

Publix #0866 - LaBelle Plaza

1555 S Highland Avenue
Clearwater, FL 33756
Lat 27.940, Long -82.773

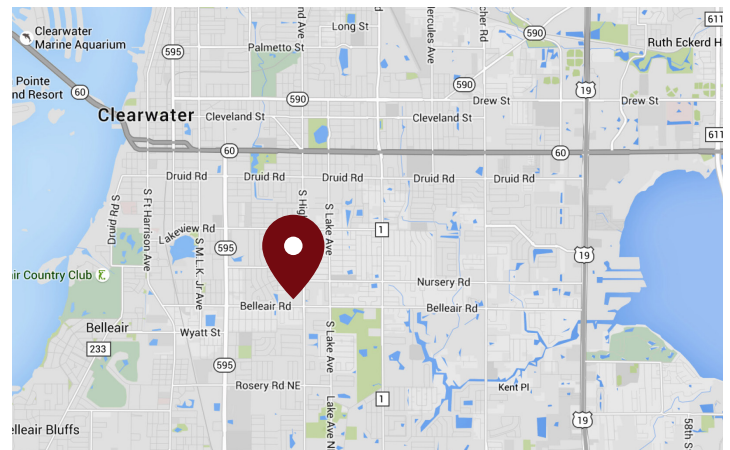
FOR LEASE



900 - 2,400 SF AVAILABLE

PROPERTY HIGHLIGHTS

- Tampa MSA - Pinellas County
- Publix-Anchored Center
- Located at the Signalized Intersection of South Highland Avenue and Belleair Road
- Serves Established Residential Neighborhoods
- Densely Populated Trade Area - Three-Mile Population 120,281
- One Mile East of Alt-19
- Two Miles South of SR-60
- Three Miles West of US-19
- Pylon Signage Available
- Traffic Count: 11,500 VPD - Highland Avenue



DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Total Population	14,157	121,868	268,460
Daytime Population	10,377	120,281	268,575
Total Households	5,735	54,842	120,222
Avg. HH Income	\$74,597	\$66,298	\$72,312

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

Sandra Woodworth

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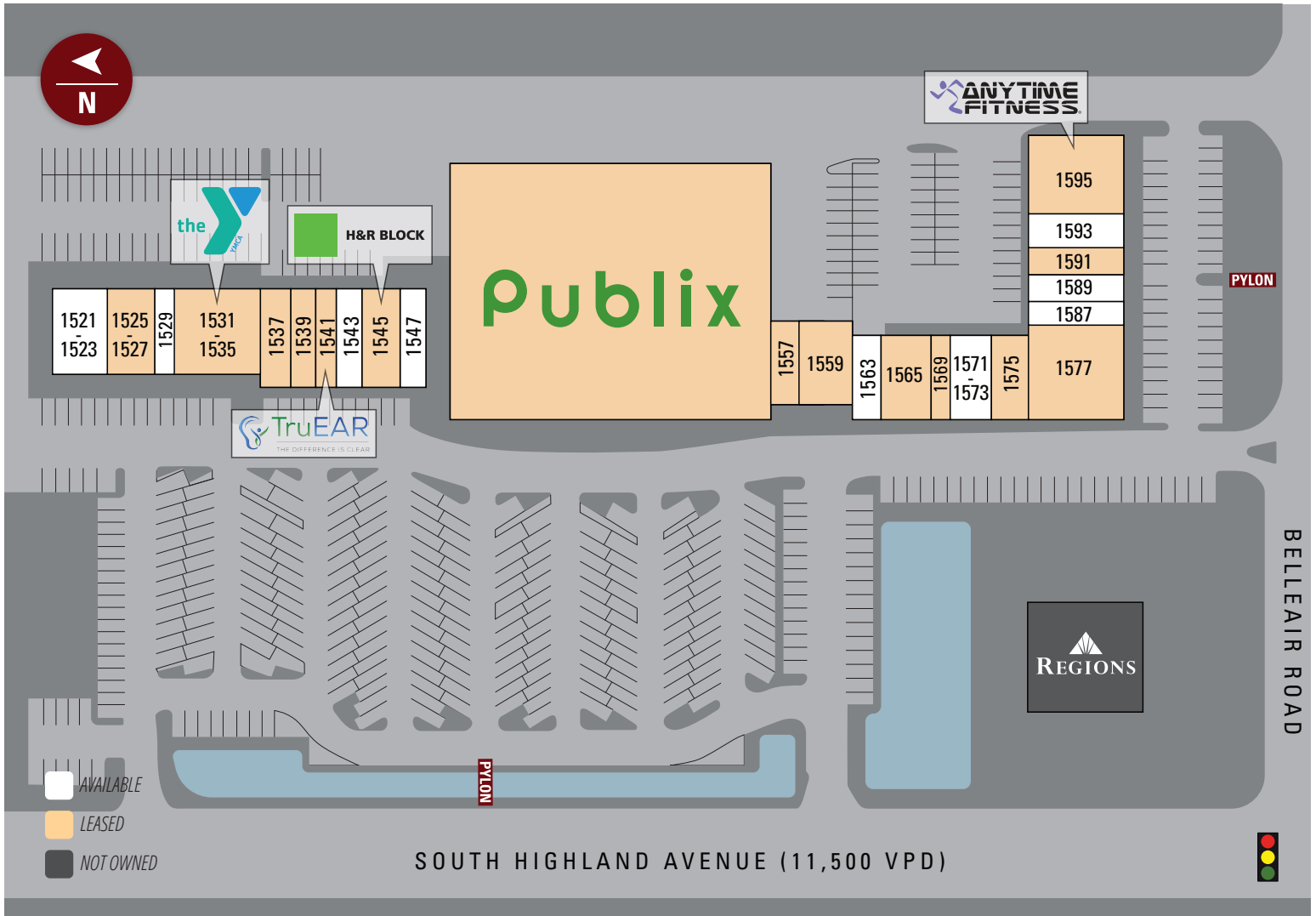
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Suite	Tenant	Size
1555	Publix	44,271
1521-1523	AVAILABLE (40 X 60)	2,400
1525-1527	Clearwater Smiles Dentistry	2,100
1529	AVAILABLE (15 X 60)	900
1531-1535	YMCA	3,600
1537	Chinese Restaurant	1,400
1539	Chiropractor	1,400
1541	TruEar	1,050
1543	AVAILABLE (20 X 70)	1,400

Suite	Tenant	Size
1545	H&R Block	1,750
1547	AVAILABLE (20 X 70)	1,400
1557	Glamour Hair Salon	1,200
1559	Luxe Cares Spa	2,400
1563	AVAILABLE (20 X 60)	1,200
1565	Remy's Cafe	2,425
1569	Scott's Dry Clean	900
1571-1573	AVAILABLE	2,125
1575	Liquor Store	1,775

Suite	Tenant	Size
1577	Pet Safari	4,400
1587	AVAILABLE (15 X 70)	1,050
1589	AVAILABLE (20 X 70)	1,400
1591	Sunshine Nails	1,050
1593	AVAILABLE (25 X 70)	1,750
1595	Anytime Fitness	4,200
TOTAL		87,546

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FOOT TRAFFIC OVERVIEW

EST. # OF CUSTOMERS ANNUALLY

 **133,000**

EST. # OF VISITS ANNUALLY

 **1 Million**

AVG. VISITS / CUSTOMER

 **7.79**

AVG. LENGTH-OF-STAY / VISIT

 **42 MIN**

TOP 3 DAYS



	# OF VISITS
Sunday	168,941
Saturday	158,122
Wednesday	144,651

OF VISITS

TOP 3 HOURS

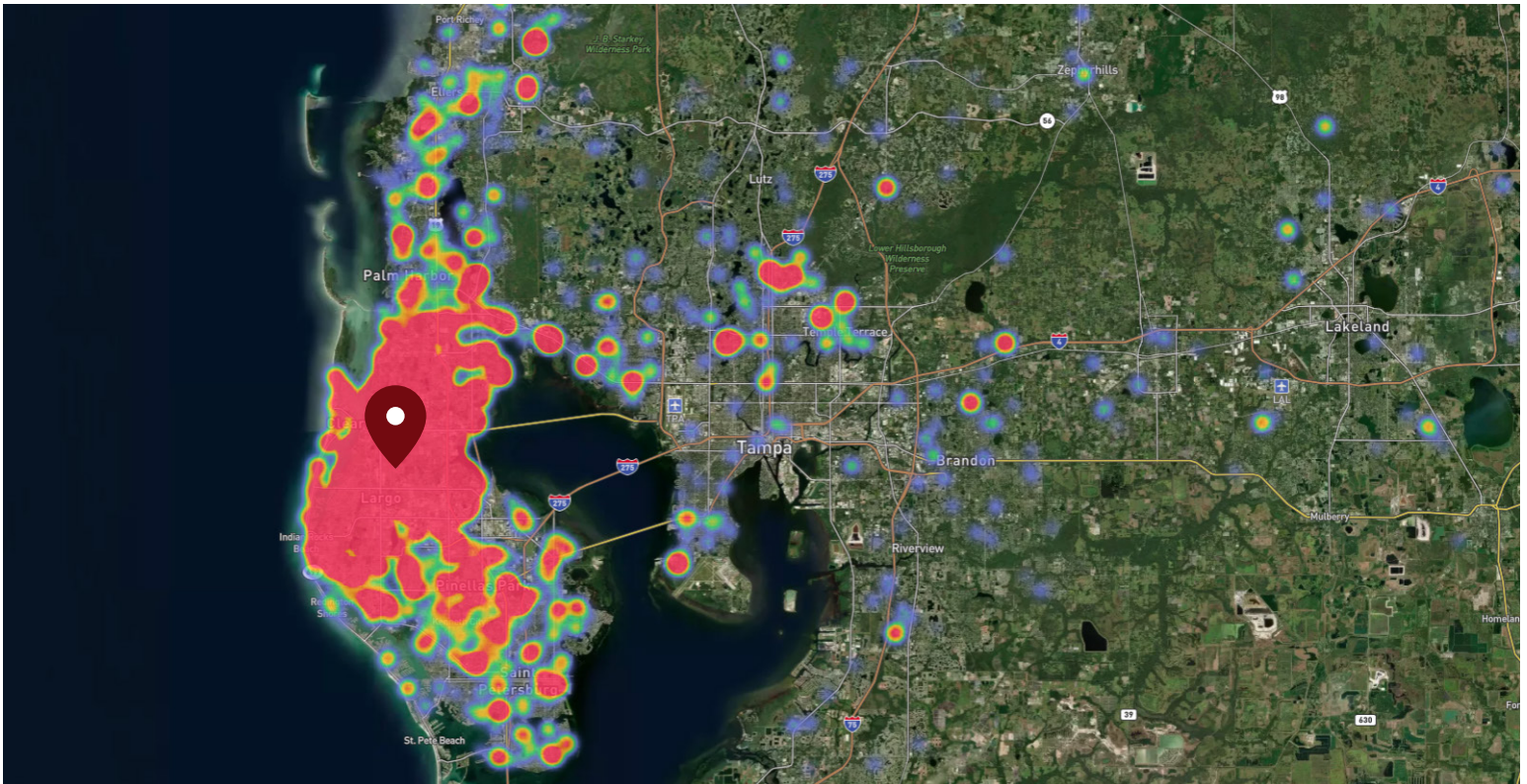


5-6 PM	172,494
12-1 PM	170,440
1-2 PM	162,384

OF VISITS

Data provided by Placer Labs Inc. (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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