

Publix #1212 - Walden Woods

2202 James L. Redman Parkway
Plant City, FL 33563
Lat 27.989, Long -82.121

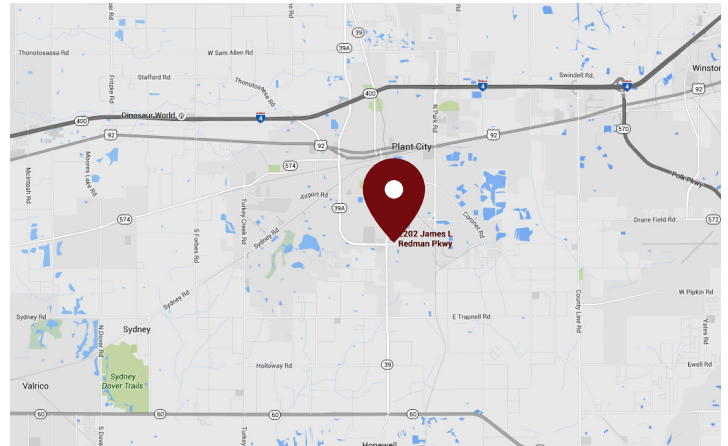
FOR LEASE



1,015 - 1,265 SF & ±1 ACRE OP AVAILABLE

PROPERTY HIGHLIGHTS

- Tampa MSA - Northeast Hillsborough County
- Geographically Located in the Middle of the West Coast of Florida, Approximately 25 Miles East of Tampa, Immediately West of Lakeland
- Anchored by Publix and Bealls
- Hillsborough County is the 4th Largest County in Florida
- Four Miles South Alexander St. Exit on Interstate-4
- Retail Center of Gravity in Plant City
- Renovated with Attractive New Facade and Signage
- Co-Tenants Include: Bealls Department Store, GNC, H&R Block, CVS, and Moe's Southwest Grill
- Traffic Count: 44,200 VPD



DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Total Population	7,102	39,653	69,327
Daytime Population	8,405	41,750	66,922
Total Households	2,475	12,250	23,483
Avg. HH Income	\$69,530	\$73,006	\$72,549

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

Sandra Woodworth

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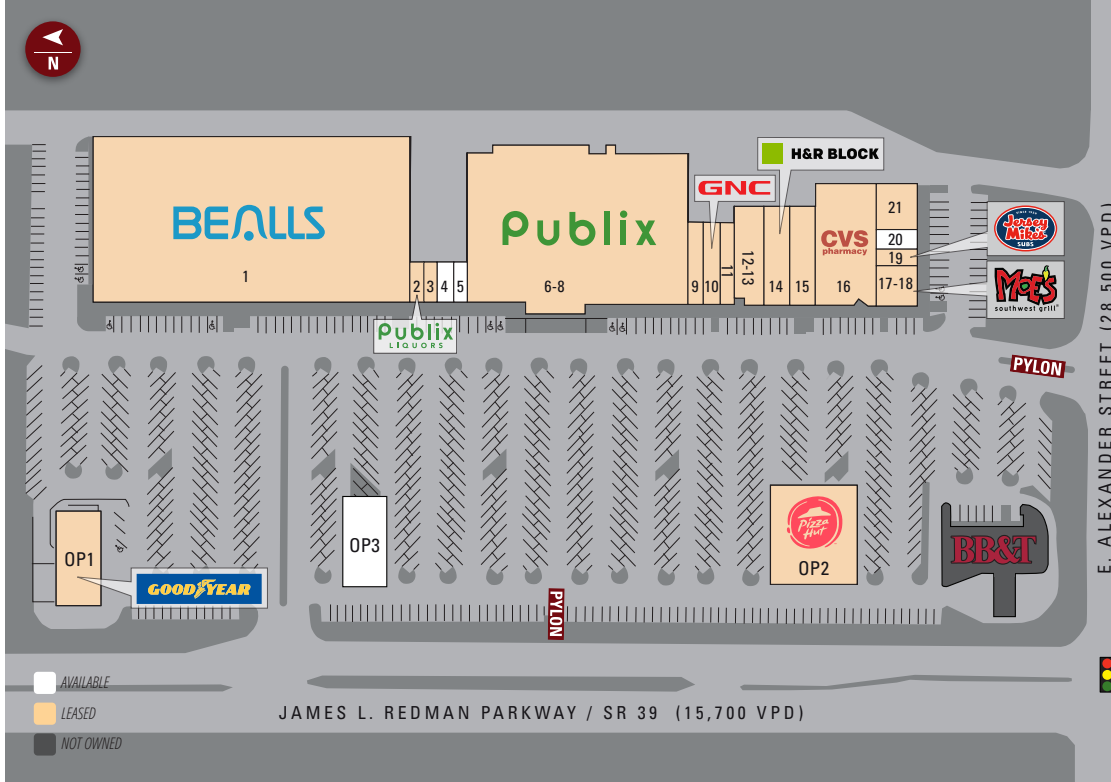
Crossman & Company

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SITE PLAN



Suite	Tenant	Size
1	Bealls Dept. Store	71,449
2	Publix Liquors	1,270
3	Great American Barber Shop	1,005
4	AVAILABLE	1,265
5	AVAILABLE	1,015
6-8	Publix	45,600
9	813 Chinese Food	1,474
10	GNC	1,500
11	Mystic Nails & Spa	1,494
12-13	Daisy Dukes Bar & Grill	5,000
14	H & R Block	2,038
15	Hibachi Express	2,990
16	CVS Pharmacy	10,368
17-18	Moe's Southwest Grill	2,400
19	Jersey Mike's	1,011
20	AVAILABLE	1,032
21	Dental Association	2,761
OP1	Goodyear	1 Acre
OP2	Pizza Hut	1 Acre
OP3	AVAILABLE	1 Acre

TOTAL 153,672



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FOOT TRAFFIC OVERVIEW

EST. # OF CUSTOMERS ANNUALLY

 **245,100**

EST. # OF VISITS ANNUALLY

 **1.81 M**

AVG. VISITS / CUSTOMER

 **7.37**

AVG. LENGTH-OF-STAY / VISIT

 **50 MIN**

TOP 3 DAYS



Saturday	285,288
Sunday	281,340
Friday	280,820

OF VISITS

TOP 3 HOURS

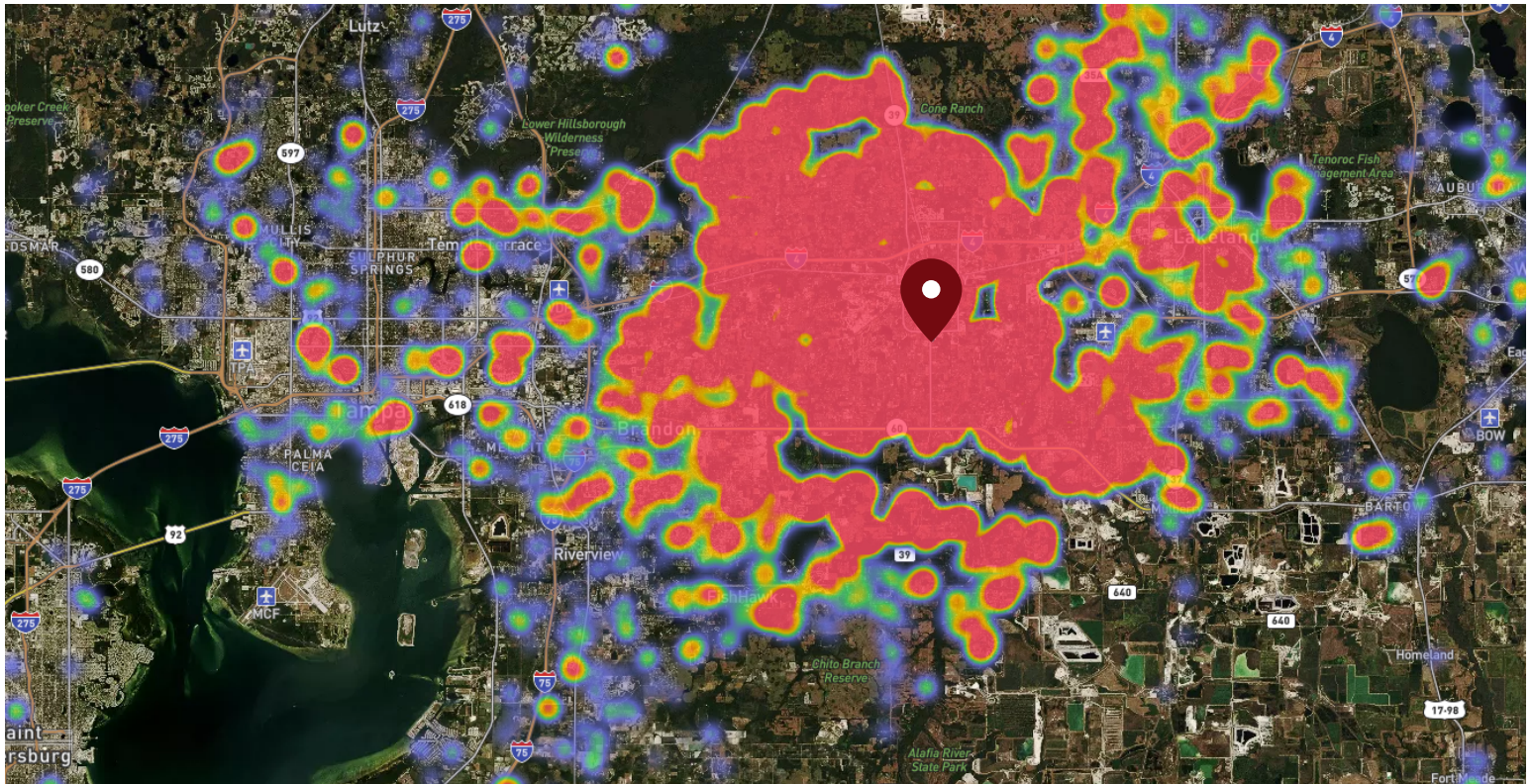


12-1 PM	331,095
1-2 PM	316,419
6-7 PM	314,207

OF VISITS

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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