

# Publix #1280 - Shops at Village Walk

7950 Dani Drive  
Fort Myers, FL 33966  
Lat 26.604, Long -81.810

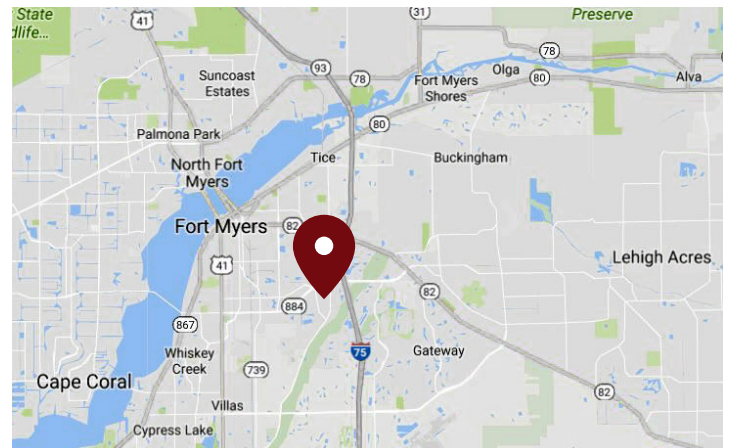
FOR LEASE



3,200 SF AVAILABLE

## PROPERTY HIGHLIGHTS

- Publix-Anchored Center
- Located at the High Traffic Signalized Intersection of Six Mile Cypress Parkway and Challenger Boulevard
- One-Mile West of Interstate-75
- 1/2 Mile South of Colonial Boulevard
- High Average HH Income and Densely Populated Area
- Traffic Count: 79,000 VPD (Colonial Boulevard and Six Mile Cypress Parkway)



DEMOGRAPHICS	2 Miles	4 Miles	6 Miles
Total Population	28,549	89,170	194,082
Daytime Population	27,136	110,336	234,540
Total Households	12,494	36,796	80,157
Avg. HH Income	\$112,623	\$106,468	\$101,955

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

## Adriana Collazo

786.676.1650 | [acollazo@crossmanco.com](mailto:acollazo@crossmanco.com)  
980 North Federal Highway, Suite 434, Boca Raton, FL

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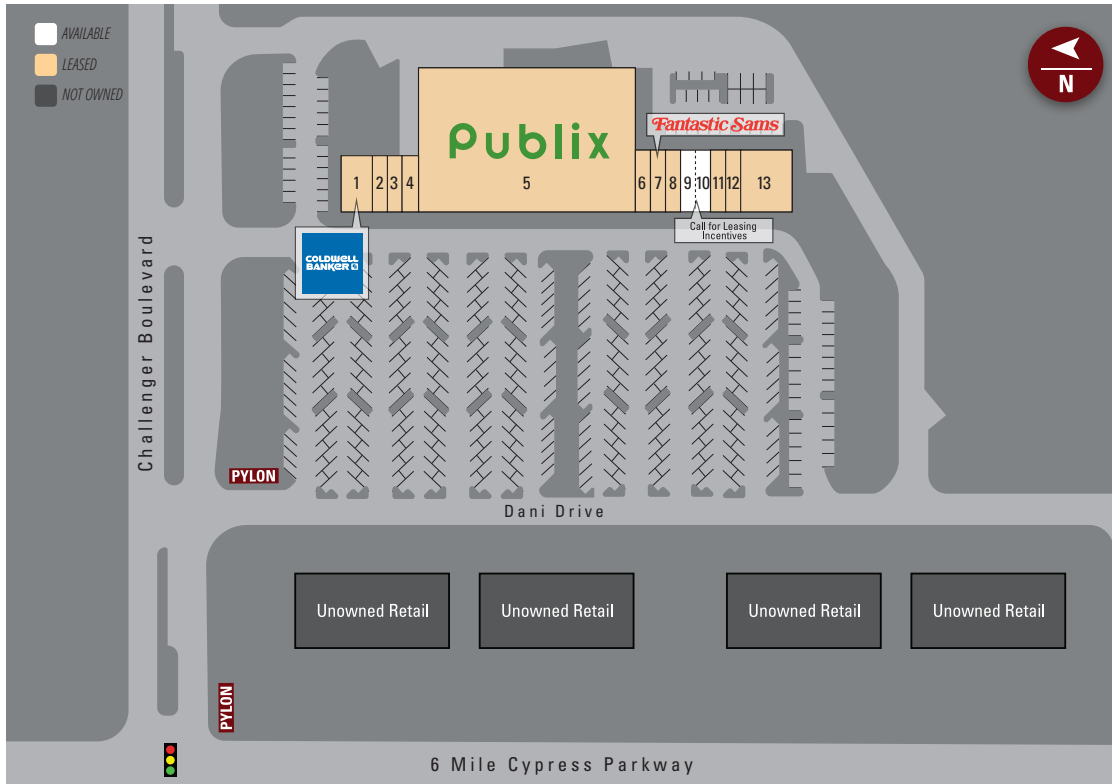
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## SITE PLAN



Suite	Tenant	Size
1	Coldwell Banker	3,034
2	Pack & Ship Express	1,671
3	Sunbelt Mortgage & Title	1,373
4	Six Mile Liquor Store	1,975
5	Publix	54,340
6	Ceviche Divino	1,640
7	Fantastic Sams	1,600
8	Gindele Family Chiropractic	1,600
9-10	AVAILABLE (40 X 80)	3,200
11	China Lin	1,602
12	Royal Nail & Spa	1,600
13	Kumo Japanese Steak House	5,200

**TOTAL 78,835**



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## FOOT TRAFFIC OVERVIEW

EST. # OF CUSTOMERS ANNUALLY



EST. # OF VISITS ANNUALLY



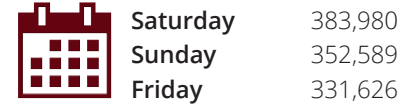
AVG. VISITS / CUSTOMER



AVG. LENGTH-OF-STAY / VISIT

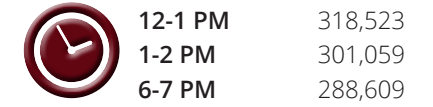


TOP 3 DAYS



# OF VISITS

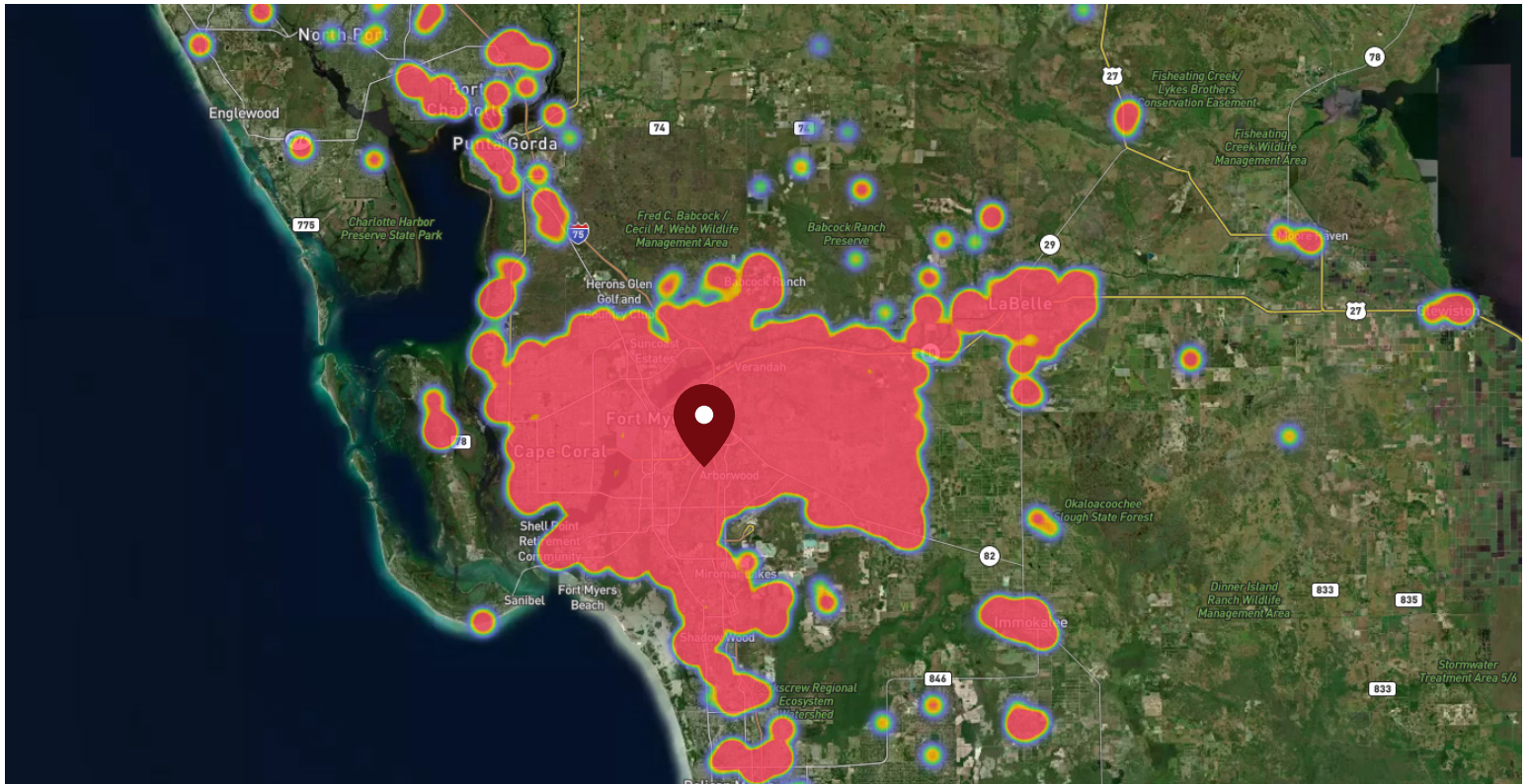
TOP 3 HOURS



# 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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