

Publix #1414 - Nokomis Village

1091 Tamiami Trail North
Nokomis, FL 34275
Lat 27.137, Long -82.459

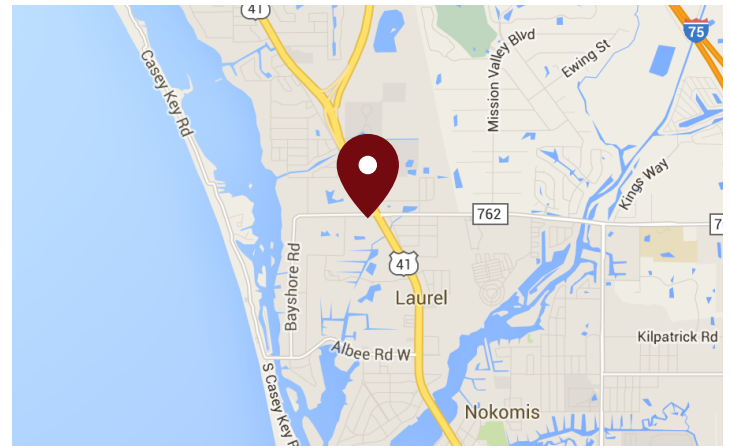
FOR LEASE



1,600 - 4,100 SF AVAILABLE

PROPERTY HIGHLIGHTS

- Publix-Anchored Center
- Redeveloped in November 2013
- Located at the Busy Intersection of US-41 and Laurel Road
- 3.5 Miles North of Venice
- 4.5 Miles South of Osprey
- 3.0 Miles West of Interstate-75
- Excellent Visibility and Access
- Pylon Signage Available
- Well Established National and Local Tenant Mix
- Combined Traffic Count: 58,300 VPD



DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Total Population	13,219	60,786	133,785
Daytime Population	22,822	95,422	169,897
Total Households	6,712	27,695	62,409
Avg. HH Income	\$124,900	\$110,054	\$116,253

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

Sandra Woodworth

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Suite	Tenant	Size
1091	Publix	45,600
997A	Island Fin Poke Co.	1,560
997B	Lam Nails	1,250
997C	Allstate	1,250
997D	AVAILABLE	1,600
1067	Petsense	5,750
1065 B+C	Millennium Physician Group	6,092
1073	AVAILABLE	1,775
1075	Triton Jewelry Repair	1,775

Suite	Tenant	Size
1077	Medical Hearing Systems	1,370
1079	The UPS Store	1,051
1083	Jiang's New China	1,400
1085A	Studio M Hair Company	1,400
1085B	Hungry Howie's	1,077
1087	Anthony's	10,080
1089	Publix Liquors	2,113
1095A	Hibachi Express	3,455
1095B	AVAILABLE	4,100

Suite	Tenant	Size
1095C	Hot Nails	940
1095D	Great Clips	935
1099A	Paradise Grille	3,974
1099E	AVAILABLE	4,036
1099F	Paradise Grille Storage	656
		TOTAL 103,239

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FOOT TRAFFIC OVERVIEW

EST. # OF CUSTOMERS ANNUALLY

 **237,600**

EST. # OF VISITS ANNUALLY

 **1.2 Million**

AVG. VISITS / CUSTOMER

 **5.02**

AVG. LENGTH-OF-STAY / VISIT

 **30 MIN**

TOP 3 DAYS



Friday	188,185
Saturday	184,007
Wednesday	170,004

OF VISITS

TOP 3 HOURS

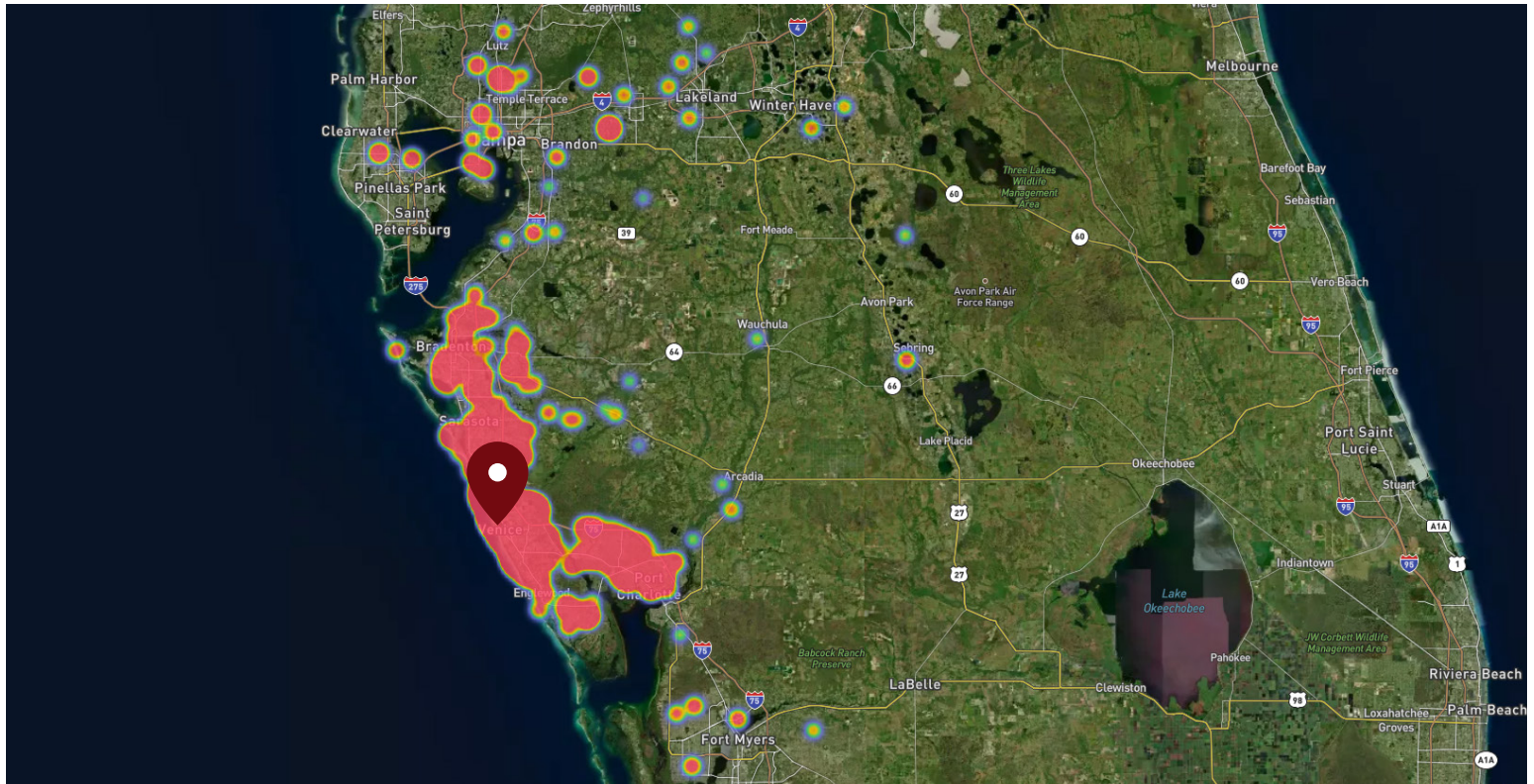


5-6 PM	185,777
12-1 PM	179,283
1-2 PM	169,127

OF VISITS

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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