

Publix #0356 - Lake Miriam Square

4730 S. Florida Avenue
Lakeland, FL 33813
Lat 27.978, Long -81.957

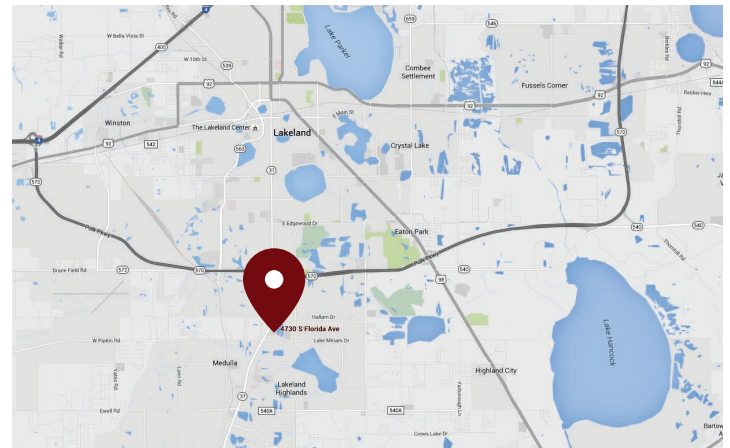
FOR LEASE



1,016 - 19,930 SF AVAILABLE

PROPERTY HIGHLIGHTS

- Publix-Anchored Center
- Located at the Signalized High Traffic Intersection of US 37/South Florida Avenue, a Major North/South Artery & Lake Miriam Drive
- 1.3 Miles South of Polk Parkway
- 4.5 Miles South of Downtown
- 5.8 Miles West of US Highway 98
- 6.4 Miles East of County Line Road
- Signalized Ingress/Egress and Multiple Points of Access
- Well Established Mix of Local and National Tenants
- Traffic Count: 56,100 VPD



DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Total Population	5,966	62,473	129,828
Daytime Population	7,760	60,093	140,564
Total Households	2,265	24,751	53,545
Avg. HH Income	\$99,200	\$96,323	\$82,696

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

Sandra Woodworth

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Suite	Tenant	Size
1	Publix	58,880
2A	Apron's Cooking School	3,763
2B	Grapevine Wine & Spirits	4,393
3	E-Library South Lakeland	4,525
4	Pan Asian Bistro & Sushi Bar	3,031
5	Coast Dental	3,040
6	Glam Color Bar	3,040
7	AVAILABLE (20 X 152)	3,040
8	Hand & Stone Massage	3,040
9A-1	AVAILABLE	1,950
9A-2	SoFresh	1,366

Suite	Tenant	Size
9A-3	Mathnasium	1,320
9A-4	Healthy Habits	1,300
9B-1	AVAILABLE	19,930
10	Leslie's Poolmart	4,408
11	DaVita Dialysis	10,554
12	VY Nails	1,011
13-14	Palace Italian Restaurant	1,778
15-16	AVAILABLE	1,781
17	Lakeland Chiropractic	996
18	AVAILABLE	2,068
19	Tijuana Flats	2,042

Suite	Tenant	Size
20	The UPS Store	1,026
21	Edible Arrangements	2,012
22-25	Beef O' Brady's	4,561
26	AVAILABLE	1,016
27	Kirkland's Barber Shop	777
28	Executive Cleaners	1,250
OP A	Chase	±1 AC
OP B	Starbucks	±1 AC
OP C	PDQ	±1.2AC
TOTAL		148,509

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Crossman & Company

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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



Saturday	324,495
Sunday	310,072
Friday	309,250

OF VISITS

TOP 3 HOURS

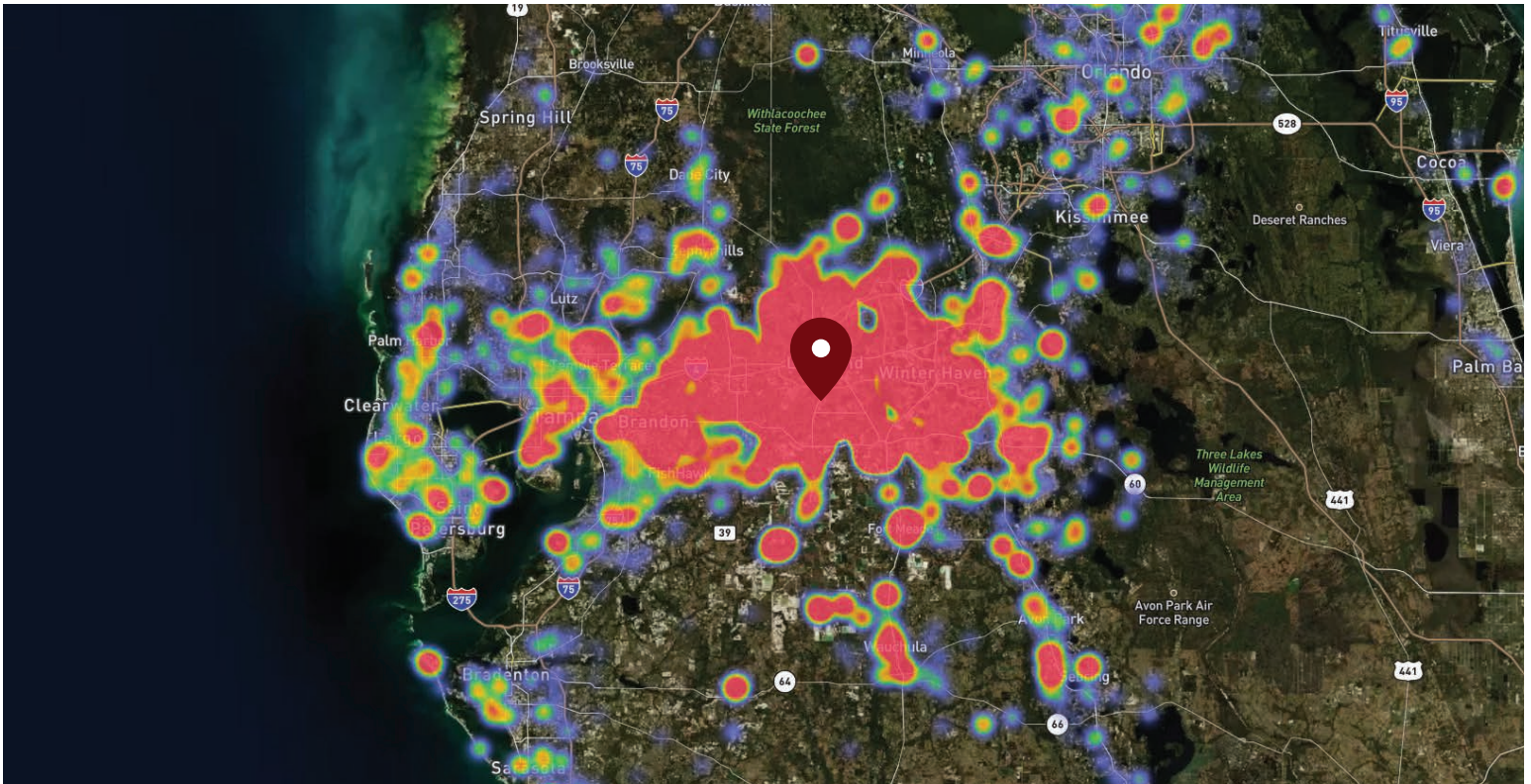


5-6 PM	383,343
6-7 PM	380,075
12-1 PM	377,344

OF VISITS

Data provided by Placer Labs Inc. (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

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