

Publix #1657 - Briar Bay

13005 SW 89th Place
Miami, FL 33176
Lat 25.648, Long -80.339

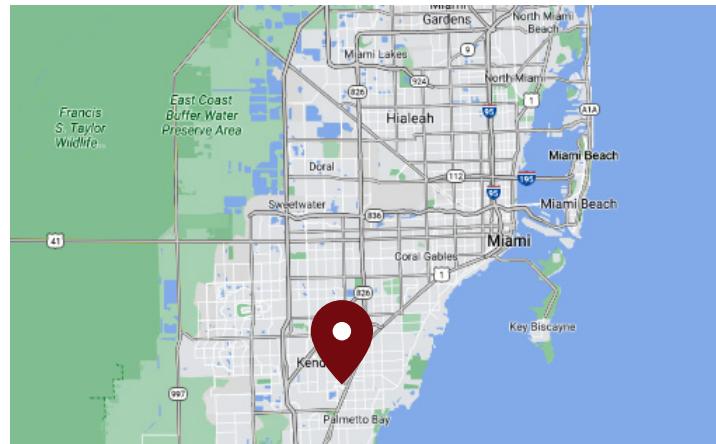
UNDER DEVELOPMENT



960 - 1,620 SF AVAILABLE FOR PRE-LEASING

PROPERTY HIGHLIGHTS

- New Redevelopment Publix Center Delivering in Early 2022
- Lots of Traffic on 136th Street in High-Income Neighborhood of The Falls
- Large Concentration of Condominiums in the Immediate Vicinity, with Sprawl of High-Value Single-Family Homes Within 1-3 Miles
- Directly Across the Street from The Falls Shopping Mall, a Simon Property with 840k GLA
- Two-Story Publix with Parking Garage and Ample Outdoor Parking
- Large Footprint Store Makes it one of the Largest Publix Grocery Stores in the Market



DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Total Population	10,138	105,813	281,570
Daytime Population	14,906	118,015	308,175
Total Households	3,778	35,208	97,774
Avg. HH Income	\$132,465	\$134,691	\$114,173

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

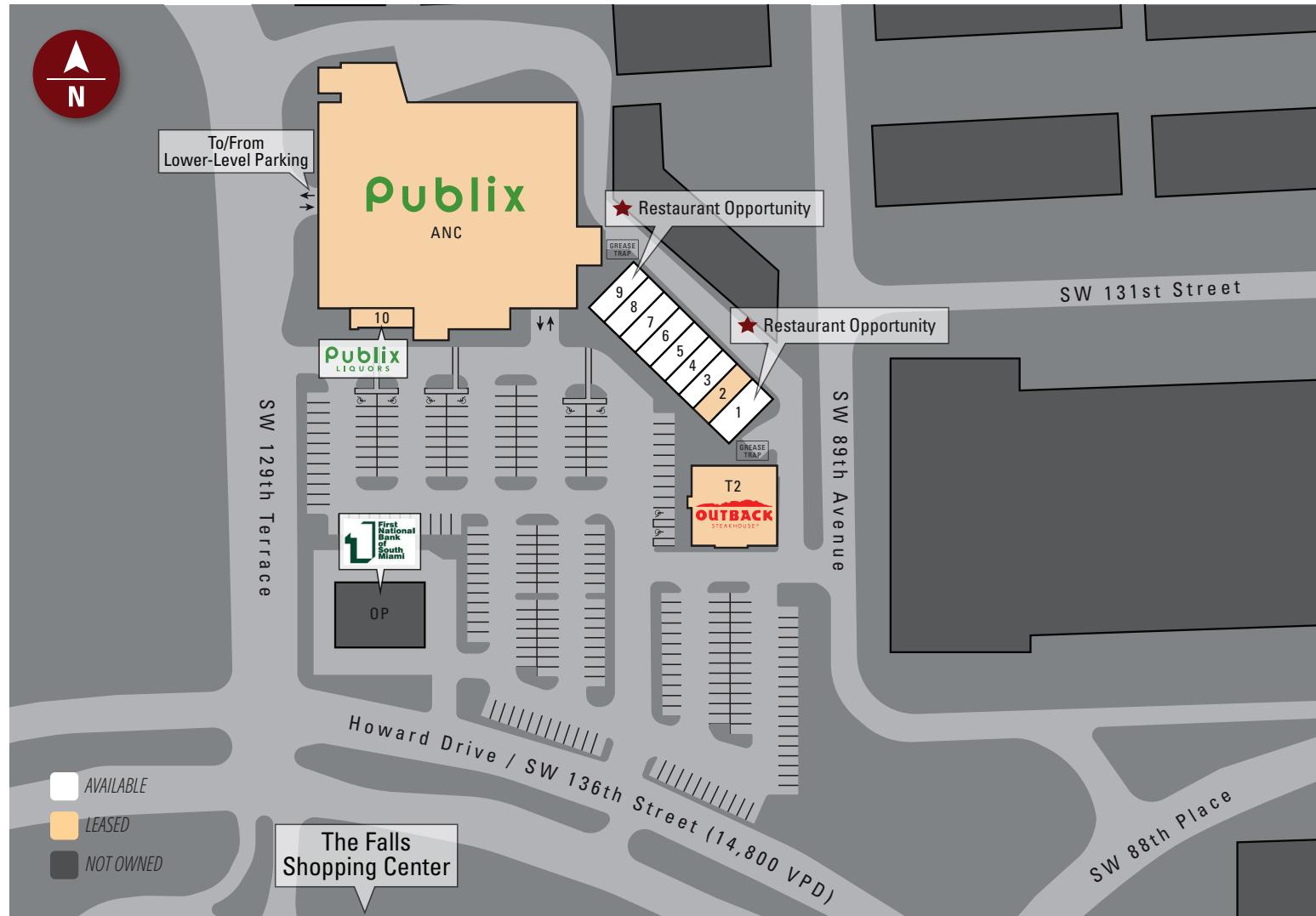
Fernando Espino

Office: 305.342.4629 | Cell: 305.632.1809 | fespino@crossmanco.com
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.

Publix #1657 - Briar Bay

13005 SW 89th Place
Miami, FL 33176
Lat 25.648, Long -80.339



Suite	Tenant	Size
ANC	Publix	53,287
10	Publix Liquors	1,200
9	AVAILABLE	1,200
8	AVAILABLE	1,200
7	AVAILABLE	1,200
6	AVAILABLE	1,200
5	AVAILABLE	1,200
4	AVAILABLE	1,200
3	AVAILABLE	960

Suite	Tenant	Size
2	Takee Outee	1,200
1	AVAILABLE	1,620
T2	Outback Steakhouse	6,089
TOTAL 71,556		

Fernando Espino

Office: 305.342.4629 | Cell: 305.632.1809 | fespino@crossmanco.com
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.

Publix #1657 - Briar Bay

13005 SW 89th Place
Miami, FL 33176
Lat 25.648, Long -80.339

FOOT TRAFFIC OVERVIEW

EST. # OF CUSTOMERS ANNUALLY

 **122,300**

EST. # OF VISITS ANNUALLY

 **773,300**

AVG. VISITS / CUSTOMER

 **6.32**

AVG. LENGTH-OF-STAY / VISIT

 **34 MIN**

TOP 3 DAYS

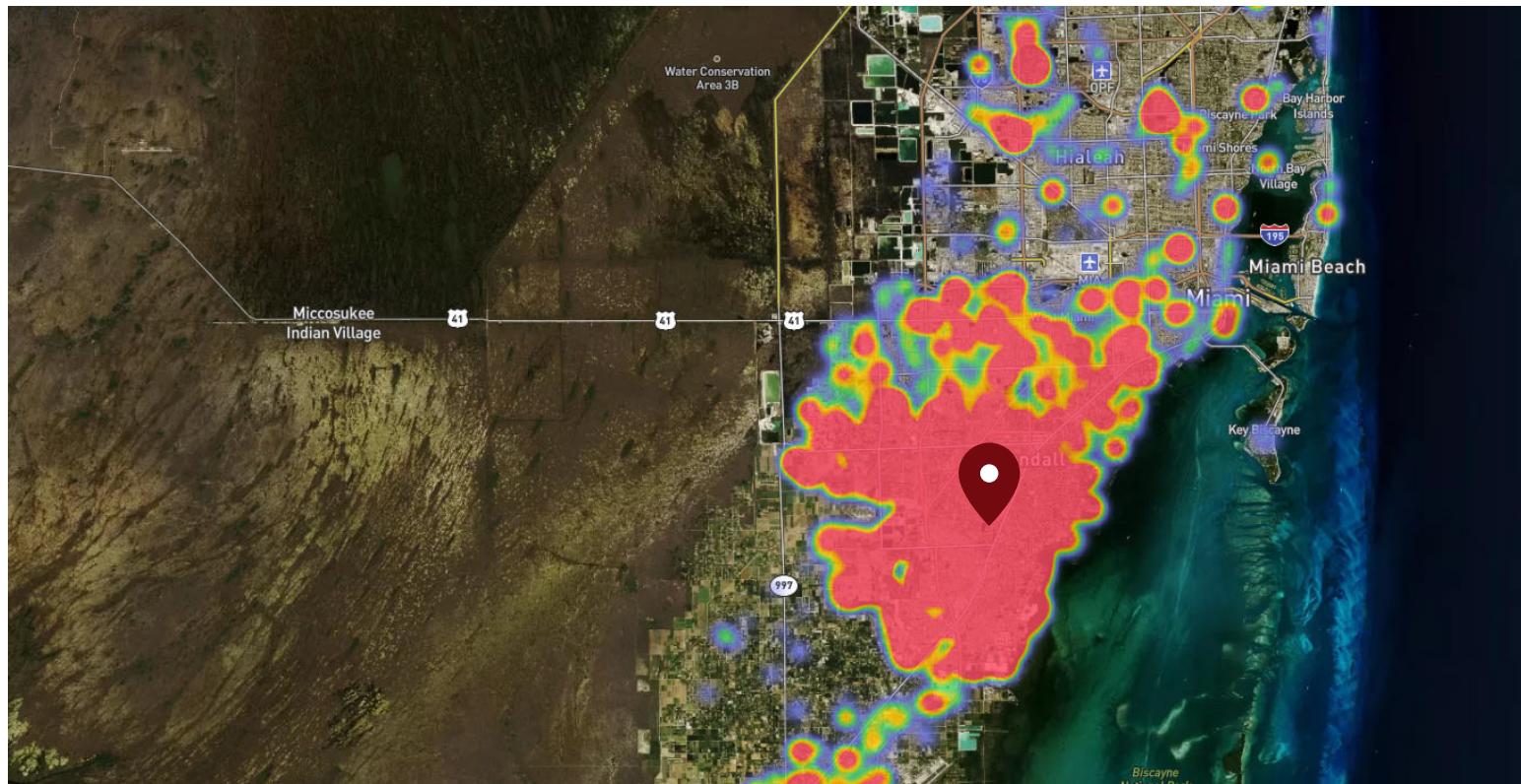
	# OF VISITS
Saturday	117,006
Tuesday	113,228
Wednesday	111,876

TOP 3 HOURS

	# OF VISITS
5-6 PM	120,629
4-5 PM	117,594
6-7 PM	116,629

Data provided by Placer Labs Inc. (www.placer.ai) Jan 1, 2020 - Dec 31, 2020

SITE VISIT DENSITY



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

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

Fernando Espino

Office: 305.342.4629 | Cell: 305.632.1809 | fespino@crossmanco.com
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.