

# Publix #1212 - Walden Woods

2202 James L. Redman Parkway  
Plant City, FL 33563  
Lat 27.989, Long -82.121

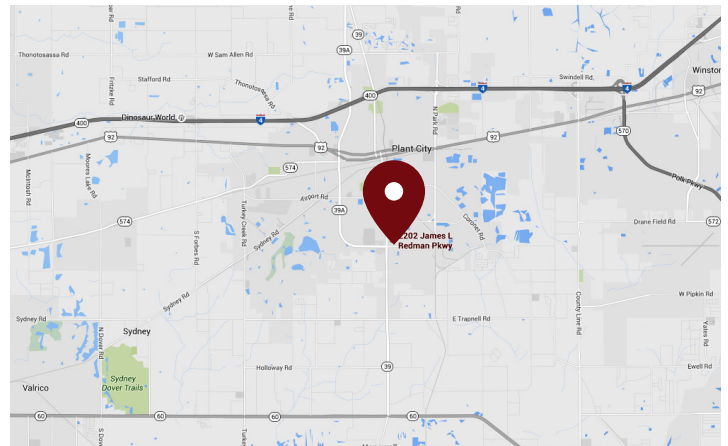
FOR LEASE



1,265 - 2,069 SF AVAILABLE

## PROPERTY HIGHLIGHTS

- Tampa MSA - Northeast Hillsborough County
- Geographically Located in the Middle of the West Coast of Florida, Approximately 25 Miles East of Tampa, Immediately West of Lakeland
- Anchored by Publix and Bealls
- 2nd Generation Restaurant Available
- Hillsborough County is the 4th Largest County in Florida
- Four Miles South Alexander St. Exit on Interstate-4
- Retail Center of Gravity in Plant City
- Renovated with Attractive New Facade and Signage
- Co-Tenants Include: Bealls Department Store, GNC, H&R Block, CVS, and Moe's Southwest Grill
- Traffic Count: 44,200 VPD



DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Total Population	6,589	39,471	69,223
Daytime Population	9,008	42,440	67,234
Total Households	2,416	13,533	24,191
Avg. HH Income	\$80,503	\$86,679	\$91,024

Data provided by Placer Labs Inc. ([www.placer.ai](http://www.placer.ai)) & Esri

## Sandra Woodworth

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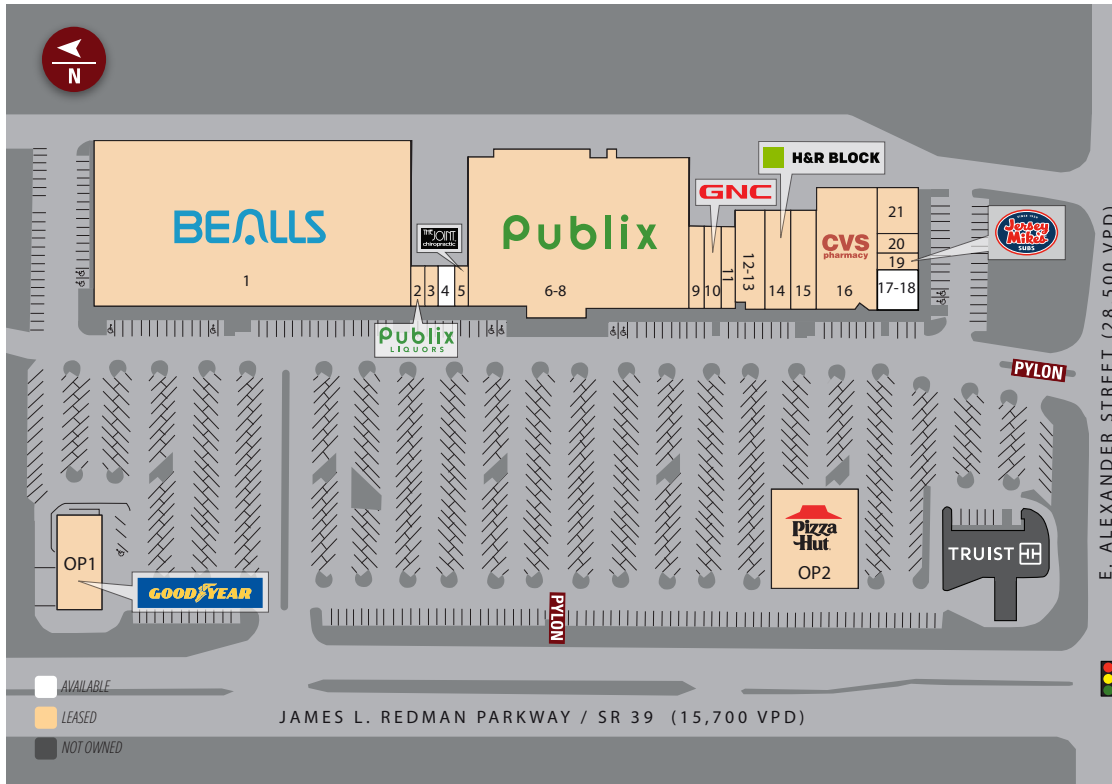
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## SITE PLAN



Suite	Tenant	Size
1	Bealls Dept. Store	71,449
2	Publix Liquors	1,270
3	Great American Barber Shop	1,005
4	AVAILABLE	1,265
5	The Joint Chiropractic	1,015
6-8	Publix	45,600
9	813 Chinese Food	1,474
10	GNC	1,500
11	Mystic Nails & Spa	1,494
12-13	Daisy Dukes Bar & Grill	5,000
14	H & R Block	2,038
15	Hibachi Express	2,990
16	CVS Pharmacy	10,368
17-18	AVAILABLE	2,069
19	Jersey Mike's	1,011
20	Unavailable	1,032
21	Dental Association	2,761
OP1	Goodyear	1 Acre
OP2	Pizza Hut	1 Acre

TOTAL 154,003



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Crossman & Company

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## FOOT TRAFFIC OVERVIEW

EST. # OF CUSTOMERS ANNUALLY



EST. # OF VISITS ANNUALLY



AVG. VISITS / CUSTOMER



AVG. LENGTH-OF-STAY / VISIT



TOP 3 DAYS



Saturday	365,993
Friday	359,135
Sunday	331,703

# OF VISITS

TOP 3 HOURS

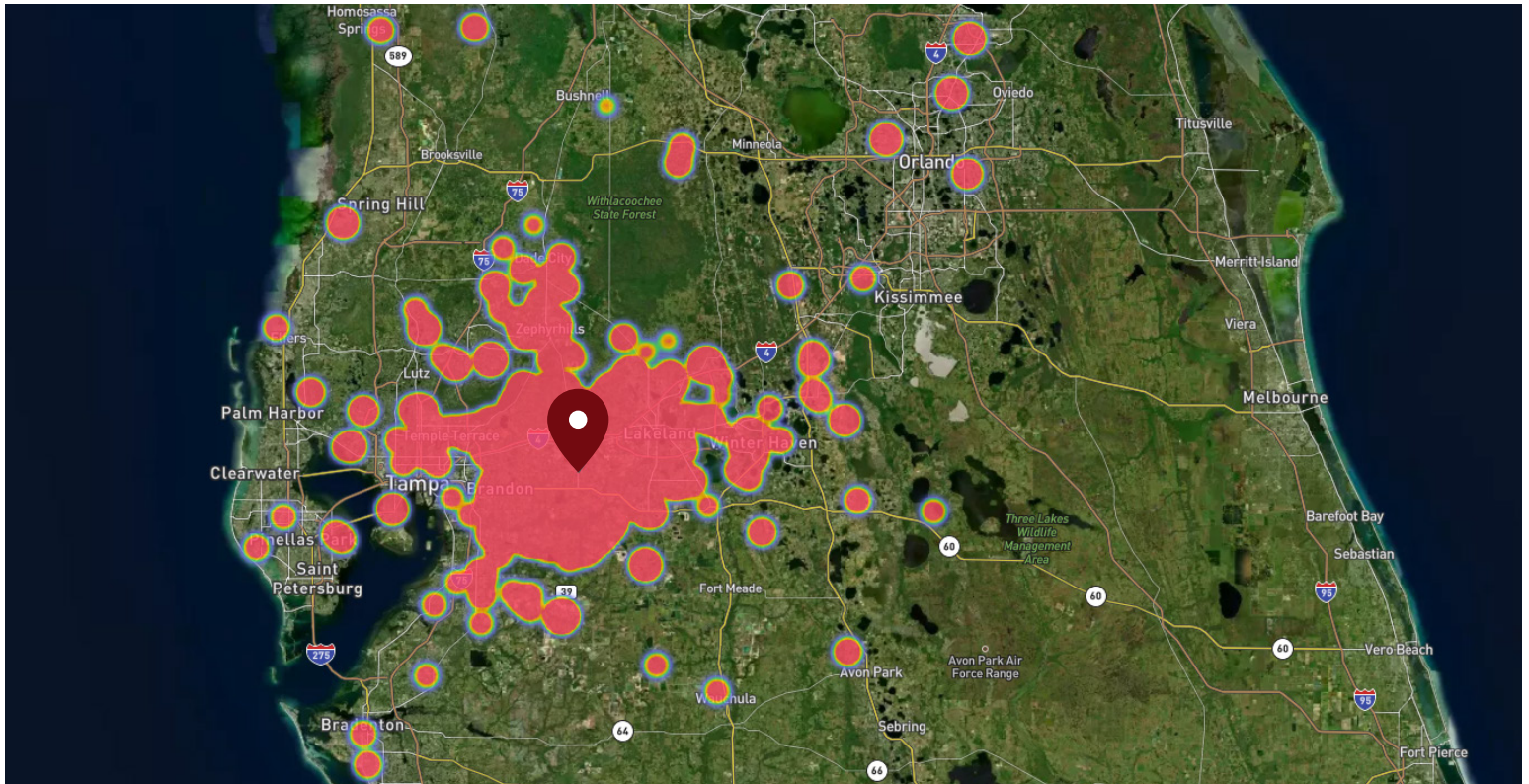


5-6 PM	328,267
6-7 PM	325,500
12-1 PM	321,292

# OF VISITS

Data provided by Placer Labs Inc. ([www.placer.ai](http://www.placer.ai)) July 1, 2023 - June 30, 2024

## SITE VISIT DENSITY



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

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