

Publix #1135 - Fishhawk Ranch

5642 Fishhawk Crossing Road
Lithia, FL 33547
Lat 27.853, Long -82.204

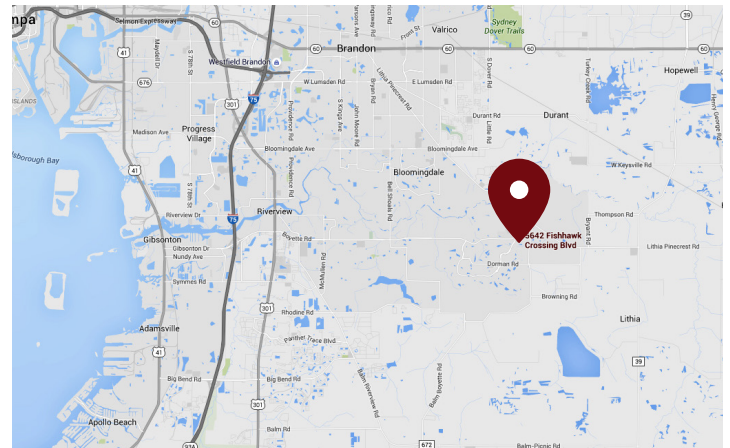
FOR LEASE



1,050 - 1,400 SF AVAILABLE

PROPERTY HIGHLIGHTS

- Publix-Anchored
- Located at the Signalized Intersection of Fishhawk Boulevard and Fishhawk Crossings
- Services the Master Planned Community of FishHawk Ranch, Which Encompasses More than 3,000 Acres, Approximately 3,700 Houses with 10,000 Residents. New Phases are Currently Under Construction. Upon Completion, the Subdivision will Include 5,000 Homes
- Across from the Fishhawk County Sports Complex, with Eight Ball Fields, Four Football/ Soccer Fields and Batting Cages
- Traffic Count: 16,795 VPD



DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Total Population	10,255	36,548	80,726
Daytime Population	6,414	31,245	68,990
Total Households	2,261	11,133	25,781
Avg. HH Income	\$163,325	\$154,455	\$131,299

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

Sandra Woodworth

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SITE PLAN



Suite	Tenant	Size
ANC	Publix	45,600
1	Taco YOLO	1,400
2-3	Stronglife Chiropractic, Physical Therapy & Weight Loss	2,625
4	Dog Gone Holistic	2,100
5	Hair Cuttery	1,225
6	Verizon	1,400
7	Publix Liquors	1,400
8	Great Expressions Dental	2,800
9	AVAILABLE	1,400
10	AVAILABLE	1,050
11	Signature Nails	2,100
12	UPS	1,050
13	Marco's Pizza	1,400
14	Jake's Wayback Burger	1,750

TOTAL 67,300



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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



Sunday	149,551
Saturday	149,346
Friday	143,781

OF VISITS

TOP 3 HOURS

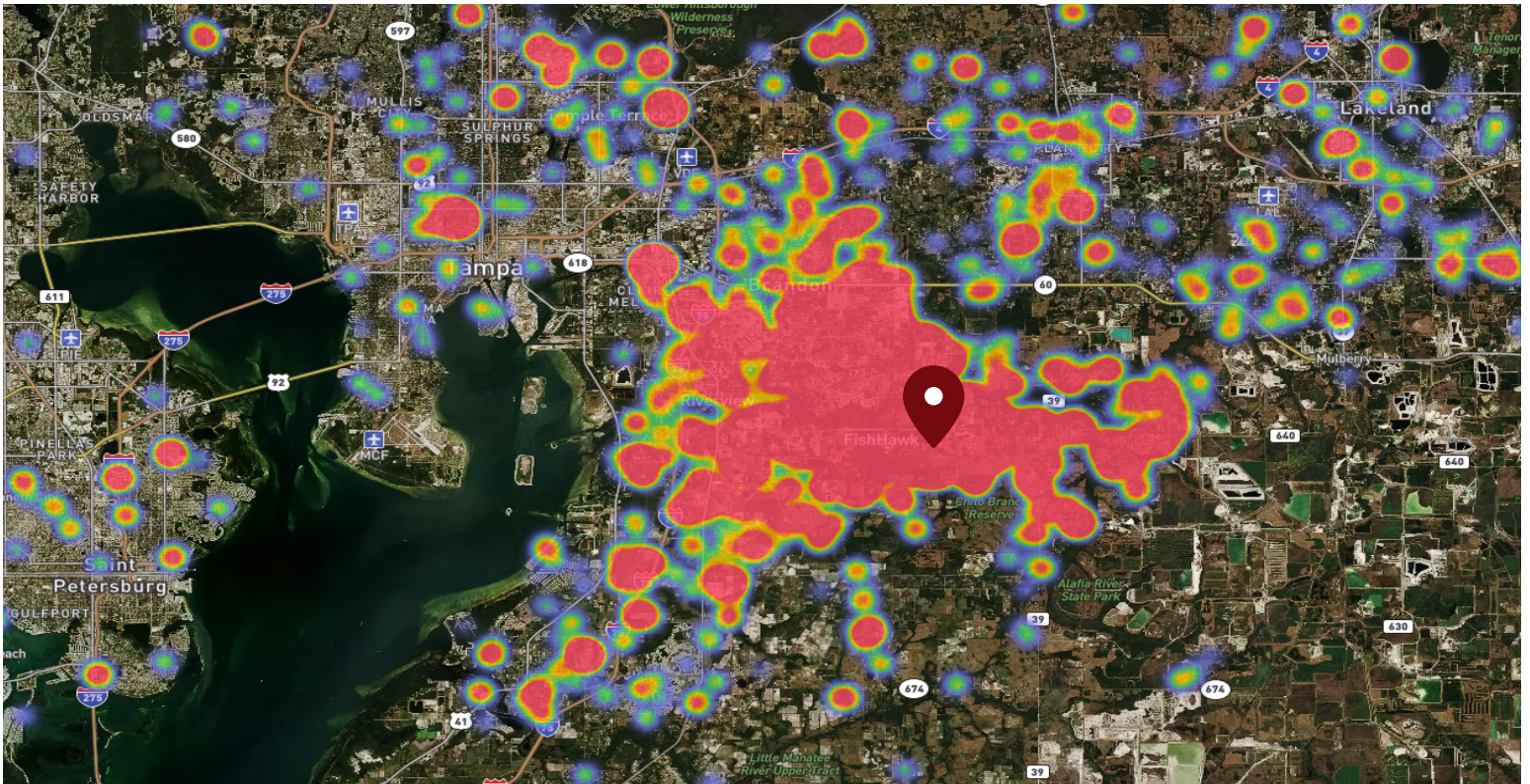


4-5 PM	188,738
5-6 PM	182,249
3-4 PM	172,915

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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