

Publix #1035 - Shops of Sebastian

1451 Sebastian Boulevard
Sebastian, FL 32958
Lat 27.767, Long -80.510

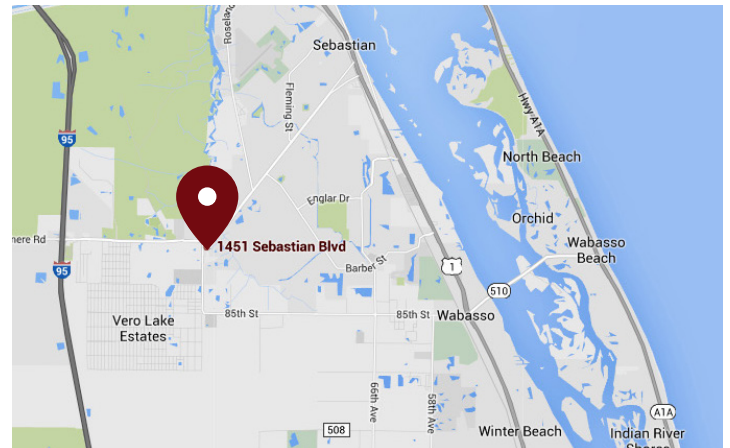
FOR LEASE



1,525 SF AVAILABLE

PROPERTY HIGHLIGHTS

- Publix-Anchored Center
- Dominant Community Center in the Market
- Located SEC of Sebastian Boulevard and CR 510
- Signalized Entrance
- Great Access and Visibility
- Traffic Count: 10,689 VPD



DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Total Population	3,040	27,007	40,494
Daytime Population	2,602	21,499	35,516
Total Households	1,185	8,363	16,565
Avg. HH Income	\$73,318	\$71,292	\$68,103

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

Michael Rautbord

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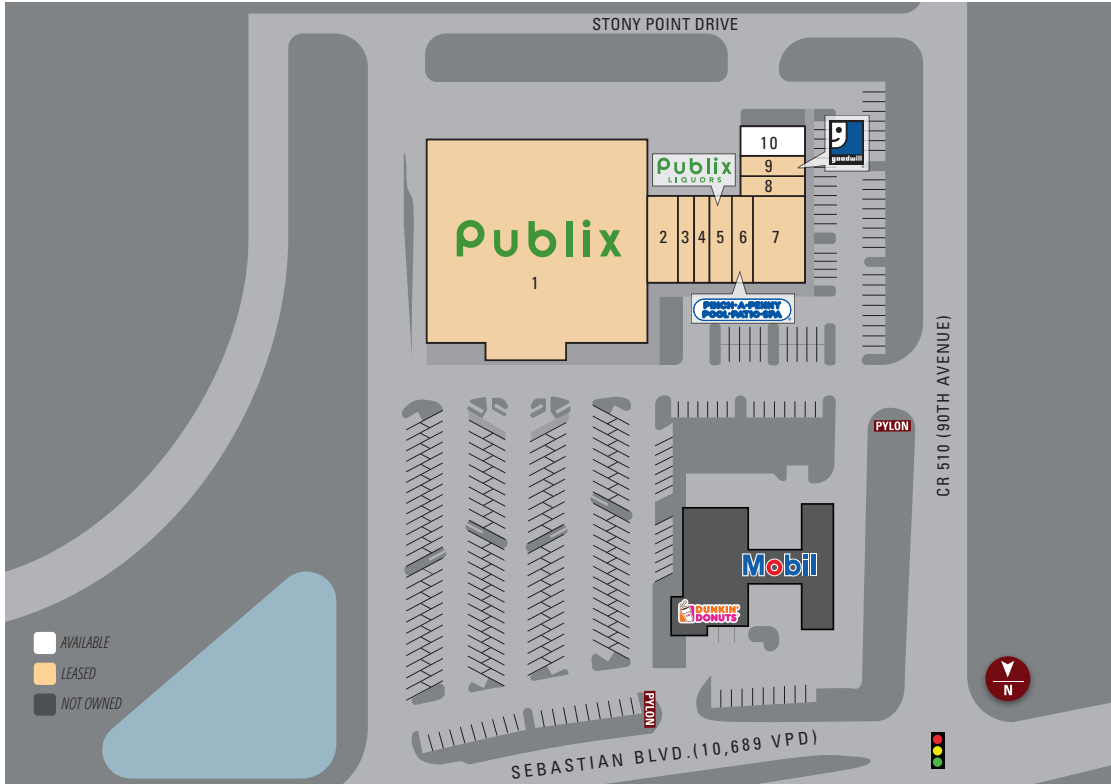


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SITE PLAN



Suite	Tenant	Size
1	Publix	38,997
2	American Dental	2,331
3	Nails So Happy	1,210
4	Bamboo Wok Chinese	1,223
5	Publix Liquor	1,600
6	Pinch A Penny	1,606
7	Las Palmas Cuban Restaurant	3,616
8	Great Clips	1,200
9	Goodwill	1,200
10	AVAILABLE	1,525

TOTAL 54,508



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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	193,571
Saturday	185,952
Friday	165,302

OF VISITS

TOP 3 HOURS

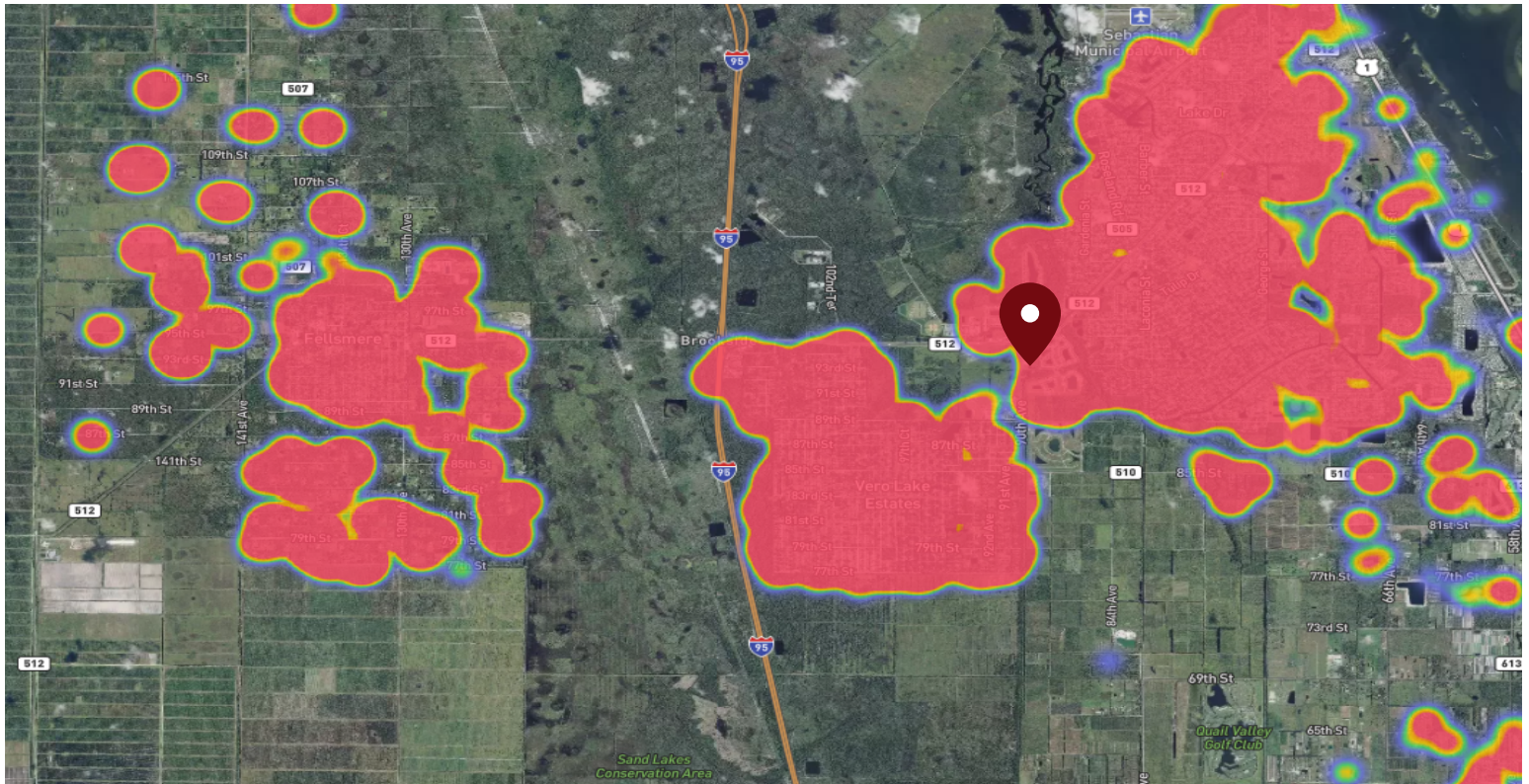


5-6 PM	231,142
4-5 PM	208,936
6-7 PM	199,702

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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