

Publix #0878 - Shoppes of Lithia

3461 Lithia Pinecrest Road
Lithia, FL 33596
Lat 27.891, Long -82.242

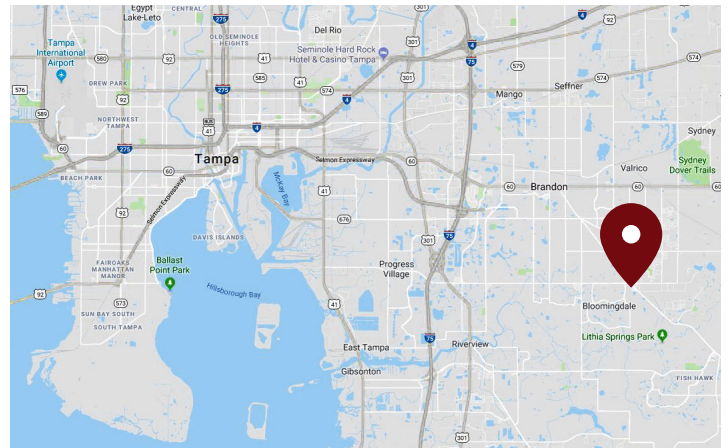
FOR LEASE



1,050 - 1,400 SF AVAILABLE

PROPERTY HIGHLIGHTS

- Publix-Anchored Center
- Located at the High-Traffic Signalized Intersection of Bloomingdale Avenue and Lithia Pinecrest Road
- 3.5 Miles North of Fishhawk Boulevard
- Five Miles South of Brandon Boulevard
- Seven Miles East of Interstate-75
- Seven Miles West of County Road 39
- Densely Populated Trade Area
- High-Income Area over \$115,000 in a One-Mile and Three-Mile Radius
- Combined Traffic Count: 51,114



DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Total Population	7,937	68,611	168,816
Daytime Population	8,742	50,861	134,706
Total Households	2,771	23,857	60,247
Avg. HH Income	\$130,605	\$126,593	\$114,760

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

Sandra Woodworth

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SITE PLAN

Suite	Tenant	Size
12	Publix	54,379
1	AVAILABLE	1,400
2	Smoothie King	1,250
3	The UPS Store	1,250
4	Beltone Hearing Aid Service	1,000
5	Rosati's Pizza	1,540
6	Fantastic Nails	1,726
7	AJ's Fine Wines and Liquor	3,197
8	Golden Bowl Chinese Restaurant	1,488
9	AVAILABLE	1,050
10	Bleu Salon	1,750
11	Edible Arrangements	1,400

TOTAL 71,430



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Crossman & Company

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FOOT TRAFFIC OVERVIEW

EST. # OF CUSTOMERS ANNUALLY



EST. # OF VISITS ANNUALLY



AVG. VISITS / CUSTOMER



AVG. LENGTH-OF-STAY / VISIT



TOP 3 DAYS



Saturday	223,927
Friday	220,956
Sunday	209,463

OF VISITS

TOP 3 HOURS

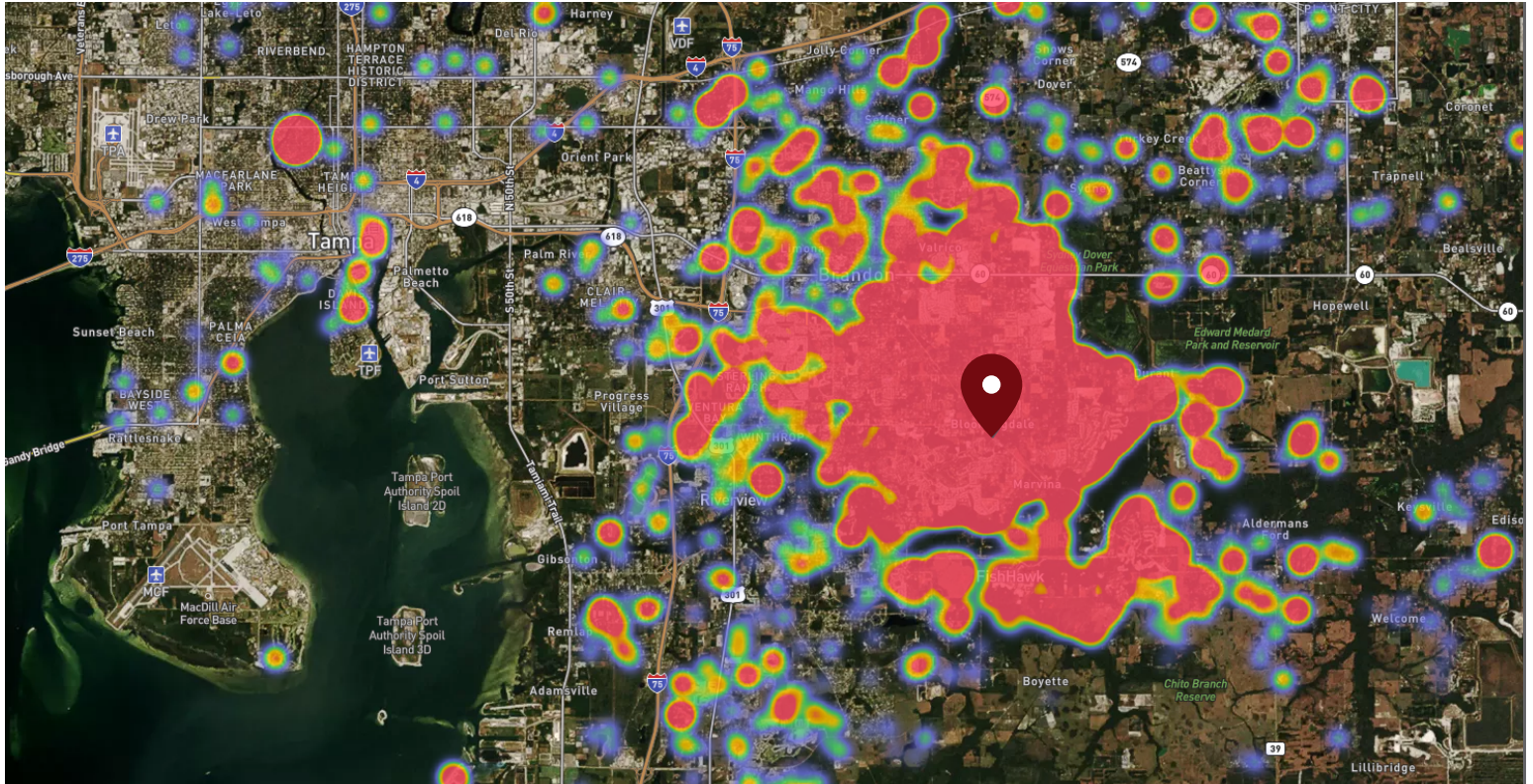


4-5 PM	222,017
5-6 PM	210,071
3-4 PM	207,411

OF VISITS

Data provided by Placer Labs Inc. (www.placer.ai) July 1, 2021 - June 30, 2022

SITE VISIT DENSITY



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

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