

Publix #1189 - Sea Shell Collections

852 Gulf Breeze Parkway
Gulf Breeze, FL 32561
Lat 30.358, Long -87.164

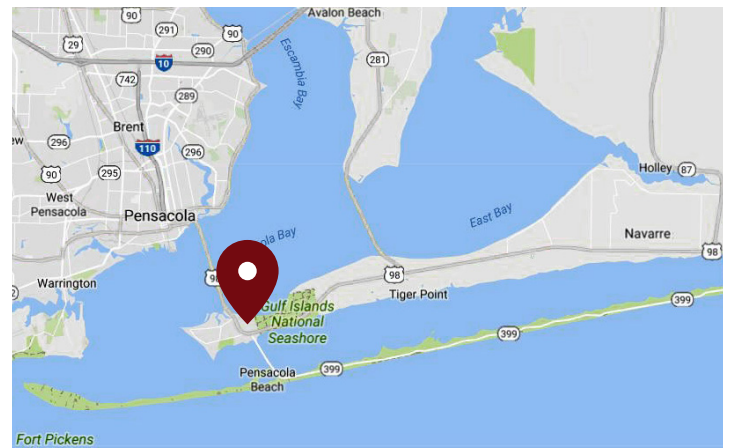
FOR LEASE



1,620 - 3,550 SF AVAILABLE

PROPERTY HIGHLIGHTS

- Publix-Anchored Center
- Gulf Breeze is an Affluent Barrier Island Community that also Serves Nearby Pensacola Beach
- Located in the Pensacola MSA Which is the Largest MSA in the Florida Panhandle with more than 525,000 Residents
- The Captive Resident Population Boasts Impressive Household Incomes of Nearly \$156,000 in a Three-Mile Radius
- Five Major Military Facilities Which Employ more than 80,000 People
- Great Mix of Local and National Tenants
- Traffic Count: 53,000 VPD



DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Total Population	2,627	8,915	19,753
Daytime Population	3,514	10,326	26,350
Total Households	1,209	3,808	8,558
Avg. HH Income	\$161,049	\$155,575	\$129,576

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

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SITE PLAN

Suite	Tenant	Size
852	Publix	45,600
804-808	Shan Kishi Japanese	4,860
812-816	Gibson Girl Clothing	3,240
820	AVAILABLE	1,620
824-832	Pizzaz Personalized Gifts	4,860
836	ReMax on the Coast	1,620
840	Marble Slab	1,620
844	AVAILABLE	3,550
848	Coastal Paddle Company	4,120
850	Jersey Mike's	1,700
856	Publix Liquor	2,260
860	Elite Nail Salon	1,500
864	SuperCuts	1,300
868	Elite Repeats & Boutique	1,700
872	Edward Jones	1,500
876	Sight & Sun Eye Care	1,500
880	OsteoStrong	1,500
888	Rotolo's Pizzeria	3,075

TOTAL 87,125



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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



	# OF VISITS
Saturday	140,198
Sunday	129,438
Friday	128,204

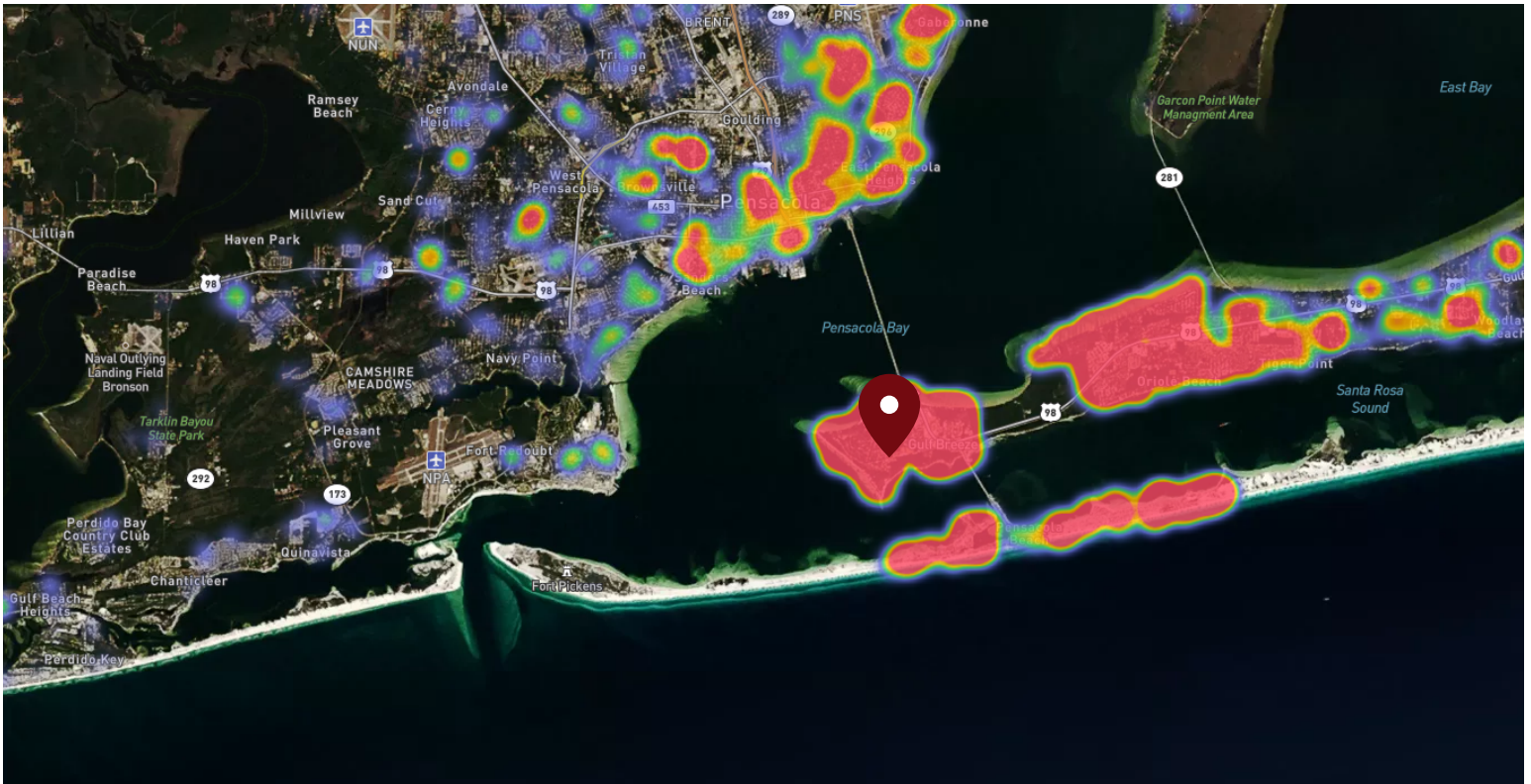
TOP 3 HOURS



	# OF VISITS
4-5 PM	139,842
3-4 PM	139,169
5-6 PM	131,688

Data provided by Placer Labs Inc. (www.placer.ai) Dec 1, 2019 - Nov 30, 2020

SITE VISIT DENSITY



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

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