

# Publix #1413 - Caladesi

902 Curlew Road  
Dunedin, FL 34698  
Lat 28.050, Long -82.778

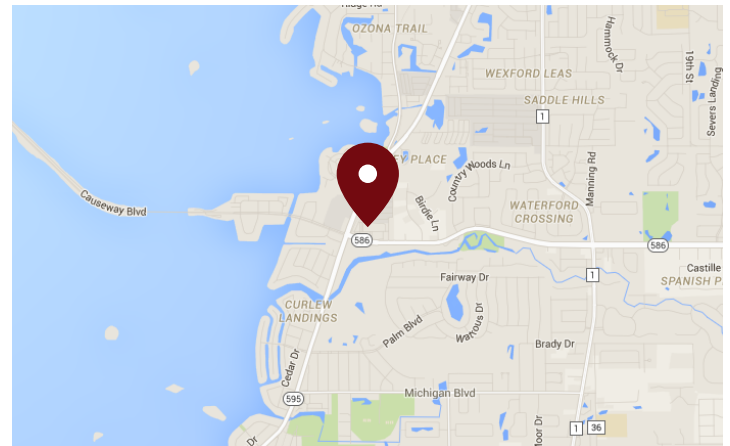
FOR LEASE



1,300 SF AVAILABLE

## PROPERTY HIGHLIGHTS

- Tampa MSA / Pinellas County
- Located at the Intersection of Curlew Road and Alternate Highway 19
- Adjacent to Pinellas Trail Used by 70,000 People Per Month
- Established Dunedin Neighborhoods
- Signage Available on the Pylon to New Tenants
- Brand New Facade with Improved Visibility and Access to the Property
- Small Shop Space in Brand New Construction
- Combined Traffic Count: 31,500 VPD



DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Total Population	8,717	67,924	170,699
Daytime Population	7,456	60,451	161,492
Total Households	4,371	29,484	79,608
Avg. HH Income	\$89,445	\$82,273	\$78,735

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

## Sandra Woodworth

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Crossman & Company

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## SITE PLAN



Suite	Tenant	Size
1	Publix	45,600
7	Publix Storage	956
8	Coast Dental	3,101
9A	AVAILABLE	1,300
9B	Publix Liquors	1,301
10A	Perfect Nails & Tan	1,950
10B	The Exercise Coach	1,301
10C	AVAILABLE (20 X 65)	1,301
11	Sakura Sushi Hibachi	2,700
12A	Eye See Clear Vision	2,081
12B	Beltone Hearing Aids	1,301
12C	AVAILABLE (20 X 65)	1,301
12D	Ross Insurance Group	1,301
13	Great Clips	1,250
14	T-Mobile	1,236
15	Internal Medicine	1,510
16	Caladesi Cleaners	1,225
17	Unleaseable	537
OP1	SunTrust	1 Acres

TOTAL 69,759



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## FOOT TRAFFIC OVERVIEW

EST. # OF CUSTOMERS ANNUALLY

 **151,200**

EST. # OF VISITS ANNUALLY

 **741,600**

AVG. VISITS / CUSTOMER

 **4.90**

AVG. LENGTH-OF-STAY / VISIT

 **44 MIN**

TOP 3 DAYS



	# OF VISITS
Sunday	130,897
Saturday	121,774
Friday	105,089

# OF VISITS

TOP 3 HOURS

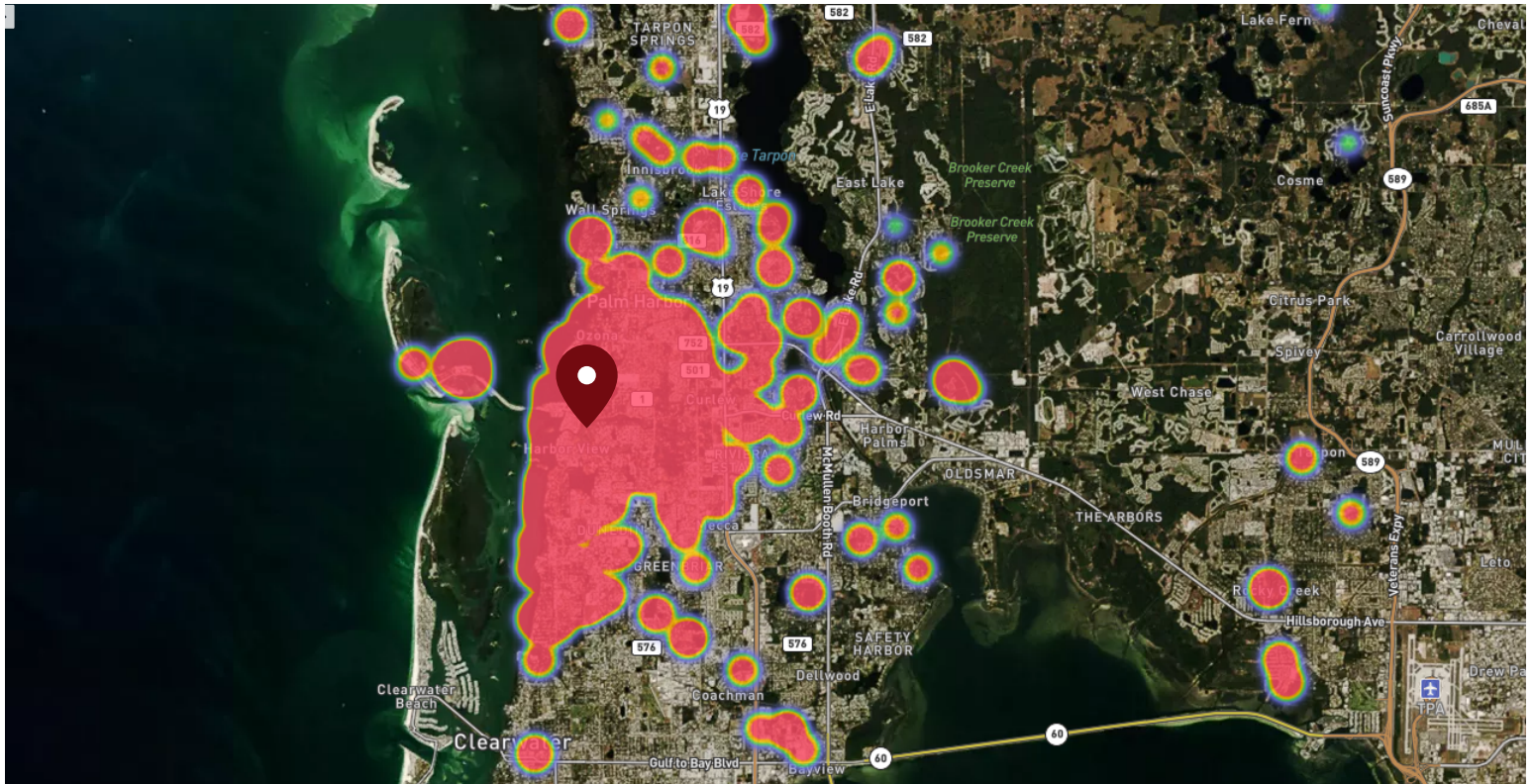


	# OF VISITS
12-1 PM	126,997
1-2 PM	123,108
2-3 PM	120,522

# 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

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