

# Publix #1273 - Eureka Promenade

18280 SW 147th Avenue  
Miami, FL 33187  
Lat 25.601, Long -80.429

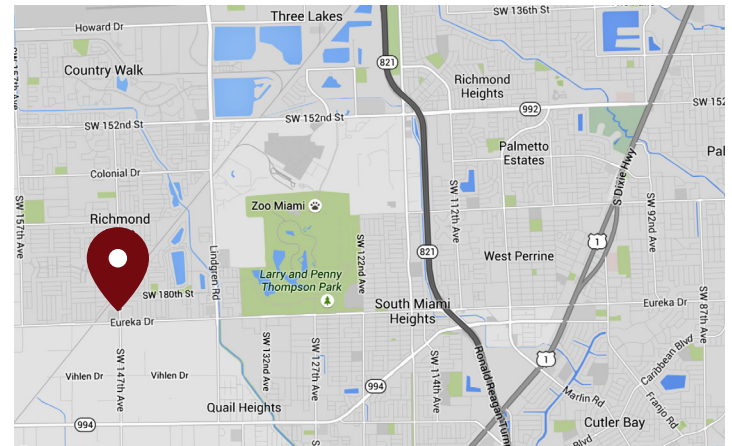
FOR LEASE



1,413 SF AVAILABLE

## PROPERTY HIGHLIGHTS

- Miami-Dade Market
- Located off of Busy Southwest 14th Avenue
- Restaurant Opportunity Available 9/1/2025
- Publix-Anchored Center
- Strong Demographics
- Excellent Daytime Traffic
- Traffic Count: 20,630 VPD



DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Total Population	17,156	81,225	227,835
Daytime Population	9,677	56,768	192,907
Total Households	5,009	24,278	72,212
Avg. HH Income	\$115,397	\$117,805	\$103,010

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

## Adriana Collazo

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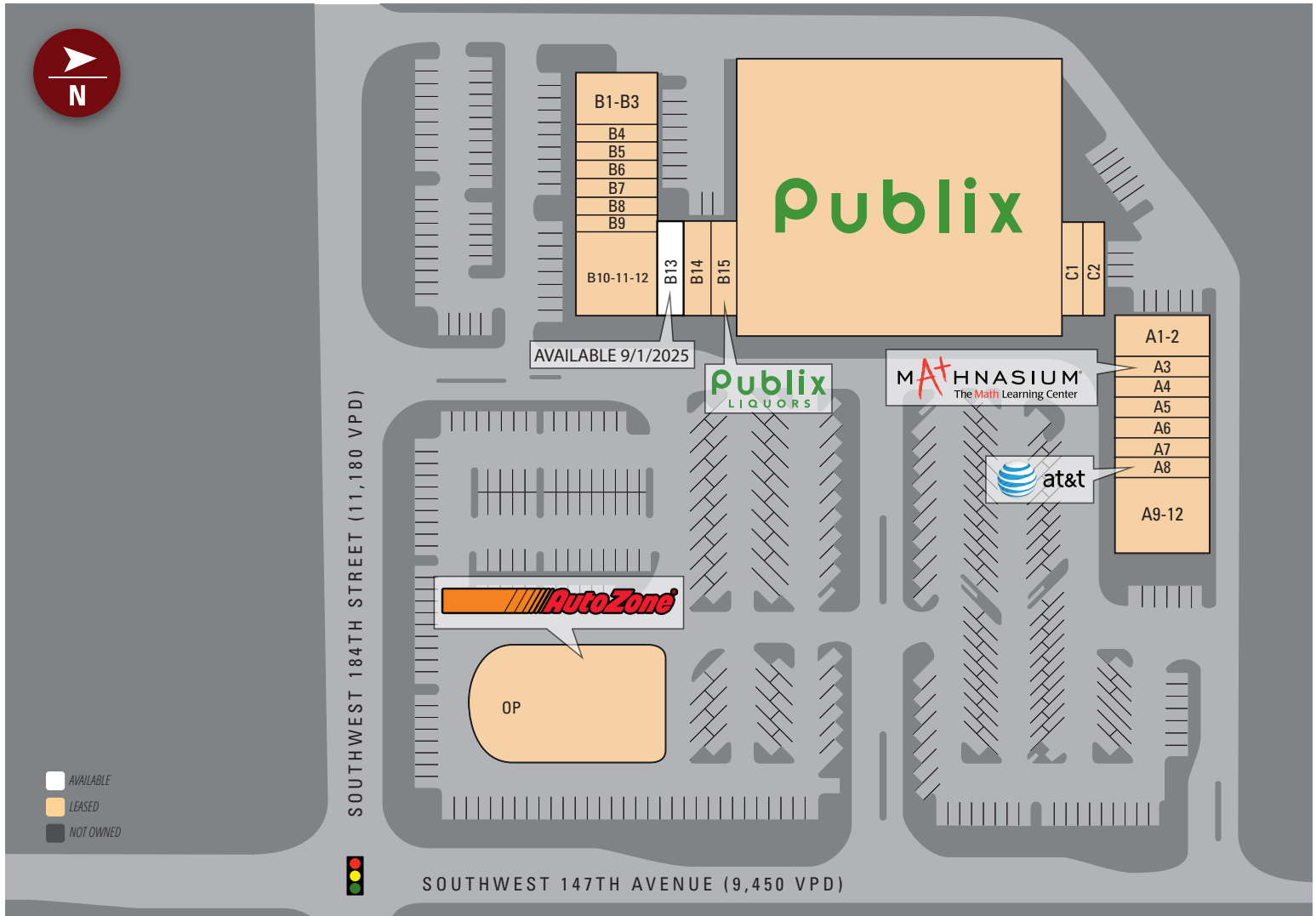
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Suite	Tenant	Size	Suite	Tenant	Size	Suite	Tenant	Size
ANC	Publix	45,600	B1-3	Little Superheroes Daycare	2,733	B13	AVAILABLE - Restaurant Opportunity (9/1/2025)	1,413
A1-2	Elite Smiles Pediatric Dentistry	2,100	B4	Super Cleaners	920	B14	El Platoneeka Nicaraguan Cafe	1,400
A3	Mathnasium	1,073	B5	Dr. Somoza, DDS	920	B15	Publix Liquors	1,470
A4	Lezcano Insurance	1,073	B6	Pete's Kitchen	920	C1	Bubbles Pet Spa	1,061
A5	Cold Stone Creamery	1,073	B7	DM Family Care	920	C2	Temptation Pools	1,047
A6	Hair Doctor	1,073	B8	Kuts-4-Kids	823	OP1	AutoZone	.95 Acres
A7	Lee Spa	1,073	B9	Fade County	823	TOTAL 75,533		
A8	AT&T	1,073	B10-11-12	Dona Neli Restaurant	2,591			
A9-12	Pomodoro Italian Restaurant	4,328						

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## FOOT TRAFFIC OVERVIEW

EST. # OF CUSTOMERS ANNUALLY

 **190,800**

EST. # OF VISITS ANNUALLY

 **1.5 Million**

AVG. VISITS / CUSTOMER

 **7.87**

AVG. LENGTH-OF-STAY / VISIT

 **27 MIN**

TOP 3 DAYS



Saturday	269,371
Sunday	245,629
Friday	221,053

# OF VISITS

TOP 3 HOURS

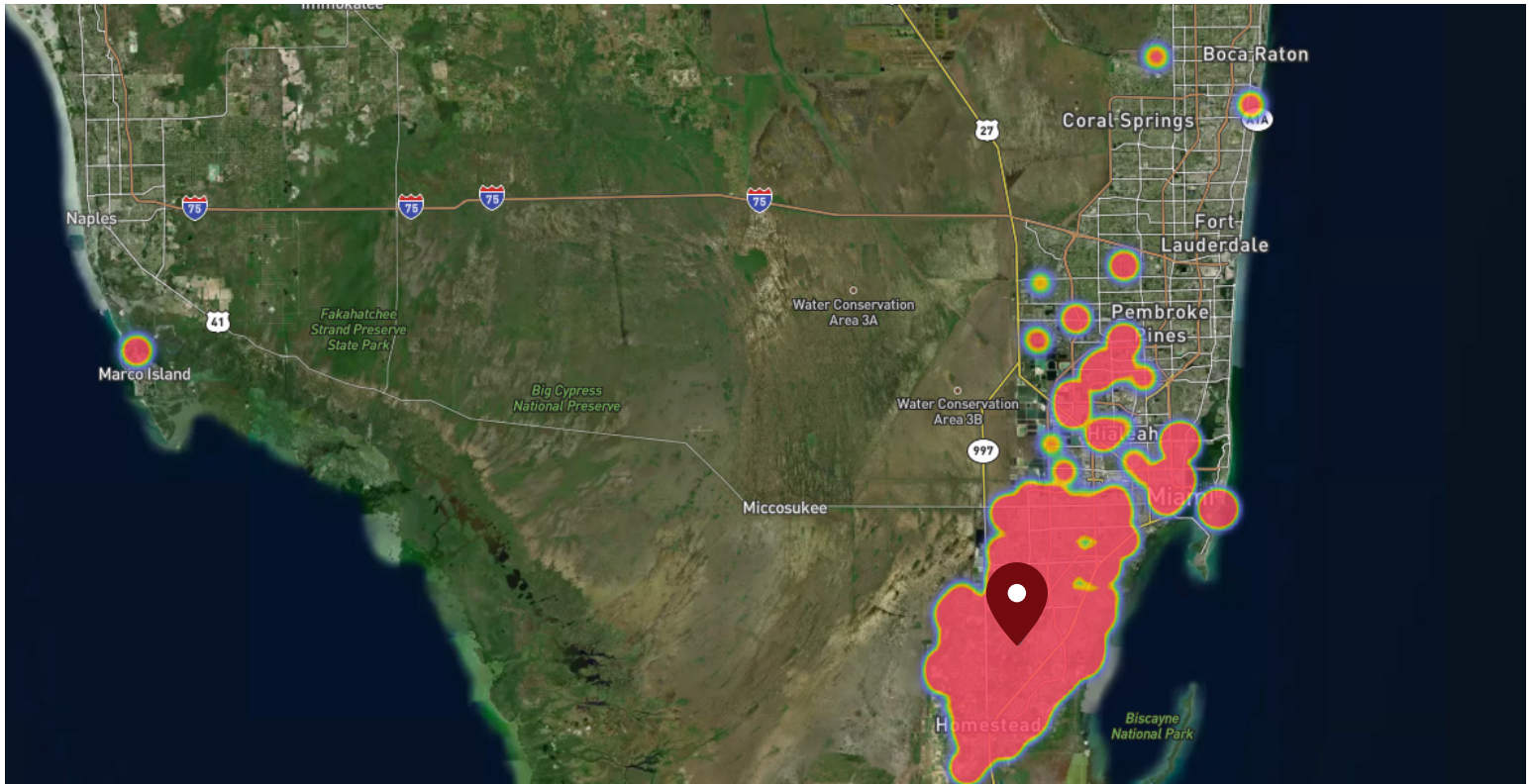


6-7 PM	226,447
5-6 PM	217,766
7-8 PM	211,984

# OF VISITS

Data provided by Placer Labs Inc. ([www.placer.ai](http://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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