

# Publix #1534 - Westgate Plaza

12026 Anderson Road  
Tampa, FL 33625  
Lat 28.059, Long -82.543

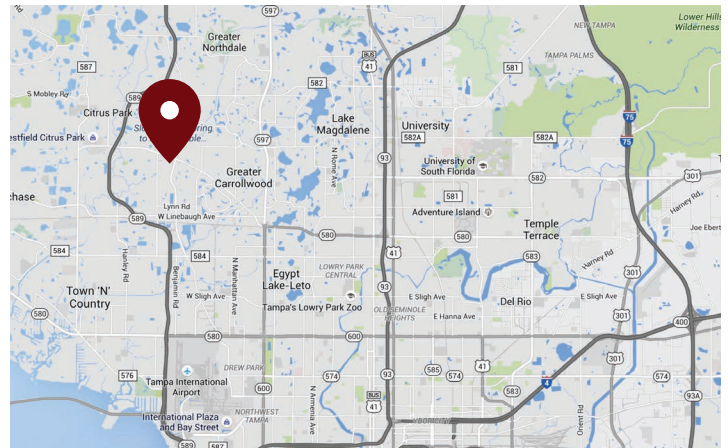
**FOR LEASE**



**2,640 - 5,077 SF AVAILABLE**

## PROPERTY HIGHLIGHTS

- Publix-Anchored
- 1.8 Miles East of the Westfield Citrus Park Mall
- 1.5 Miles South of Ehrlich Road
- Two Miles North of the FL-589/Veterans Expressway
- Three Miles West of North Dale Mabry Highway
- Combined Traffic Count: 57,000 VPD at Gunn Highway and Anderson Road
- 5,077 SF Building Available - Can be Subdivided



| DEMOGRAPHICS       | 1 Mile   | 3 Miles  | 5 Miles  |
|--------------------|----------|----------|----------|
| Total Population   | 17,427   | 97,497   | 256,119  |
| Daytime Population | 13,891   | 97,999   | 245,406  |
| Total Households   | 6,528    | 33,857   | 98,596   |
| Avg. HH Income     | \$75,266 | \$88,466 | \$88,658 |

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

## Sandra Woodworth

813.210.7509 | [swoodworth@crossmanco.com](mailto:swoodworth@crossmanco.com)  
9950 Princess Palm Avenue, Suite 340, Tampa, FL

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| Suite          | Tenant                             | Size   |
|----------------|------------------------------------|--------|
| 12024          | Publix                             | 49,098 |
| 12004          | Willie Jewell's Old School Bar-B-Q | 2,805  |
| 12012          | T-Mobile                           | 1,374  |
| 12018<br>12020 | AVAILABLE<br>(Can be Subdivided)   | 2,640  |
| 12022          | Publix Liquors                     | 1,430  |
| 12026          | Star Nails                         | 2,291  |
| 12028          | GNC                                | 2,000  |
| 12030          | Greenberg Dental                   | 3,000  |

| Suite | Tenant                         | Size  |
|-------|--------------------------------|-------|
| 12036 | Pizza Hut                      | 2,007 |
| 12040 | HoneyBaked Ham                 | 2,636 |
| 12052 | Dollar Tree                    | 8,003 |
| 12056 | Great Clips                    | 1,400 |
| 12064 | Pet Supplies Plus              | 8,833 |
| 12080 | Tampa Bay Federal Credit Union | 1,894 |
| 12094 | The UPS Store                  | 2,054 |
| 12096 | Subway                         | 1,150 |
| 12092 | Miracle Ear                    | 800   |

| Suite        | Tenant                        | Size           |
|--------------|-------------------------------|----------------|
| 12090        | China Star                    | 800            |
| 12084        | Gunn Highway Alterations      | 802            |
| 12086        | Hillsborough Co Appraiser     | 1,203          |
| Bldg 1       | AVAILABLE (Can be Subdivided) | 5,077          |
| <b>TOTAL</b> |                               | <b>101,360</b> |

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## FOOT TRAFFIC OVERVIEW

EST. # OF CUSTOMERS ANNUALLY

 **183,400**

EST. # OF VISITS ANNUALLY

 **971,900**

AVG. VISITS / CUSTOMER

 **5.3**

AVG. LENGTH-OF-STAY / VISIT

 **41 MIN**

TOP 3 DAYS



|          |         |
|----------|---------|
| Saturday | 163,723 |
| Sunday   | 156,473 |
| Friday   | 138,602 |

# OF VISITS

TOP 3 HOURS

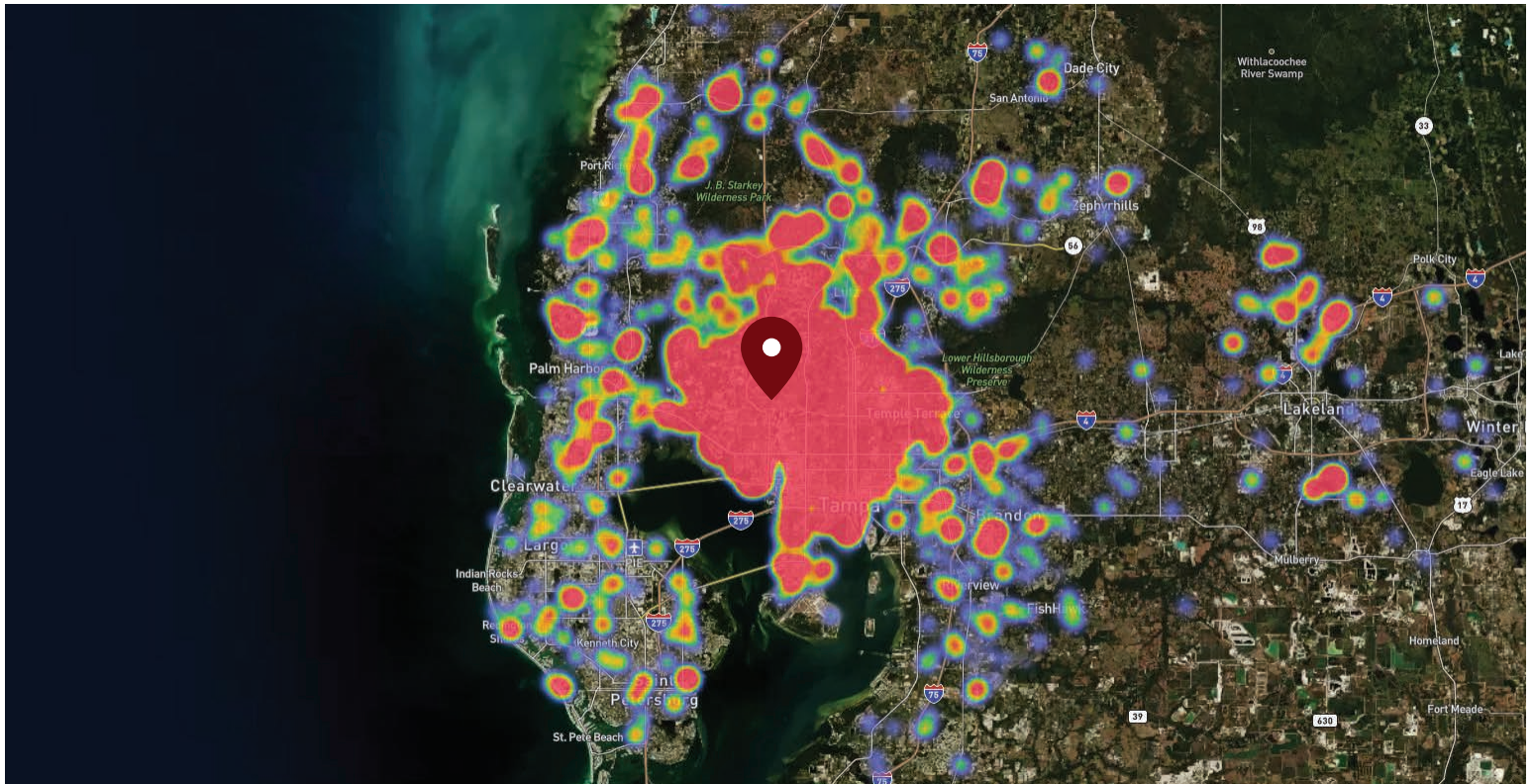


|        |         |
|--------|---------|
| 5-6 PM | 163,001 |
| 4-5 PM | 160,462 |
| 3-4 PM | 151,444 |

# OF VISITS

Data provided by Placer Labs Inc. ([www.placer.ai](http://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](http://www.placer.ai))

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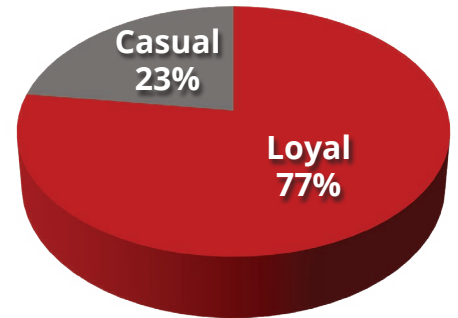
## RANKING PERCENTILE - FOOT TRAFFIC

| Area Shopping Centers | State | 15 Miles | 5 Miles |
|-----------------------|-------|----------|---------|
| Westgate Plaza        | 66%   | 67%      | 71%     |

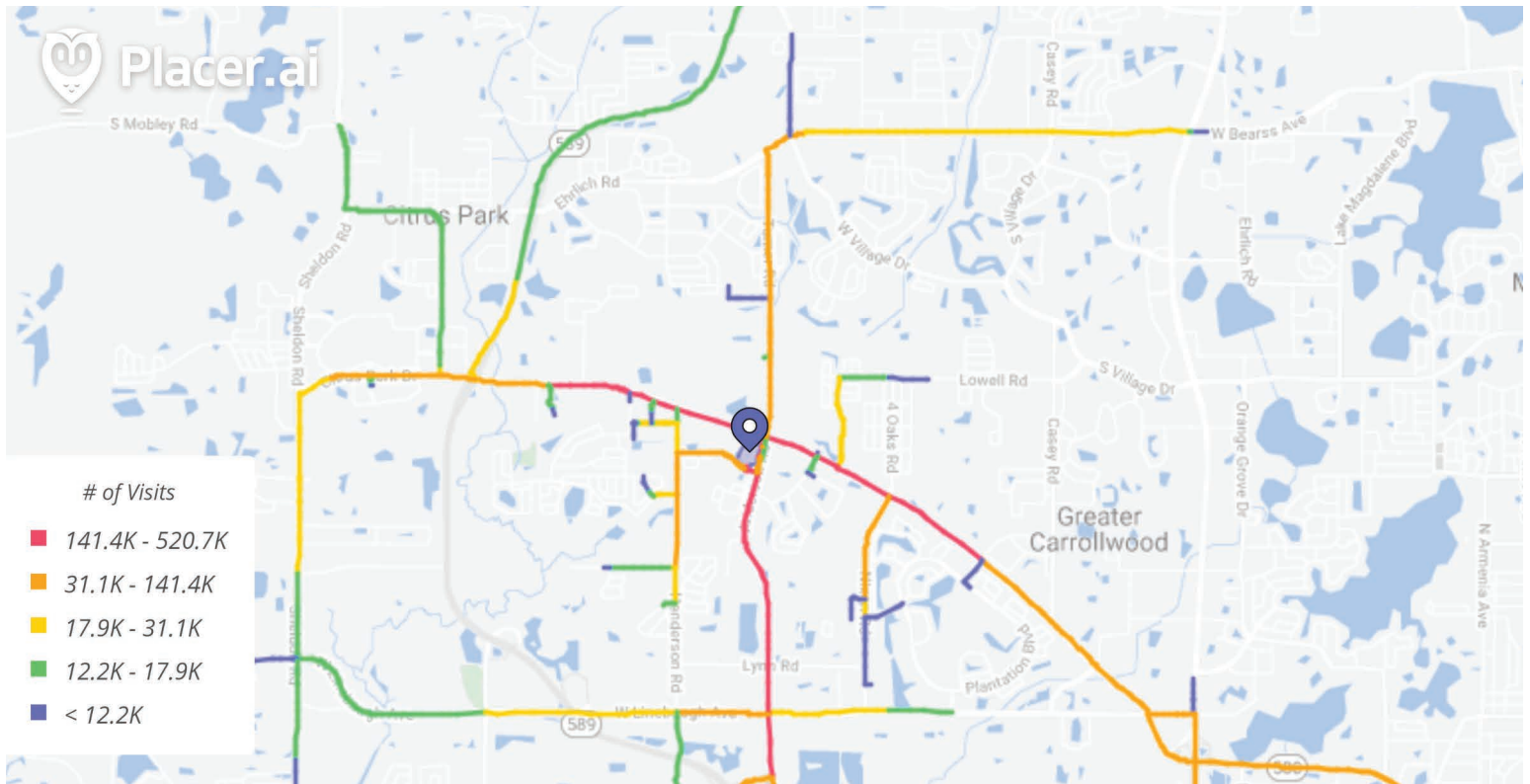
| Area Grocers | State | 15 Miles | 5 Miles |
|--------------|-------|----------|---------|
| Publix #1534 | 71%   | 76%      | 75%     |

## CUSTOMER LOYALTY



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

## CUSTOMER JOURNEY



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

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