

# Publix #1657 - Briar Bay

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

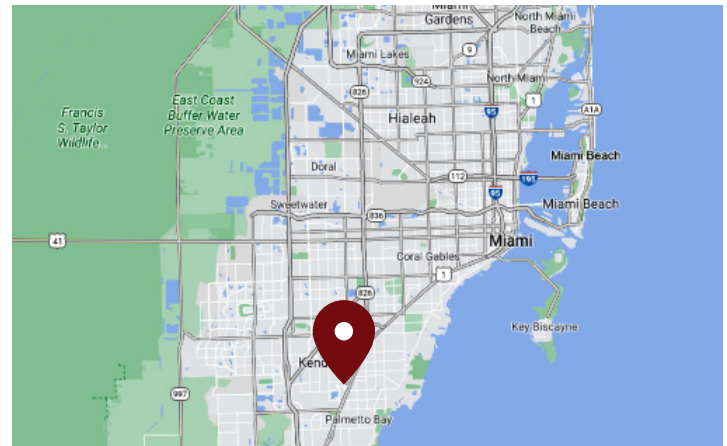
## UNDER DEVELOPMENT



## 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

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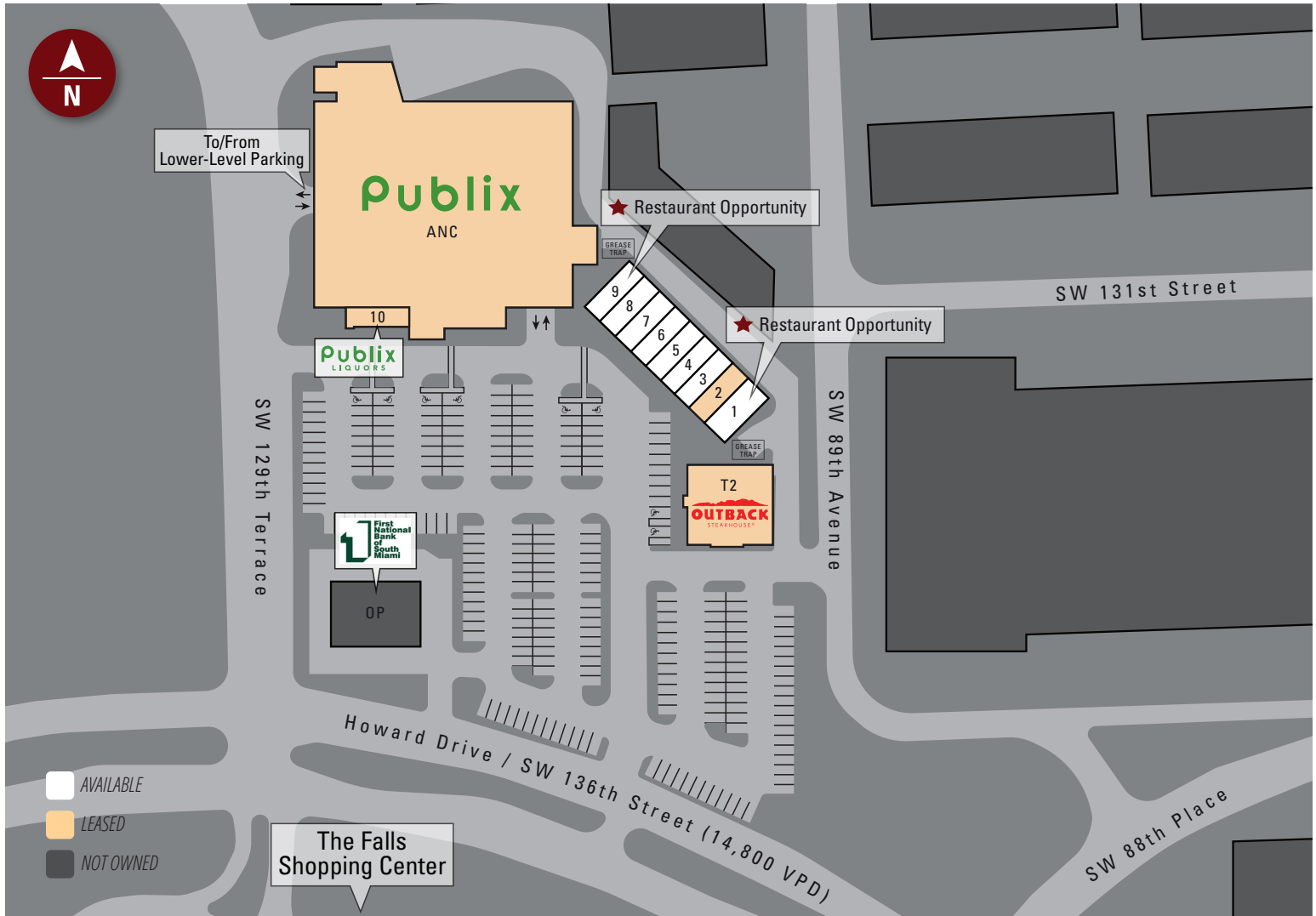
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Suite	Tenant	Size
ANC	Publix	53,287
10	Publix Liquors	1,200
9	AVAILABLE	1,200
8	AVAILABLE	1,200
7	AVAILABLE	1,200
6	AVAILABLE	1,200
5	AVAILABLE	1,200
4	AVAILABLE	1,200
3	AVAILABLE	960

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

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## 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



Saturday	117,006
Tuesday	113,228
Wednesday	111,876

# OF VISITS

TOP 3 HOURS

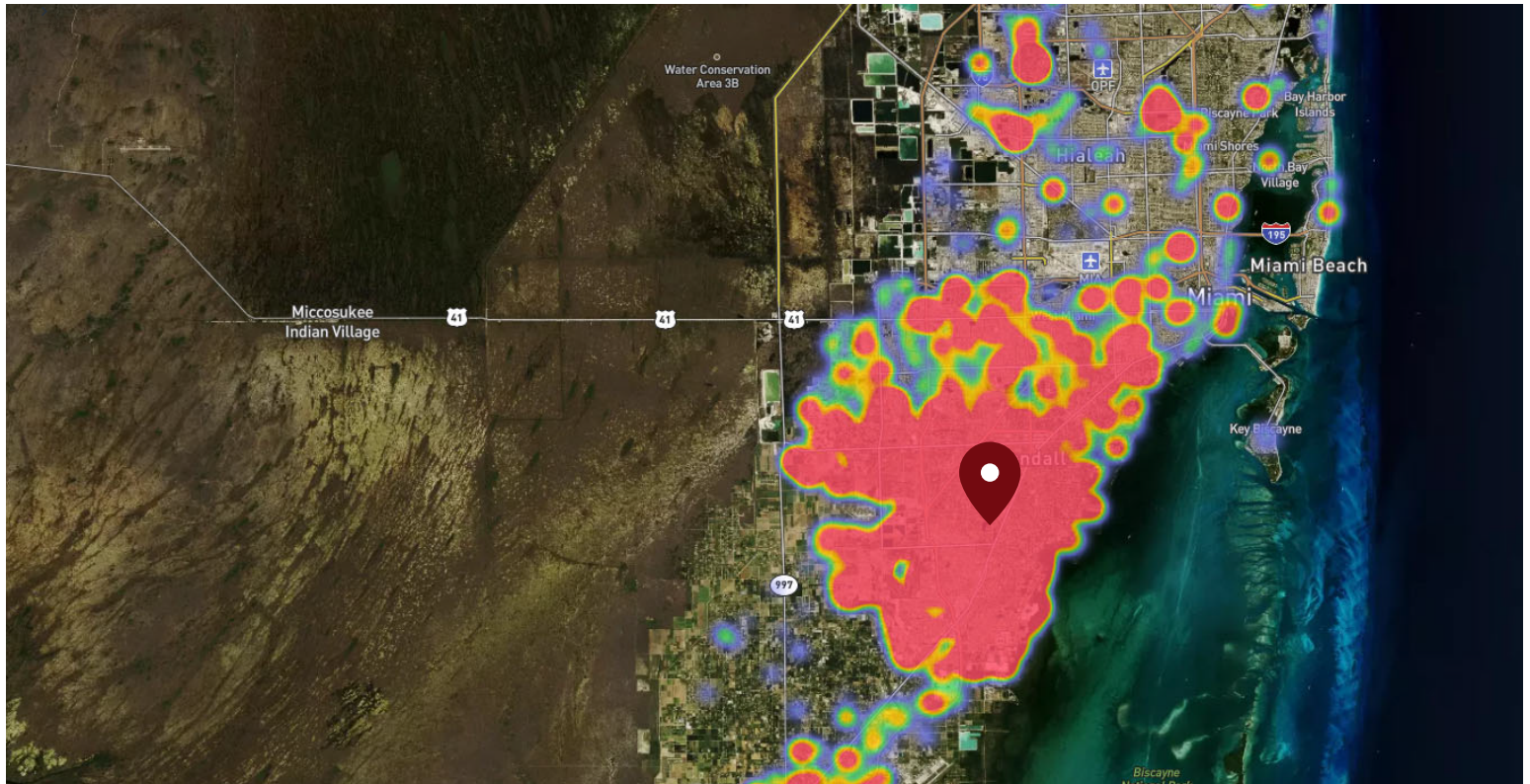


5-6 PM	120,629
4-5 PM	117,594
6-7 PM	116,629

# OF VISITS

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

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