

Publix #1707 - Plantation Square

5375 North Socrum Loop Road
Lakeland, FL 33809
Lat 28.112, Long -81.946

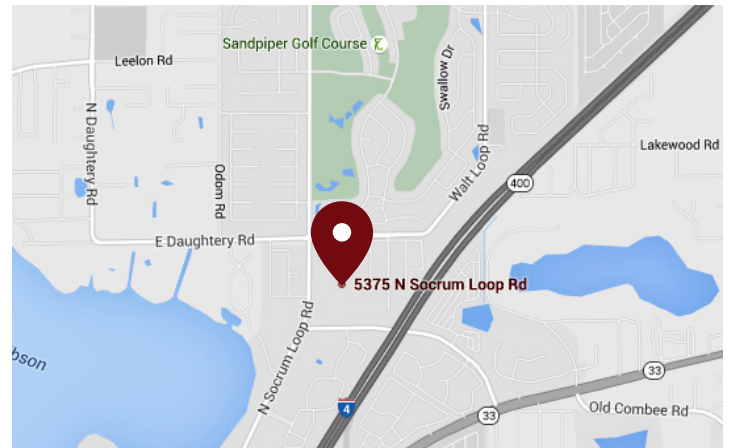
FOR LEASE



1,114 - 3,500 SF & 0.86 ACRES OP AVAILABLE

PROPERTY HIGHLIGHTS

- Publix-Anchored
- Renovation Completed Second Quarter 2020
- Located at the Intersection of North Socrum Loop Road and Combee Road
- Half Mile North of Interstate-4
- One and a Half Miles South of Marcum Road
- Three Miles East of US Highway 98
- Conveniently Located to Service Established Residential Communities
- Great Mix of Local and National Tenants
- Traffic Count: 26,300 VPD



DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Total Population	9,225	43,118	103,998
Daytime Population	7,689	45,367	106,270
Total Households	4,133	19,044	39,263
Avg. HH Income	\$66,290	\$69,174	\$65,439

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

Sandra Woodworth

813.210.7509 | swoodworth@crossmanco.com
9950 Princess Palm Avenue, Suite 340, Tampa, FL

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Suite	Tenant	Size
9	Publix	54,965
1	Executive Cleaners	926
2	Essi Nails & Spa	907
3	Subway	1,246
4	CVS	9,821
10	Ciao Bella	1,512
11	Metro PCS	908
12	Town Liquors	1,210
13	King's Wok	1,210

Suite	Tenant	Size
14	GNC	1,089
15	H & R Block	1,089
16	Hungry Howie's	1,089
17	Great Clips	1,089
18	Ocean Poke	1,113
19-20	Hibachi Express	2,959
21	AVAILABLE	1,490
22	Hair Gallery of Lakeland	1,600
23	AVAILABLE	1,114

Suite	Tenant	Size
24-25	AVAILABLE	1,816
26	UPS Store	914
OP E	AVAILABLE	.86 Acres
OP A	McDonalds	1 Acres
OP D	AVAILABLE	3,500
TOTAL		88,067

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FOOT TRAFFIC OVERVIEW (OPENED 06/2020)

EST. # OF CUSTOMERS ANNUALLY

 **164,600**

EST. # OF VISITS ANNUALLY

 **688,200**

AVG. VISITS / CUSTOMER

 **4.18**

AVG. LENGTH-OF-STAY / VISIT

 **56 MIN**

TOP 3 DAYS



Saturday	119,575
Friday	111,303
Sunday	100,744

OF VISITS

TOP 3 HOURS

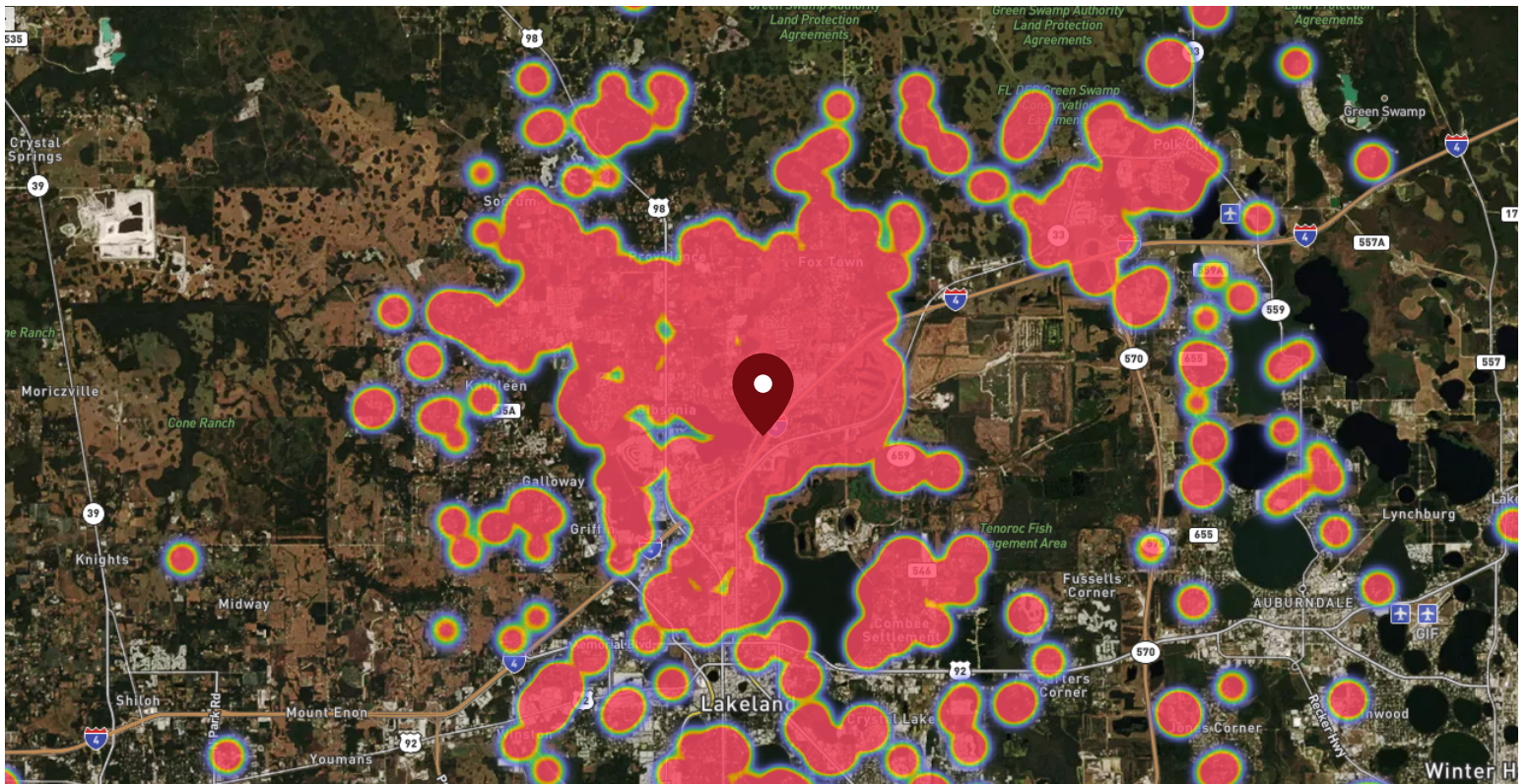


1-2 PM	122,881
5-6 PM	121,482
12-1 PM	118,549

OF VISITS

Data provided by Placer Labs Inc. (www.placer.ai) June 11, 2020 - Oct 31, 2020

SITE VISIT DENSITY



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

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