

Publix #1657 - Briar Bay

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

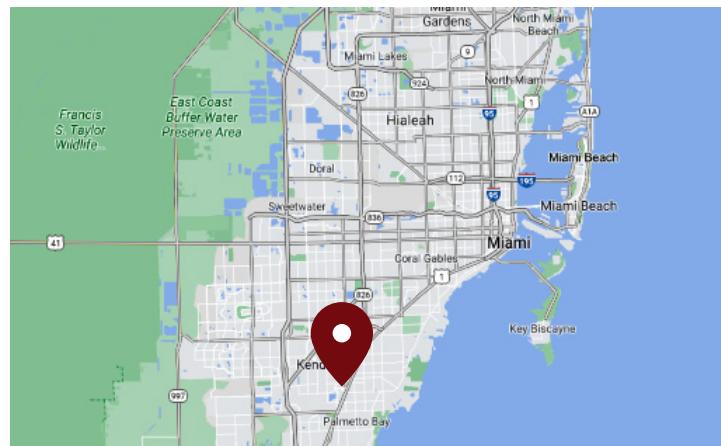
UNDER DEVELOPMENT



1,200 - 1,620 SF AVAILABLE FOR PRE-LEASING

PROPERTY HIGHLIGHTS

- New Redevelopment Publix Center Delivering Q2 2024
- 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	10,028	101,463	282,112
Daytime Population	14,050	114,471	306,018
Total Households	4,017	35,510	102,113
Avg. HH Income	\$147,649	\$154,089	\$128,912

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

Adriana Mangual-Collazo

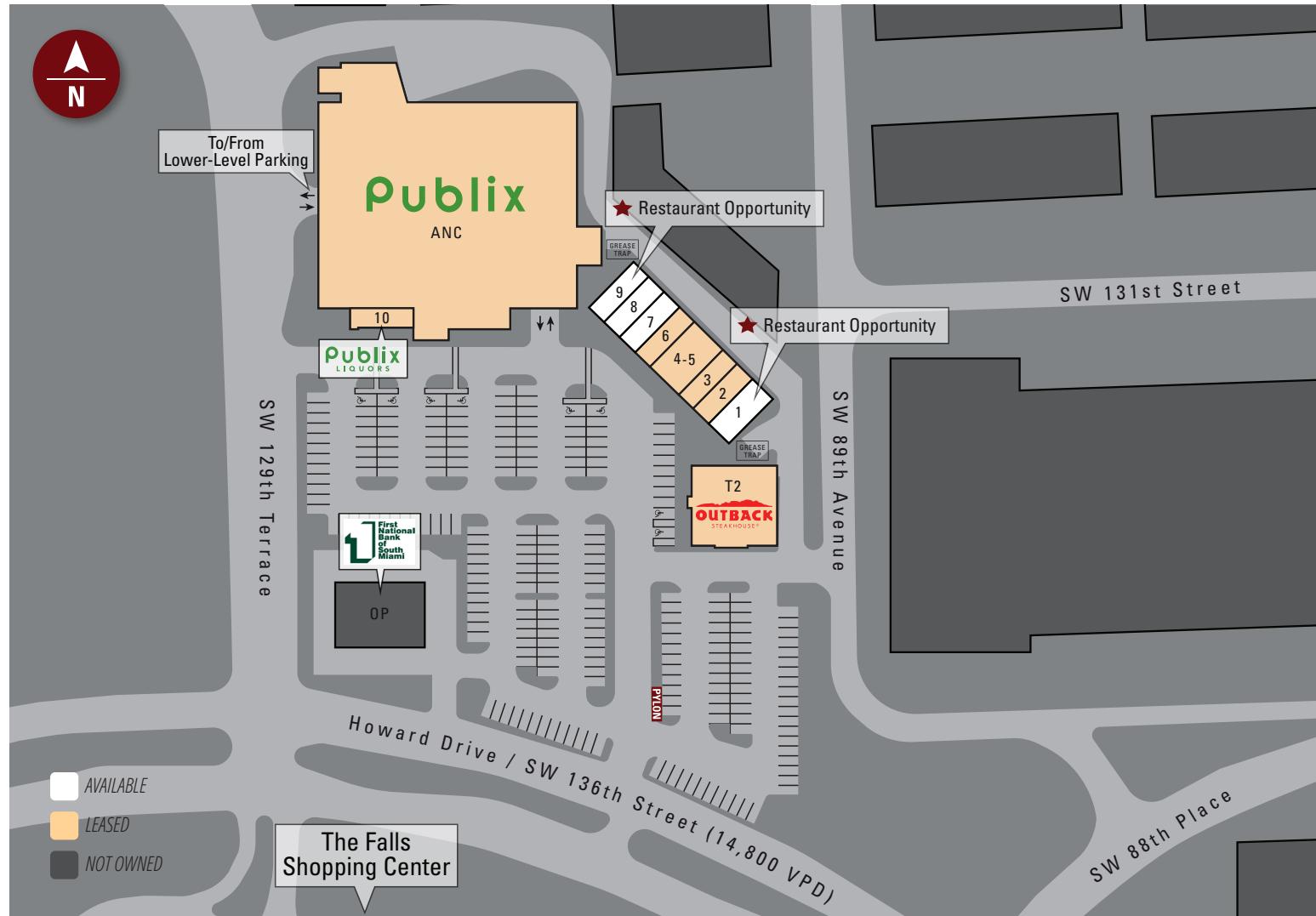
786.676.1650 | acollazo@crossmanco.com
980 North Federal Highway, Suite 434, Boca Raton, FL

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Suite	Tenant	Size
ANC	Publix	53,287
1	AVAILABLE	1,620
2	Takee Outee	1,200
3	The Joint Chiropractic	960
4-5	Avalon Nails	2,400
6	Dentist	1,200
7	AVAILABLE	1,200
8	AVAILABLE	1,200
9	AVAILABLE	1,200

Suite	Tenant	Size
10	Publix Liquors	1,200
T2	Outback Steakhouse	6,089
TOTAL 71,587		



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FOOT TRAFFIC OVERVIEW

EST. # OF CUSTOMERS ANNUALLY

 **165,400**

EST. # OF VISITS ANNUALLY

 **975,000**

AVG. VISITS / CUSTOMER

 **5.89**

AVG. LENGTH-OF-STAY / VISIT

 **43 MIN**

TOP 3 DAYS



	# OF VISITS
Friday	149,106
Sunday	146,779
Saturday	143,937

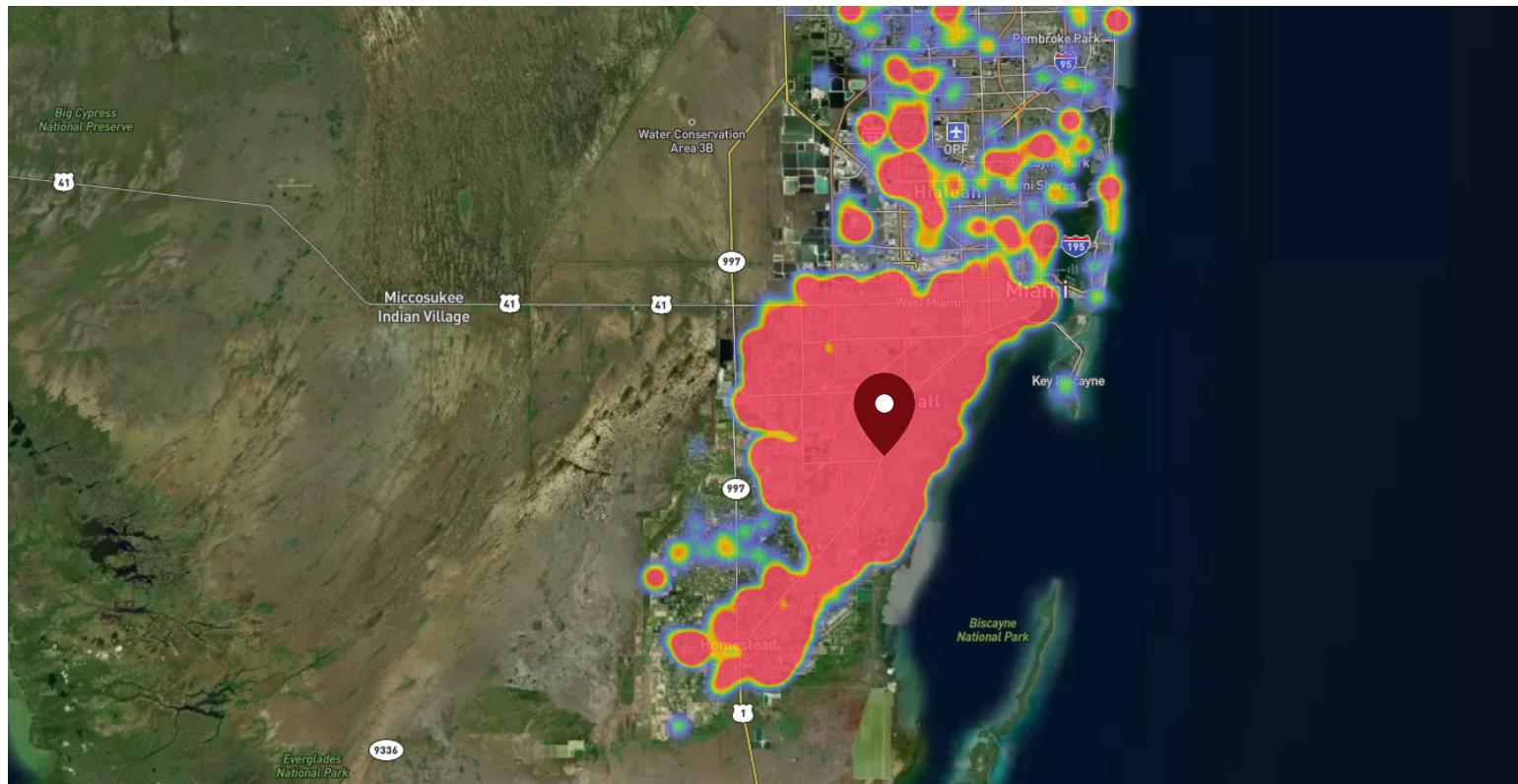
TOP 3 HOURS



	# OF VISITS
6-7 PM	179,178
7-8 PM	172,105
5-6 PM	162,325

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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