.6 Million**

AVG. VISITS / CUSTOMER

 **3.28**

AVG. LENGTH-OF-STAY / VISIT

 **47 MIN**

TOP 3 DAYS



Friday	259,624
Saturday	248,537
Sunday	237,449

# OF VISITS

TOP 3 HOURS

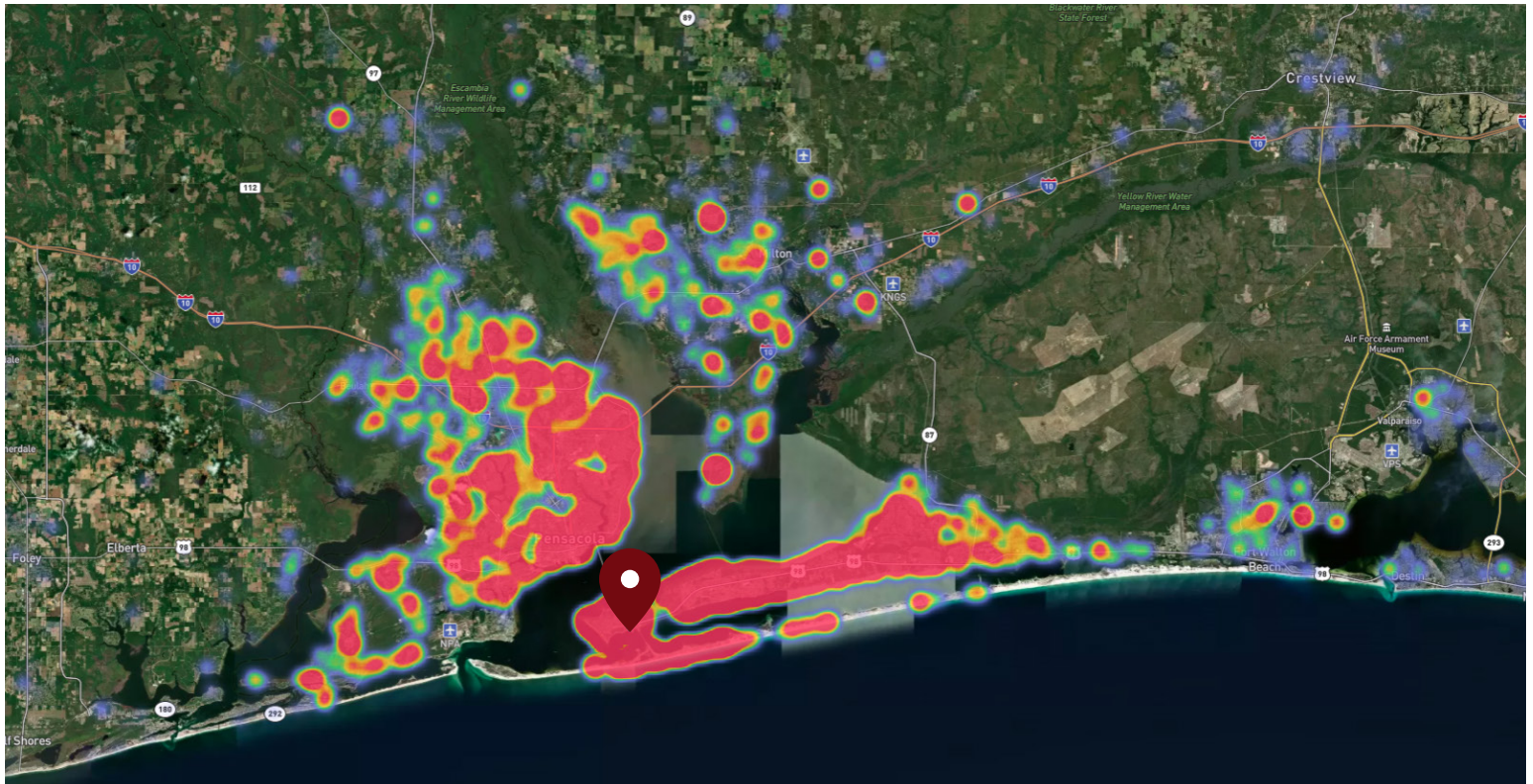


6-7 PM	264,286
12-1 PM	258,411
1-2 PM	257,967

# OF VISITS

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

## SITE VISIT DENSITY



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

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