

# Publix #0866 - LaBelle Plaza

1555 S Highland Avenue  
Clearwater, FL 33756  
Lat 27.940, Long -82.773

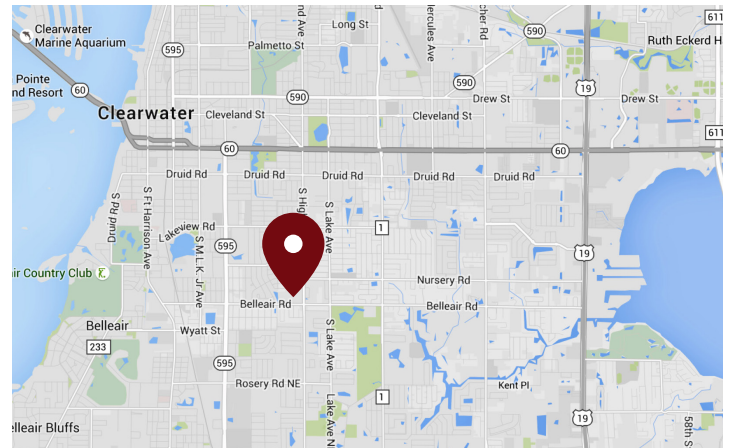
FOR LEASE



1,050 - 2,400 SF AVAILABLE

## PROPERTY HIGHLIGHTS

- Tampa MSA - Pinellas County
- Publix-Anchored
- Located at the Signalized Intersection of South Highland Avenue and Belleair Road
- Serves Established Residential Neighborhoods
- Densely Populated Trade Area - 3-Mile Population 119,795
- One Mile East of Alt-19
- Two Miles South of SR-60
- Three Miles West of US-19
- Pylon Signage Available
- Traffic Count: 11,500 VPD - Highland Avenue



DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Total Population	15,606	122,084	269,935
Daytime Population	10,978	119,795	269,426
Total Households	5,829	54,802	120,561
Avg. HH Income	\$70,660	\$63,054	\$67,862

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

## Sandra Woodworth

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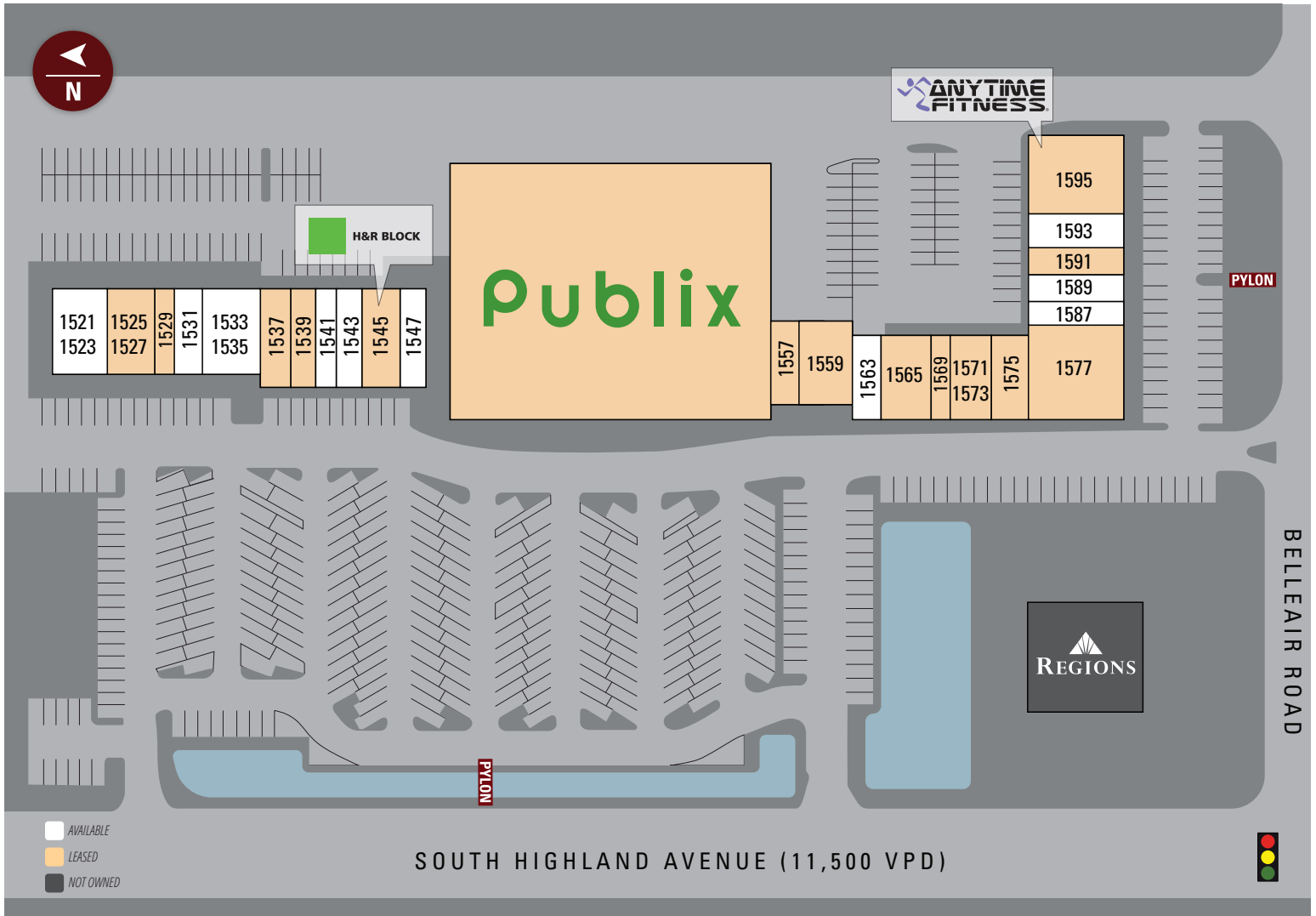
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Suite	Tenant	Size
1555	Publix	44,271
1521/1523	AVAILABLE (40 X 60)	2,400
1525/1527	Clearwater Smiles Dentistry	2,100
1529	Computer Repair	900
1531	AVAILABLE (20 X 60)	1,200
1533/1535	AVAILABLE (40 X 60)	1,400
1537	Chinese Restaurant	1,400
1539	Chiropractor	1,400
1541	AVAILABLE (15 X 70)	1,050

Suite	Tenant	Size
1543	AVAILABLE (20 X 70)	1,400
1545	H&R Block	1,750
1547	AVAILABLE (20 X 70)	1,400
1557	Glamour Hair Salon	1,200
1559	Luxe Cares Spa	2,400
1563	AVAILABLE (20 X 60)	1,200
1565	Remy's Cafe	2,425
1569	Scott's Dry Clean	900
1571/1573	Rayz Tanning Salon	2,125

Suite	Tenant	Size
1575	Liquor Store	1,775
1577	Pet Safari	4,400
1587	AVAILABLE (15 X 70)	1,050
1589	AVAILABLE (20 X 70)	1,400
1591	Sunshine Nails	1,050
1593	AVAILABLE (25 X 70)	1,750
1595	Anytime Fitness	4,200
<b>TOTAL</b>		<b>87,546</b>

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## FOOT TRAFFIC OVERVIEW

EST. # OF CUSTOMERS ANNUALLY



EST. # OF VISITS ANNUALLY



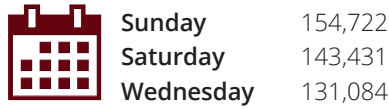
AVG. VISITS / CUSTOMER



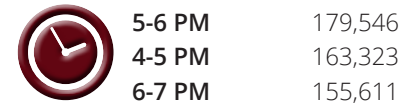
AVG. LENGTH-OF-STAY / VISIT



TOP 3 DAYS # OF VISITS

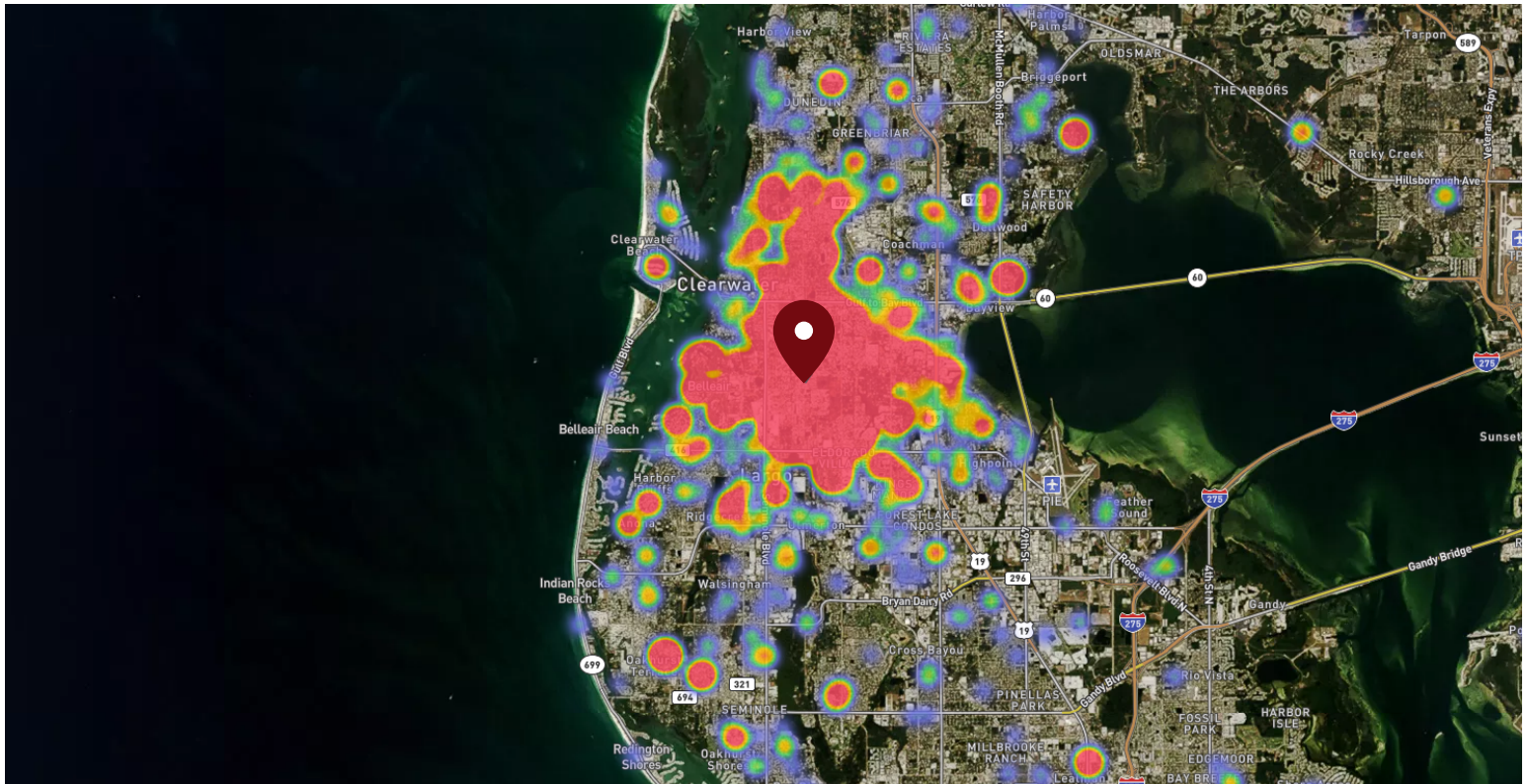


TOP 3 HOURS # OF VISITS



Data provided by Placer Labs Inc. ([www.placer.ai](http://www.placer.ai)) Jan 1, 2020 - Dec 31, 2020

## SITE VISIT DENSITY



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

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