

Publix #1374 - Harbor Point

5230 US Highway 1
Vero Beach, FL 32967
Lat 27.689, Long -80.412

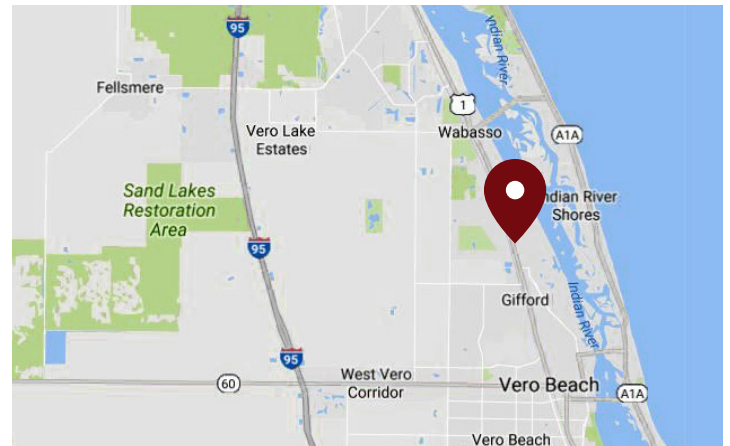
FOR LEASE



1,200 - 1,400 SF & ±1.3 ACRE OP AVAILABLE

PROPERTY HIGHLIGHTS

- Publix-Anchored Center
- Vero Beach MSA
- Two Outparcels Available with Great Visibility and Access from US Highway 1
- Major Tenants Include Orangetheory Fitness, Brooklyn Water Bagels, AT&T and Mattress Firm
- Traffic Count: 23,926 VPD



DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Total Population	2,821	21,522	57,709
Daytime Population	3,252	26,349	69,730
Total Households	1,341	9,381	26,502
Avg. HH Income	\$77,109	\$117,389	\$92,119

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

Michael Rautbord

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SITE PLAN



Suite	Tenant	Size
ANC	Publix	45,600
A101	AVAILABLE	1,200
A102	Mawk Wine & Spirits	1,800
A103-104	Davila's Pizza	2,000
A105	Hair Shop for Men	1,000
A106	AVAILABLE	1,200
A107-109	Orange Theory Fitness	3,600
A110	Stretch Zone	1,200
A111-112	Brooklyn Water Bagels	2,400
C101	Asian House	1,400
C102	Domino's Pizza	1,400
C103	Nail Boutique and Spa	1,400
C104	UPS	1,400
C105	AVAILABLE	1,400
1	AT&T	1,500
2	Mattress Firm	3,500
OP1	AVAILABLE	±1.30 AC
OP3	McDonald's	
OP4	AVAILABLE	±1.23 AC

TOTAL 72,000



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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



Monday	89,330
Friday	88,160
Sunday	85,993

OF VISITS

TOP 3 HOURS



12-1 PM	98,016
4-5 PM	96,125
5-6 PM	94,551

OF VISITS

Data provided by Placer Labs Inc. (www.placer.ai) Dec 01, 2019 - Nov 30, 2020

SITE VISIT DENSITY



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

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