

Publix #1657 - Briar Bay

13005 SW 89th Place

Miami, FL 33176

Lat 25.648, Long -80.339

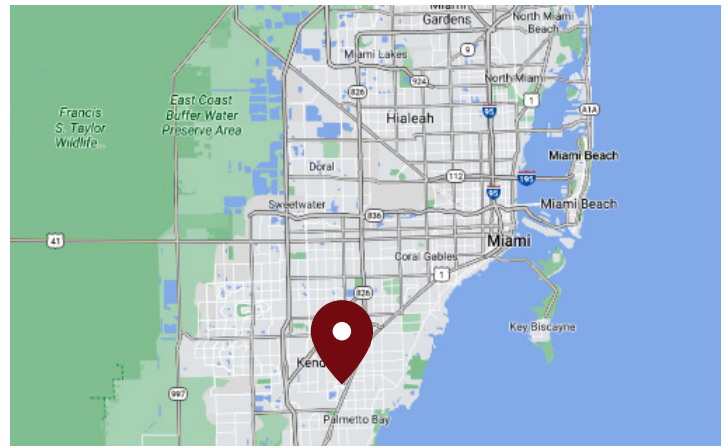
UNDER DEVELOPMENT



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

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.



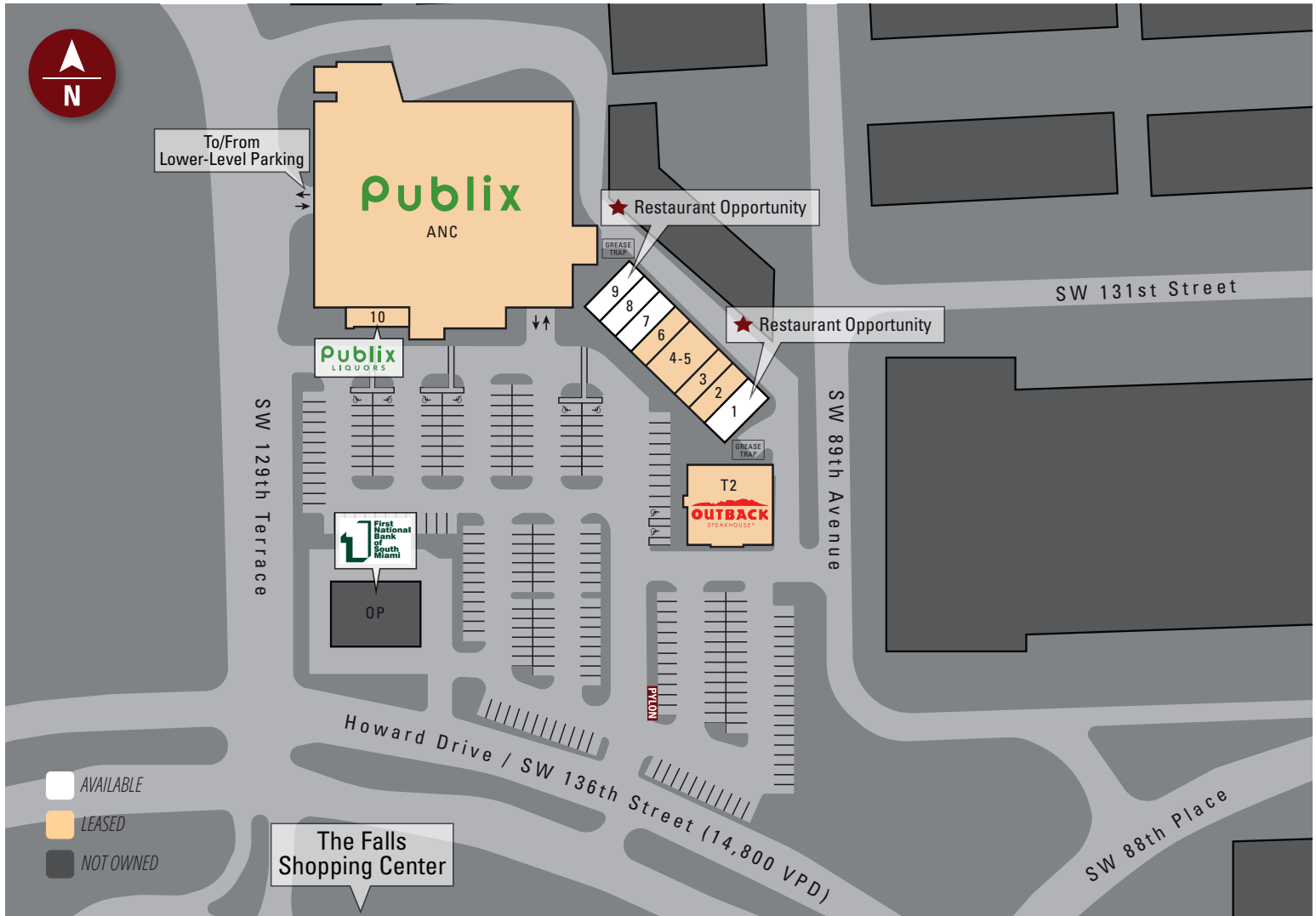
www.crossmanco.com

Publix #1657 - Briar Bay

13005 SW 89th Place

Miami, FL 33176

Lat 25.648, Long -80.339



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		



Adriana Mangual-Collazo

786.676.1650 | acollazo@crossmanco.com

980 North Federal Highway, Suite 434, Boca Raton, 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.



www.crossmanco.com

Publix #1657 - Briar Bay

13005 SW 89th Place

Miami, FL 33176

Lat 25.648, Long -80.339

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



Friday
Sunday
Saturday

OF VISITS

149,106
146,779
143,937

TOP 3 HOURS



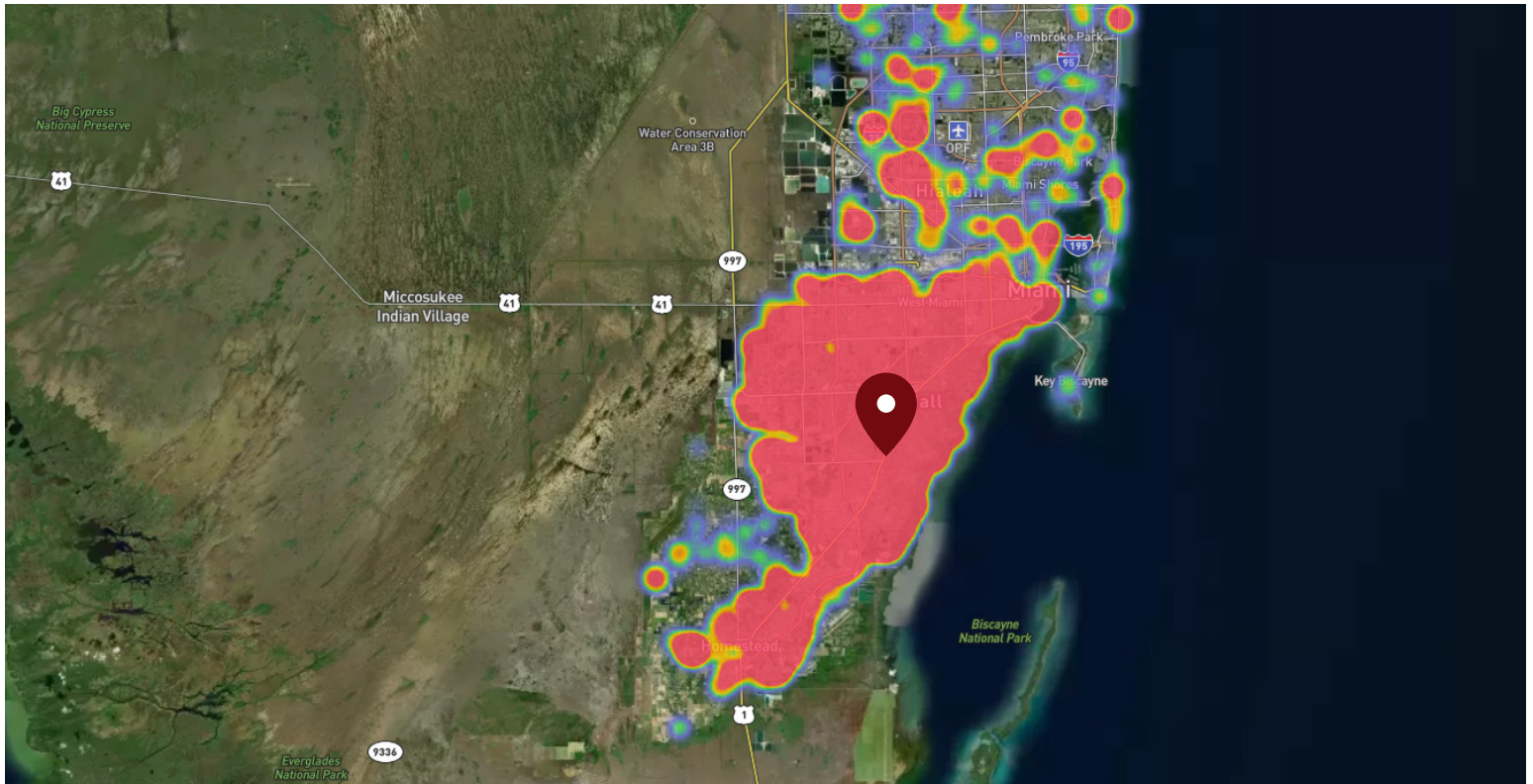
6-7 PM
7-8 PM
5-6 PM

OF VISITS

179,178
172,105
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

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

Adriana Mangual-Collazo

786.676.1650 | acollazo@crossmanco.com

980 North Federal Highway, Suite 434, Boca Raton, 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.



www.crossmanco.com