

Publix #1659 - The Shoppes at Lake Miriam Crossing

4747 S. Florida Avenue
Lakeland, FL 33813
Lat 27.977, Long -81.95

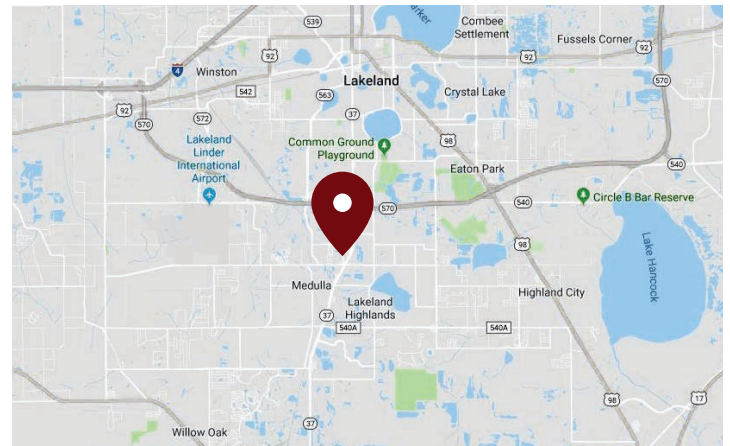
FOR LEASE



1,200 SF & ±0.892 ACRE OP AVAILABLE

PROPERTY HIGHLIGHTS

- Anchored by GreenWise Market
- Located on US 37/South Florida Avenue, a Major North/South Artery, Directly Across from the Lake Miriam Square Shopping Center
- 1.3 Miles South of Polk Parkway
- Signalized Ingress/Egress and Multiple Points of Access
- Traffic Count: 41,500 VPD



DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Total Population	8,438	62,228	138,391
Daytime Population	7,937	60,213	140,260
Total Households	2,871	24,765	53,450
Avg. HH Income	\$90,019	\$96,079	\$82,548

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

Sandra Woodworth

813.210.7509 | swoodworth@crossmanco.com
9950 Princess Palm Avenue, Suite 340, Tampa, 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.



Crossman & Company

www.crossmanco.com

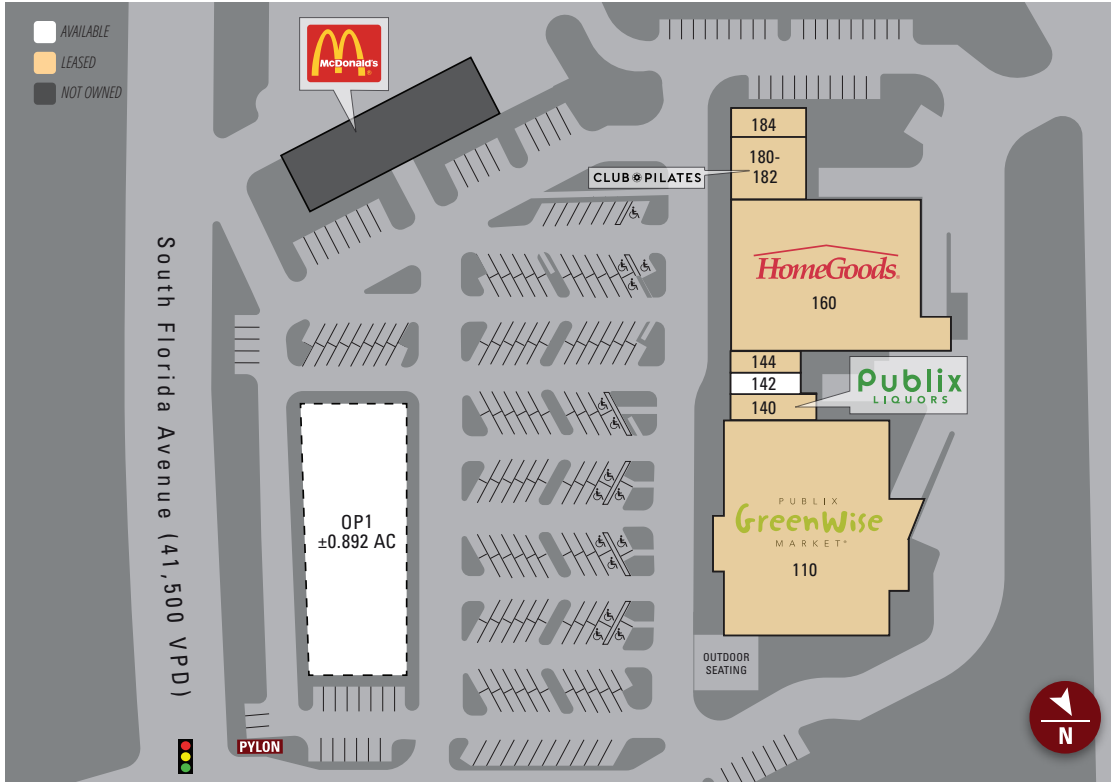
Publix #1659 - The Shoppes at Lake Miriam Crossing

4747 S. Florida Avenue

Lakeland, FL 33813

Lat 27.977, Long -81.95

SITE PLAN



Suite	Tenant	Size
110	Greenwise Market	25,825
140	Publix Liquors	1,400
142	AVAILABLE	1,200
144	Encore Nail Bar	1,200
160	HomeGoods	21,097
180-182	Club Pilates	2,400
184	Great Clips	1,200
OP1	AVAILABLE	±0.892 Acres

TOTAL 54,322



Sandra Woodworth

813.210.7509 | swoodworth@crossmanco.com

9950 Princess Palm Avenue, Suite 340, Tampa, 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.



Crossman & Company

www.crossmanco.com

Publix #1659 - The Shoppes at Lake Miriam Crossing

4747 S. Florida Avenue
Lakeland, FL 33813
Lat 27.977, Long -81.95

FOOT TRAFFIC OVERVIEW

EST. # OF CUSTOMERS ANNUALLY

 **213,000**

EST. # OF VISITS ANNUALLY

 **687,000**

AVG. VISITS / CUSTOMER

 **3.23**

AVG. LENGTH-OF-STAY / VISIT

 **53 MIN**

TOP 3 DAYS



Saturday	134,626
Sunday	108,511
Friday	103,265

OF VISITS

TOP 3 HOURS

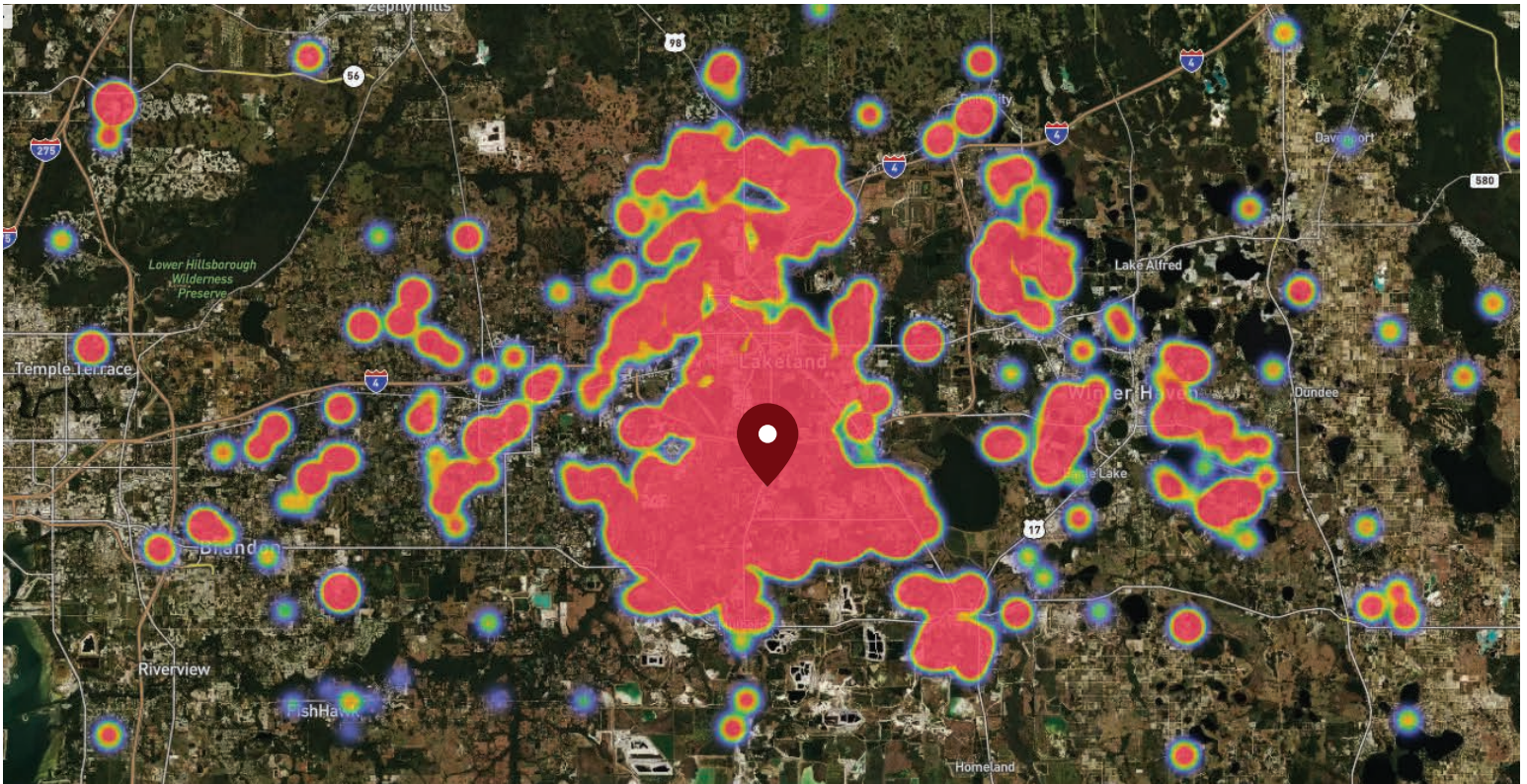


12-1 PM	131,244
1-2 PM	131,136
2-3 PM	117,722

OF VISITS

Data provided by Placer Labs Inc. (www.placer.ai) Oct 1, 2019 - Sept 30, 2020

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)

Sandra Woodworth

813.210.7509 | swoodworth@crossmanco.com
9950 Princess Palm Avenue, Suite 340, Tampa, 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