

Publix #0162 - Crossroads

5781 Lee Boulevard
 Lehigh Acres, FL 33971
 Lat 26.619, Long -81.766

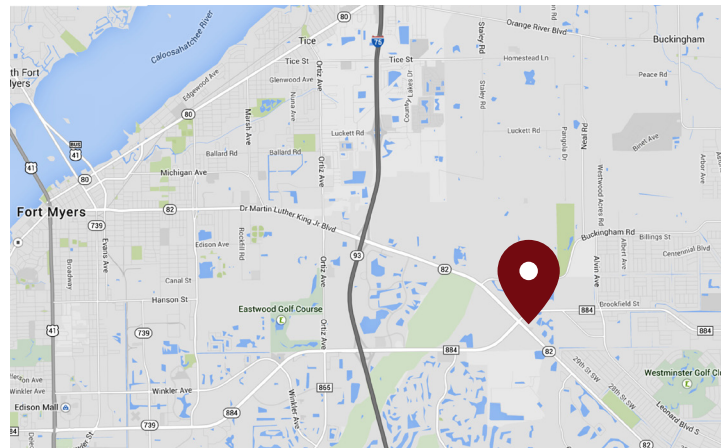
FOR LEASE



900 - 1,400 SF AVAILABLE

PROPERTY HIGHLIGHTS

- Fort Myers Market
- Located at the Primary Intersection in the Trade Area
- Approximately Two Miles East of Interstate 75
- Trade Area Extends Over 50 Miles East
- Signalized Intersection
- Entrances from Both Lee Boulevard and State Road 82
- Combined Traffic Count: 41,400 VPD



DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Total Population	2,803	47,802	108,836
Daytime Population	3,704	34,402	98,059
Total Households	833	14,608	40,775
Avg. HH Income	\$96,801	\$106,155	\$101,352

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

Fernando Espino

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 2655 South Le Jeune Road, Suite 908, Miami, FL

Licensed Real Estate Broker. No warranty expressed or implied has been made to the accuracy of the information provided herein, no liability assumed for error or omission.

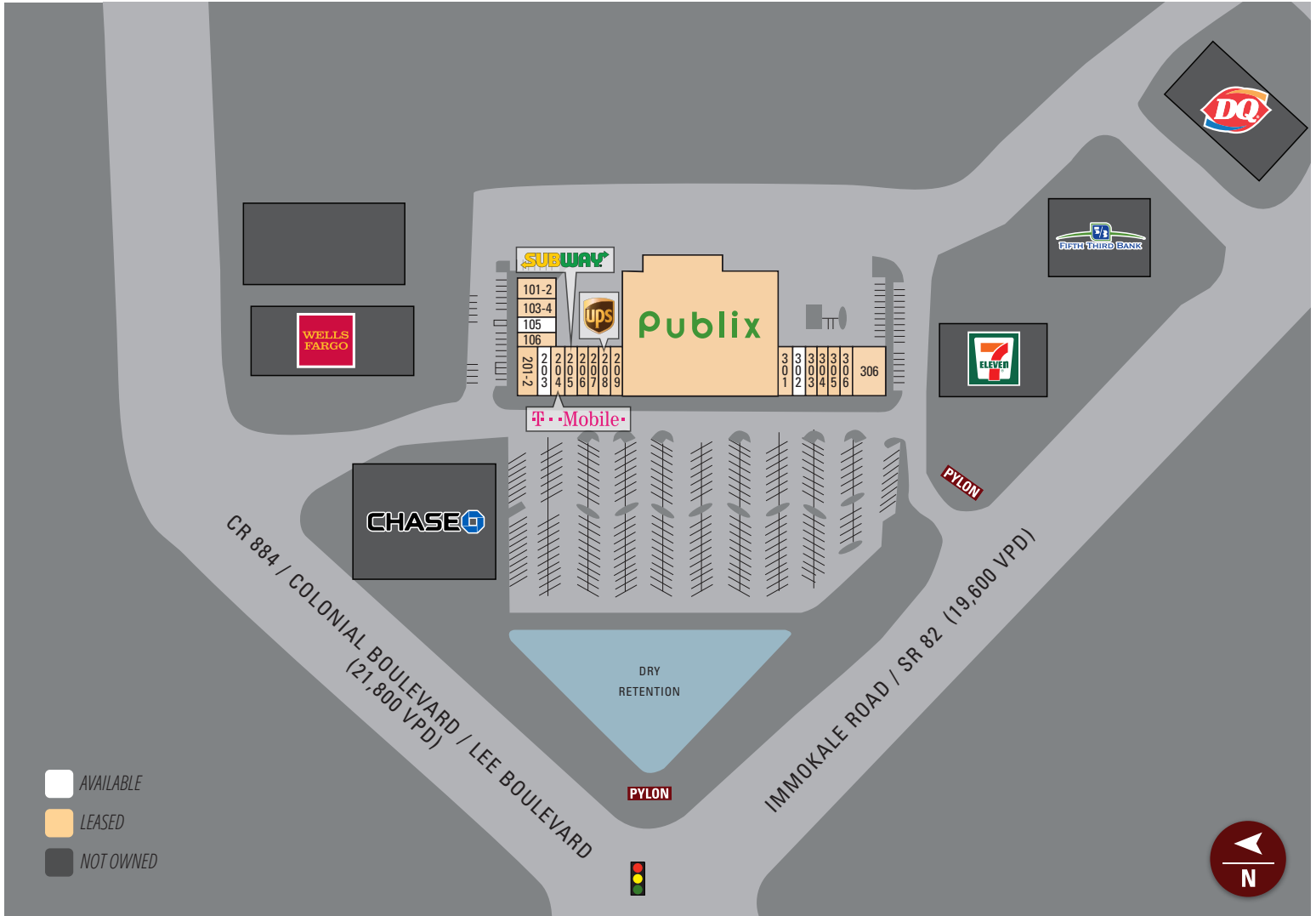


Crossman & Company

www.crossmanco.com

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- AVAILABLE
- LEASED
- NOT OWNED

Suite	Tenant	Size
ANC	Publix	44,840
101-2	DSD Homes	2,400
103-4	Total Health Dentistry	2,100
105	AVAILABLE	900
106	Natasha's Alterations Dry Cleaning	900
201-2	Rib City	2,800
203	AVAILABLE	1,050
204	T-Mobile	1,050
205	Subway	1,400

Suite	Tenant	Size
206	NextCut Barbershop	1,225
207	Empire Hair & Beauty	1,225
208	The UPS Store	1,400
209	Morikami Thai & Sushi	1,400
301	Crossroads Liquor	1,400
302	AVAILABLE	1,400
303	China Garden	1,225
304	Amigos Insurance	1,225
305	La Valentina Mexican Restaurant	1,400

Suite	Tenant	Size
306	Nail Art & Co.	1,050
307	Il Primo Pizza & Wings	3,850
TOTAL		74,240

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FOOT TRAFFIC OVERVIEW

EST. # OF CUSTOMERS ANNUALLY

 **263,600**

EST. # OF VISITS ANNUALLY

 **1.6 Million**

AVG. VISITS / CUSTOMER

 **6.24**

AVG. LENGTH-OF-STAY / VISIT

 **41 MIN**

TOP 3 DAYS



Sunday
Saturday
Friday

OF VISITS

178,265
158,071
147,534

TOP 3 HOURS



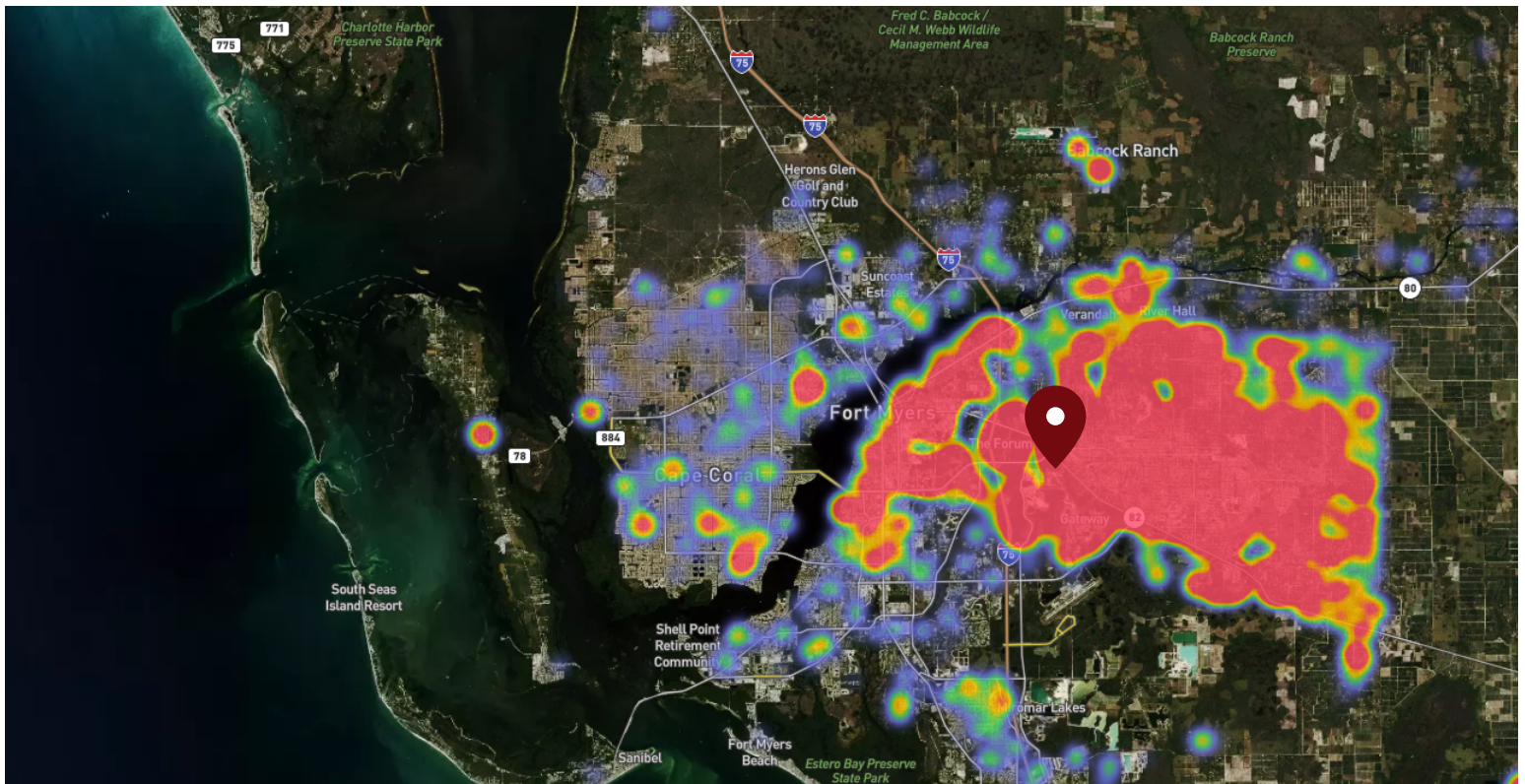
5-6 PM
6-7 PM
4-5 PM

OF VISITS

170,944
161,687
159,489

Data provided by Placer Labs Inc. (www.placer.ai) June 31, 2021 - May 31, 2022

SITE VISIT DENSITY



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

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