

Publix #1407 - Shoppes at Del Prado

17960 N. Tamiami Trail
North Ft. Myers, FL 33903
Lat 26.719, Long -81.904

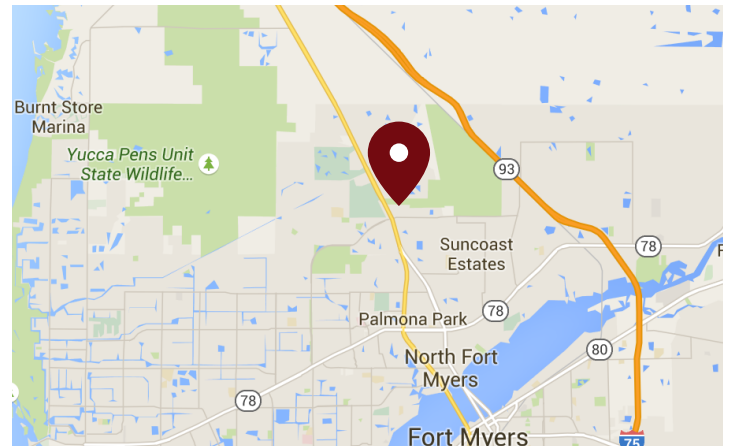
FOR LEASE



1,750 SF & ±0.98 - 1.57 ACRE OP AVAILABLE

PROPERTY HIGHLIGHTS

- Publix-Anchored Center
- Located at the Signalized Intersection of US-41 & Del Prado Boulevard
- Ideal Access, Visibility and Parking
- Strong National and Local Tenant Mix
- Area Traffic Count: 42,800 VPD



DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Total Population	6,242	35,354	81,914
Daytime Population	5,632	29,514	71,130
Total Households	3,040	17,105	36,783
Avg. HH Income	\$91,562	\$75,702	\$82,797

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

Adriana Collazo

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SITE PLAN



Suite	Tenant	Size
A	Publix	45,600
B1	AVAILABLE	1,750
B2	5 Star Nail & Spa	1,400
B3	Bank of America	1,400
B4	Hear USA	1,400
B5	Great Clips	1,400
B6	H&R Block	1,400
C1	Publix Liquors	1,400
C2	Goodwill	1,050
C3	Pak N Ship	1,400
C4	China Wok	1,050
C5	Jet's Pizza	1,400
D1	Eye Care Centers of Florida	3,800
D2-3	Rasmussen Family Dental North	2,100
OP3	Burger King	1.09 Acres
OP4	AVAILABLE	1.57 Acres
OP6	AVAILABLE	.98 Acres

TOTAL 66,550



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FOOT TRAFFIC OVERVIEW

EST. # OF CUSTOMERS ANNUALLY

 **155,000**

EST. # OF VISITS ANNUALLY

 **1.2 Million**

AVG. VISITS / CUSTOMER


 **7.95**

AVG. LENGTH-OF-STAY / VISIT

 **25 MIN**


TOP 3 DAYS

OF VISITS

 Saturday 189,785
Friday 184,053
Wednesday 177,955

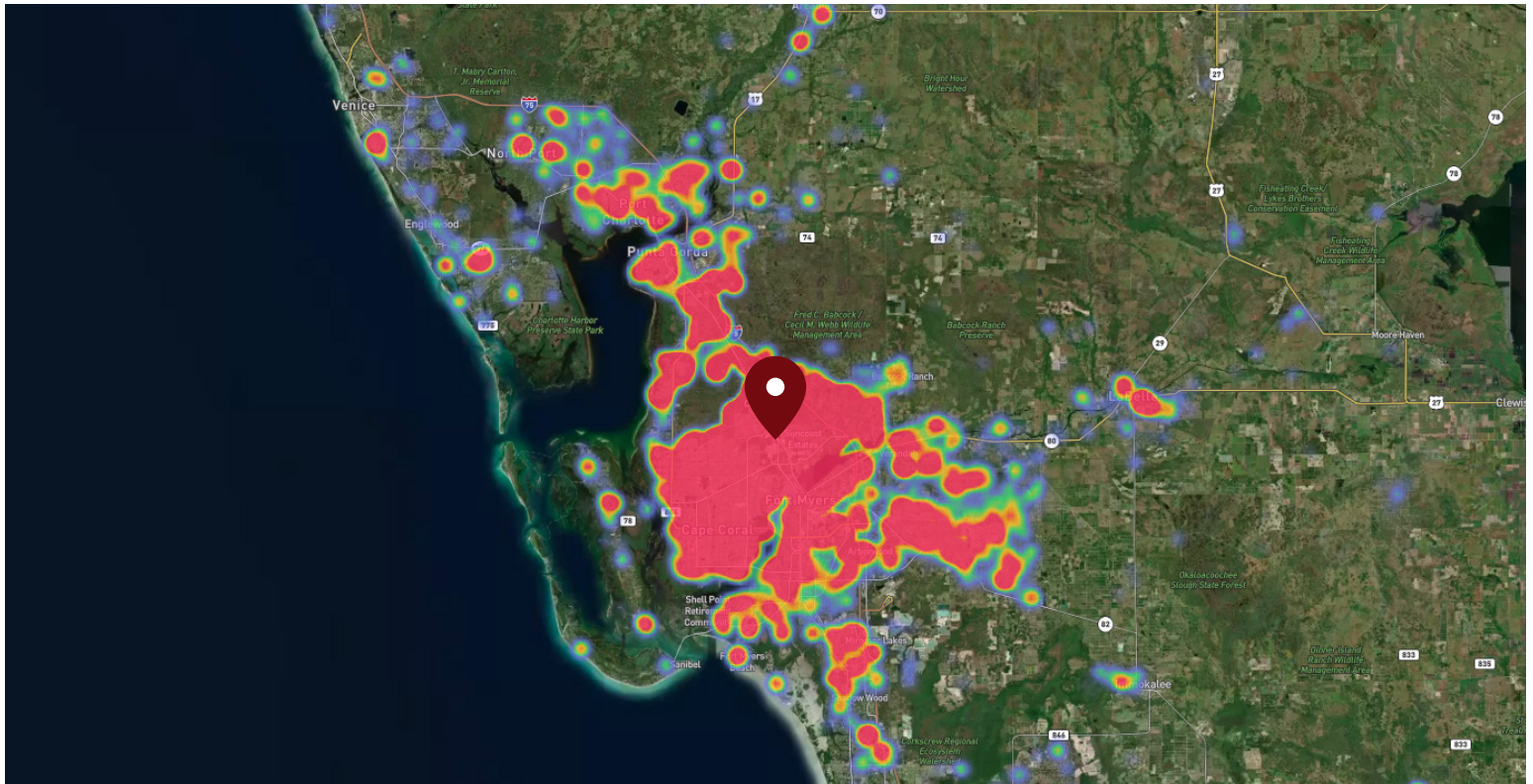
TOP 3 HOURS

OF VISITS

 5-6 PM 179,918
4-5 PM 178,269
3-4 PM 170,687

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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