



Publix # 0497 - Publix at Brooker Creek
 36301 East Lake Rd.
 Palm Harbor, FL 34685
 Lat 28.109, Long -82.694

DEMOGRAPHICS

	1-Mile Radius	3-Mile Radius	5-Mile Radius
2019 Population	6,564	45,286	136,393
2024 Population	6,748	46,779	141,861
2019 Average HH Income	\$99,525	\$104,872	\$97,831
2019 Median HH Income	\$76,930	\$72,799	\$69,204

PROPERTY HIGHLIGHTS

- Tampa MSA
- Located in the Palm Harbor Submarket with an Expansive Residential Trade Area
- Extremely Affluent Area
- Pylon/Monument Signs with Multiple Tenant Panels
- Strong Neighborhood Tenant Mix
- Anchored by Publix
- Traffic Count: 63,500 CPD

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Leasing Contact:
Sandra Woodworth
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SITE PLAN

STE	TENANT	SIZE
1	Publix	56,146
2	Emporium Liquor Store	1,600
3	Pinch-a-Penny	2,800
4	Apps & Tapps	2,800
5	Heartland Dental	2,000
6	Got Nails	1,000
7	The UPS Store	1,000
8	Jewelry Workshop II	750
9	Subway	1,000
10-11	AVAILABLE	1,750
12	Vetture's Pizzeria	2,750
13	Fantastic Sam's	1,000
14	Majik Touch Cleaners	1,250
15	China Wok	750
16	T-Mobile	1,000
TOTAL		77,596

AVAILABLE NOT OWNED



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