

Publix #0356 - Lake Miriam Square

4730 S. Florida Avenue
Lakeland, FL 33813
Lat 27.978, Long -81.957

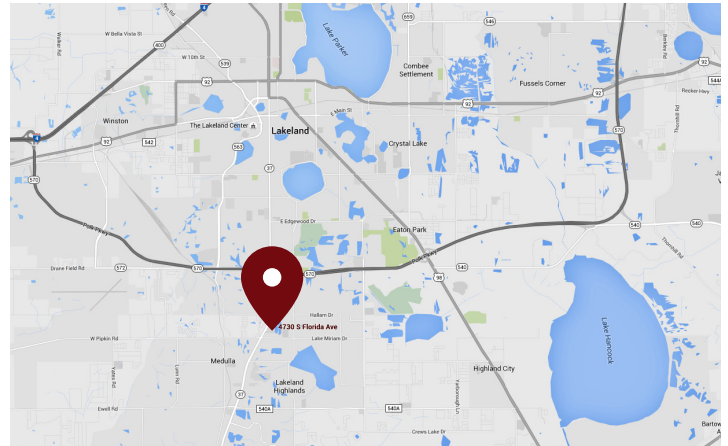
UNDER REDEVELOPMENT



UP TO 24,430 SF AVAILABLE

PROPERTY HIGHLIGHTS

- Publix-Anchored Center
- Located at the Signalized High Traffic Intersection of US 37/South Florida Avenue, a Major North/South Artery and Lake Miriam Drive
- 1.3 Miles South of Polk Parkway
- 4.5 Miles South of Downtown
- 5.8 Miles West of US Highway 98
- 6.4 Miles East of County Line Road
- Signalized Ingress/Egress and Multiple Points of Access
- Well Established Mix of Local and National Tenants
- Traffic Count: 56,100 VPD



DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Total Population	5,575	60,528	144,321
Daytime Population	9,248	56,392	146,258
Total Households	2,054	24,390	55,511
Avg. HH Income	\$108,872	\$110,362	\$95,243

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

Sandra Woodworth

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Crossman & Company

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Suite	Tenant	Size
1	Publix	55,701
2A	Unavailable	3,596
2B	Unavailable	3,532
3	Unavailable	4,525
4	Goshi Pan-Asian Bistro	3,031
5	Coast Dental	3,040
6	Glam Color Bar	3,040
7	Unavailable	3,040
8	Hand & Stone Massage	3,040
9A-1	Nothing Bundt Cakes	2,045
9A-2	SoFresh	1,366

Suite	Tenant	Size
9A-3	Mathnasium	1,320
9A-4	Unavailable	1,300
9B	AVAILABLE	19,930
10	Leslie's Poolmart	4,408
11	DaVita Dialysis	10,554
12	VY Nails	1,011
13-14	Palace Italian Restaurant	1,778
15	Bahia Bowls Acai Café	1,016
16-17	New Hope Chiropractic	1,761
18	Oksumi Ramen	2,068
19	Tijuana Flats	2,042

Suite	Tenant	Size
20	The UPS Store	1,026
21	Lake Miriam Chinese Chicken	2,012
22-25	Beef O' Brady's	4,561
26	Sharkey's Cuts for Kids	1,016
27	Kirkland's Barber Shop	777
28	Executive Cleaners	1,250
OP A	Chase	±1 AC
OP B	Starbucks	±1 AC
OP C	PDQ	±1.2AC
		TOTAL 144,285

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FOOT TRAFFIC OVERVIEW

EST. # OF CUSTOMERS ANNUALLY



371,700

EST. # OF VISITS ANNUALLY



2.7 Million

AVG. VISITS / CUSTOMER



7.29

AVG. LENGTH-OF-STAY / VISIT



31 Min

TOP 3 DAYS



Saturday
Friday
Sunday

OF VISITS

429,535
424,329
383,783

TOP 3 HOURS



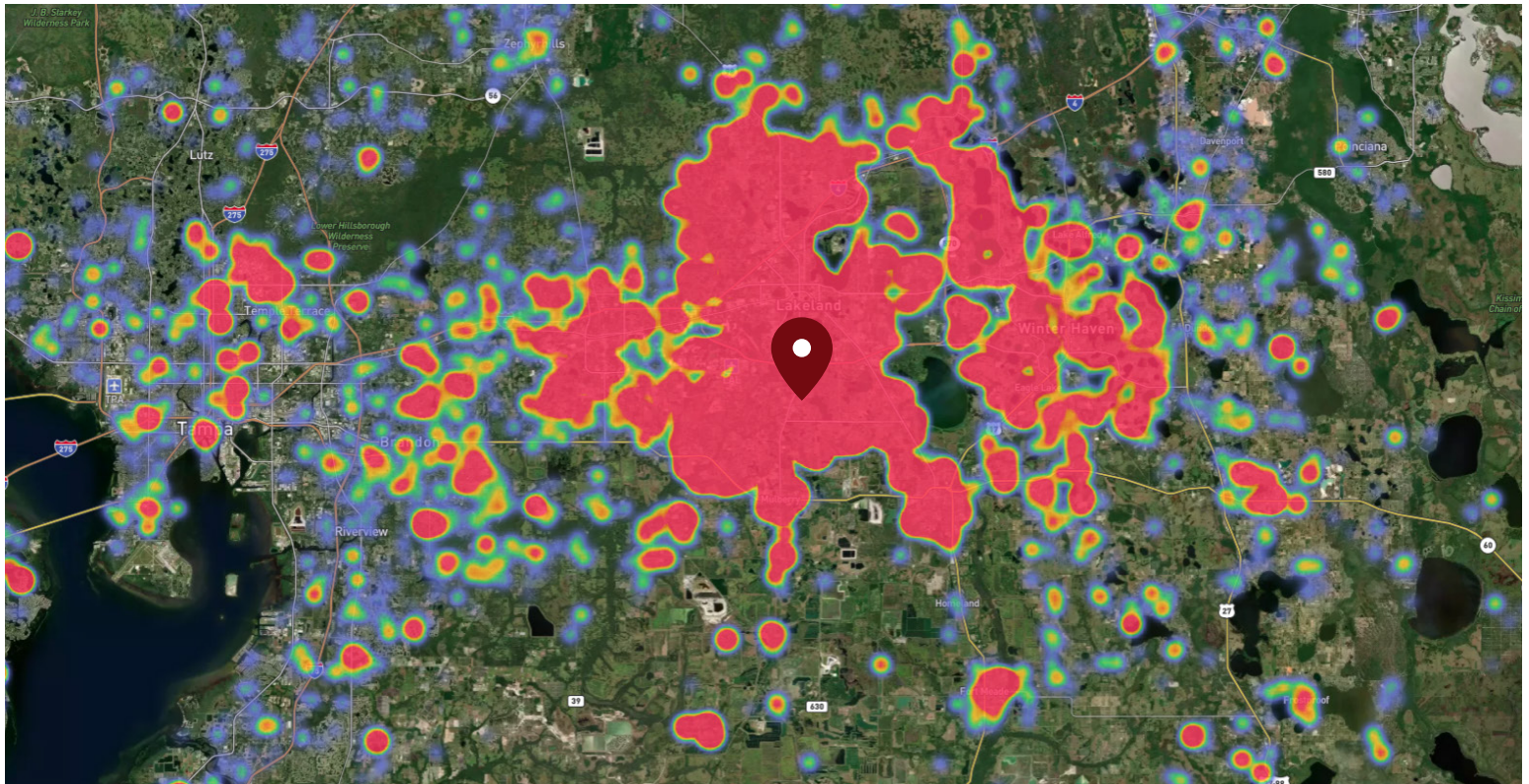
4-5 PM
12-1 PM
5-6 PM

OF VISITS

406,144
406,014
393,405

Data provided by Placer Labs Inc. (www.placer.ai) June 1, 2023 - May 31, 2024

SITE VISIT DENSITY



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

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