

Publix #0836 - Publix at Northgate

1395 6th Street NW
Winter Haven, FL 33881
Lat 28.034, Long -81.734

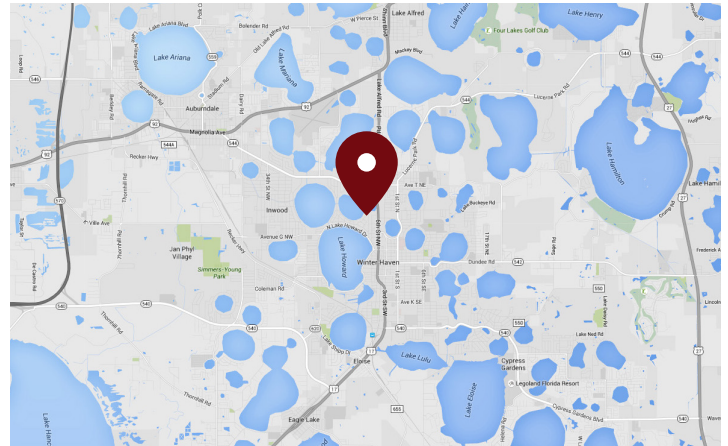
FOR LEASE



1,997 - 10,443 SF AVAILABLE

PROPERTY HIGHLIGHTS

- Polk County Market
- Publix-Anchored Center
- Attractive Façade Design
- Great Mix of Local and National Tenants
- Signalized Intersection
- Traffic Count: 24,500 VPD



DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Total Population	6,211	50,322	101,470
Daytime Population	28,415	72,055	119,886
Total Households	2,993	19,666	39,092
Avg. HH Income	\$47,003	\$62,064	\$66,314

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

Tracy Worrell

407.581.6219 | tworrell@crossmanco.com
3333 South Orange Avenue, Suite 201, Orlando, FL

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Crossman & Company

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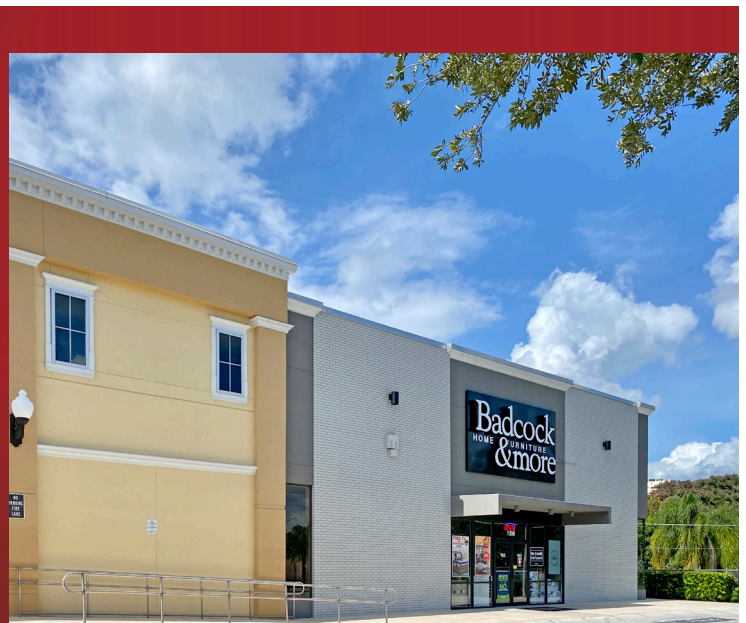
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SITE PLAN



Suite	Tenant	Size
9	Publix	44,270
1	Crown Dry Cleaners and Alterations	992
2A	Golden Wok Chinese Restaurant	1,860
2B	H&R Block Tax Services	3,886
3	AVAILABLE	10,443
5A	Quest Diagnostics	1,980
5B	Pinky Nails & Spa	1,992
5C	Cato Fashions Clothing	4,000
5D	AVAILABLE	1,997
5E	Sally Beauty	2,009
6	WellCare Health Plans	6,000
7A	Ronnie's Barber, Massage and Nails	1,815
8	Bealls Outlet	19,813
10	Badcock Furniture	12,102
OP	JP Morgan Chase Bank	1 AC

TOTAL 113,159



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FOOT TRAFFIC OVERVIEW

EST. # OF CUSTOMERS ANNUALLY

 **165,600**

EST. # OF VISITS ANNUALLY

 **764,300**

AVG. VISITS / CUSTOMER

 **4.63**

AVG. LENGTH-OF-STAY / VISIT

 **42 MIN**

TOP 3 DAYS



	# OF VISITS
Friday	118,475
Saturday	111,651
Tuesday	110,145

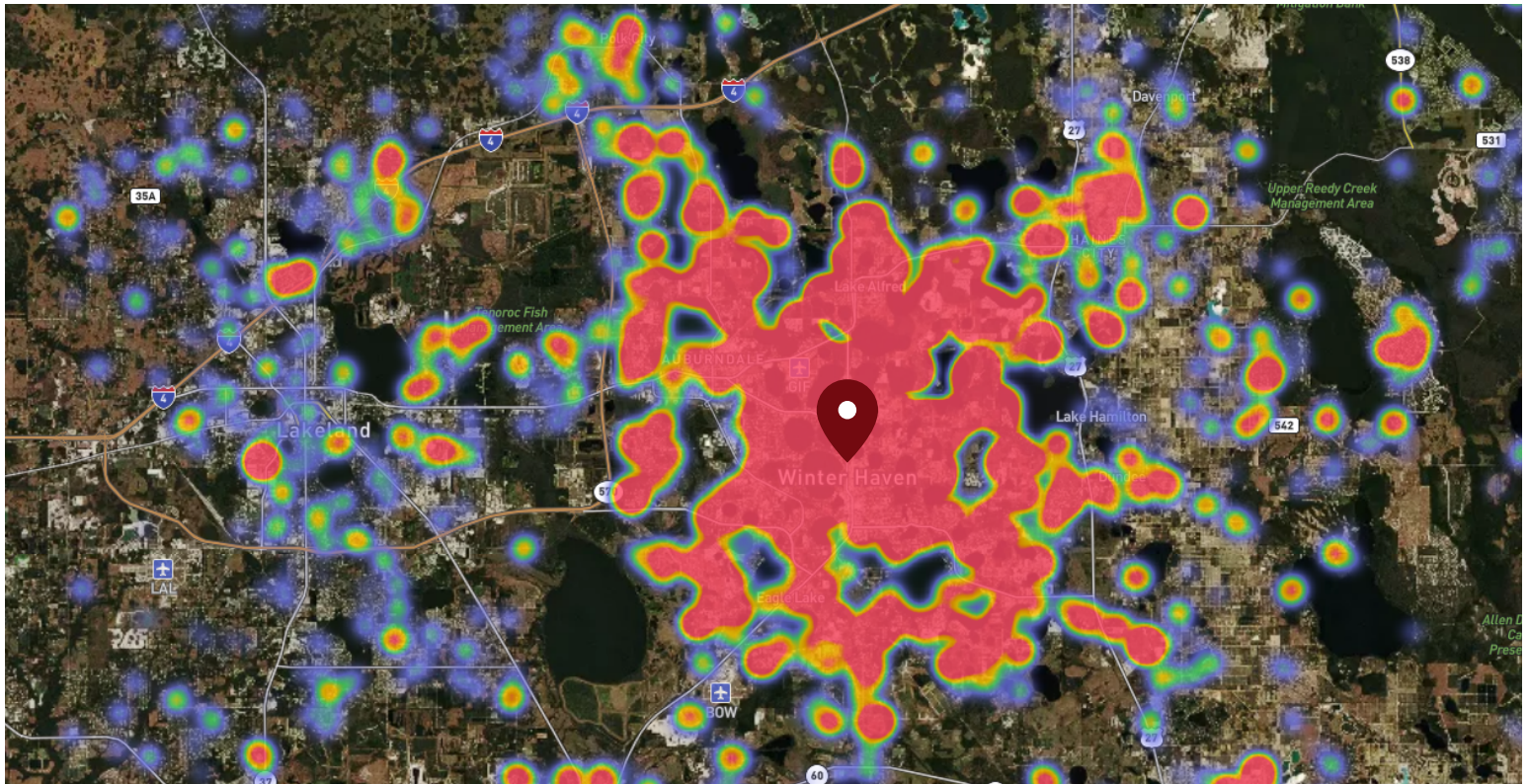
TOP 3 HOURS



	# OF VISITS
1-2 PM	128,224
12-1 PM	127,474
3-4 PM	121,941

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

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