

# Publix #1523 - Rivercrest Commons

11460 S US Highway 301  
Riverview, FL 33578  
Lat 27.834, Long -82.328

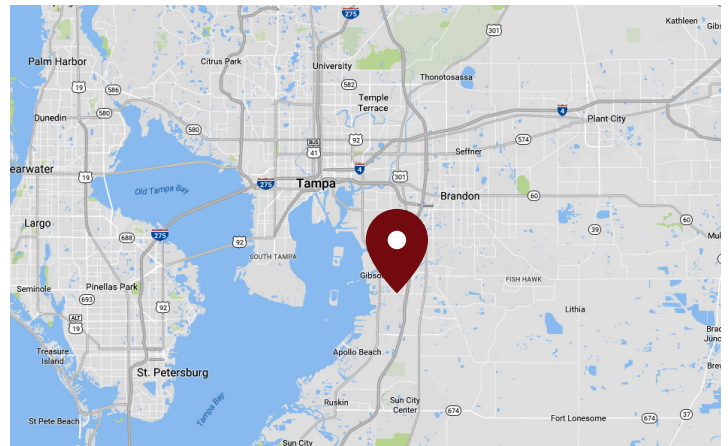
FOR LEASE



1,350 - 1,500 SF AVAILABLE

## PROPERTY HIGHLIGHTS

- Publix-Anchored Shopping Center
- Located at the High Traffic Signalized Intersection of US 301 & Symmes Road
- 1.5 Miles East of Interstate 75
- 1.7 Miles South of Gibsonton Drive
- Three Miles North of Big Bend Road
- Four Miles North of the New St. Joseph Hospital-South
- Traffic Count: 42,500 VPD
- 3,500 Square Foot Building Coming Soon!



DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Total Population	11,553	73,252	170,874
Daytime Population	9,067	61,332	141,506
Total Households	3,547	24,288	58,311
Avg. HH Income	\$83,163	\$91,288	\$92,029

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

## Sandra Woodworth

813.210.7509 | [swoodworth@crossmanco.com](mailto:swoodworth@crossmanco.com)  
9950 Princess Palm Avenue, Suite 340, Tampa, FL

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Suite	Tenant	Size
11460	Publix	45,600
11468	Publix Liquor Store	1,400
11430	Keke's Breakfast Cafe	4,200
11434	LA Nails	3,000
11438	Marco's Pizza	1,400
11440	China Chef	1,400
11442	Hair Cuttery	1,300
11444	AVAILABLE	1,350
11446	AVAILABLE	1,350

Suite	Tenant	Size
11448	Leslie's Pool Supply	2,100
11404	Dunkin' Donuts	2,300
11406	Fast Track Urgent Care	3,700
11478	Heartland Dental	3,200
11480	GTE Financial	2,000
11420	Cora Physical Therapy	2,000
11422	OP3	1,500
<b>TOTAL</b>		<b>77,800</b>

## RIVERCREST COMMONS



OUTPARCEL-3



NEW 3,500 SF Building - Coming Soon!

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## FOOT TRAFFIC OVERVIEW

EST. # OF CUSTOMERS ANNUALLY

 **204,500**

EST. # OF VISITS ANNUALLY

 **1.04M**

AVG. VISITS / CUSTOMER

 **5.04**

AVG. LENGTH-OF-STAY / VISIT

 **51 MIN**

TOP 3 DAYS



Sunday	185,257
Saturday	177,017
Friday	143,046

# OF VISITS

TOP 3 HOURS

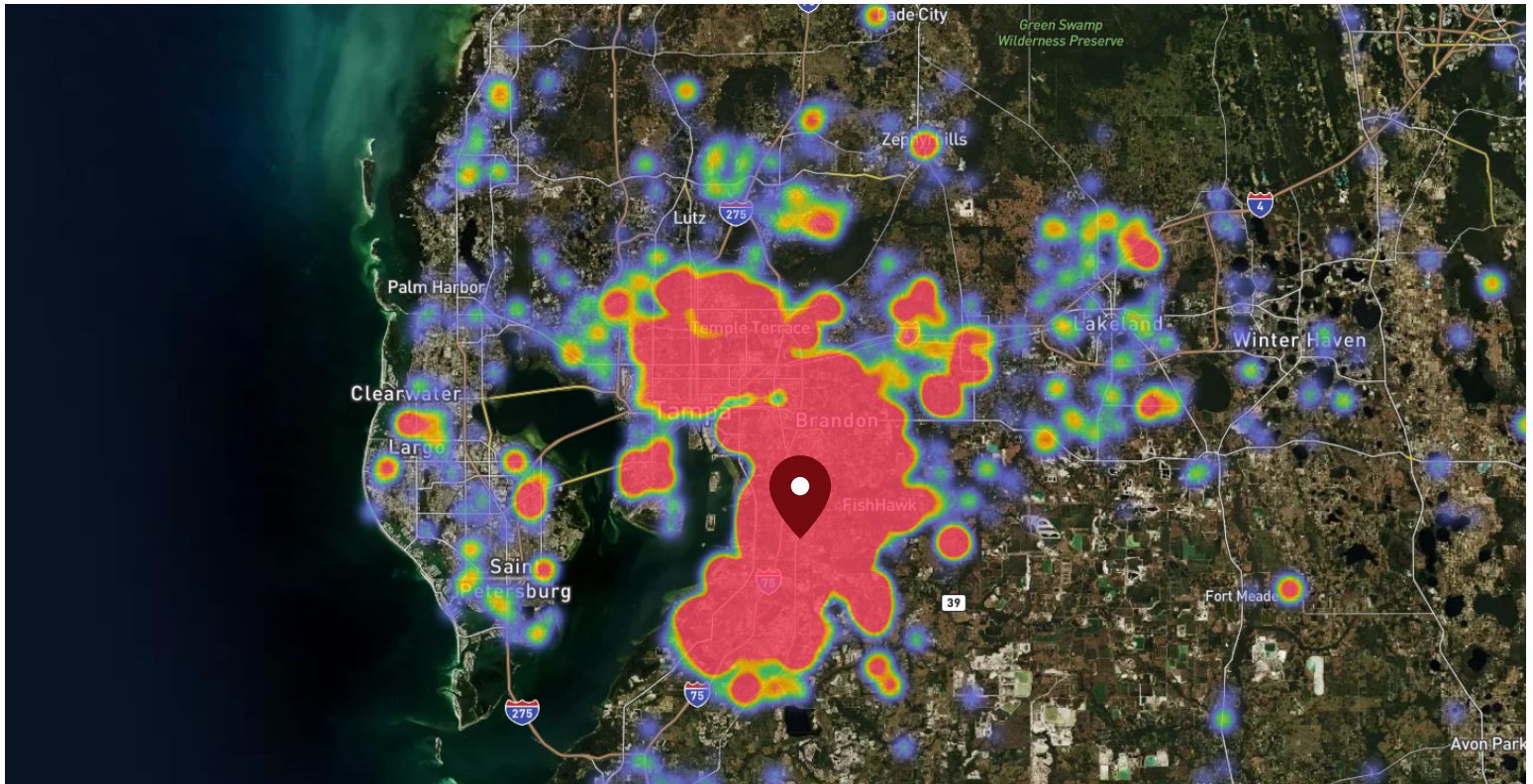


12-1 PM	188,453
11AM-12 PM	185,243
1-2 PM	177,661

# OF VISITS

Data provided by Placer Labs Inc. ([www.placer.ai](http://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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Crossman & Company

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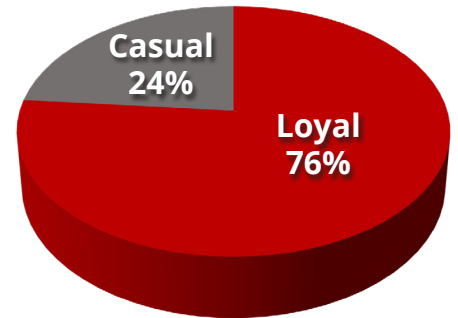
## RANKING PERCENTILE - FOOT TRAFFIC

Area Shopping Centers	State	15 Miles	5 Miles
Rivercrest Commons	68%	66%	74%

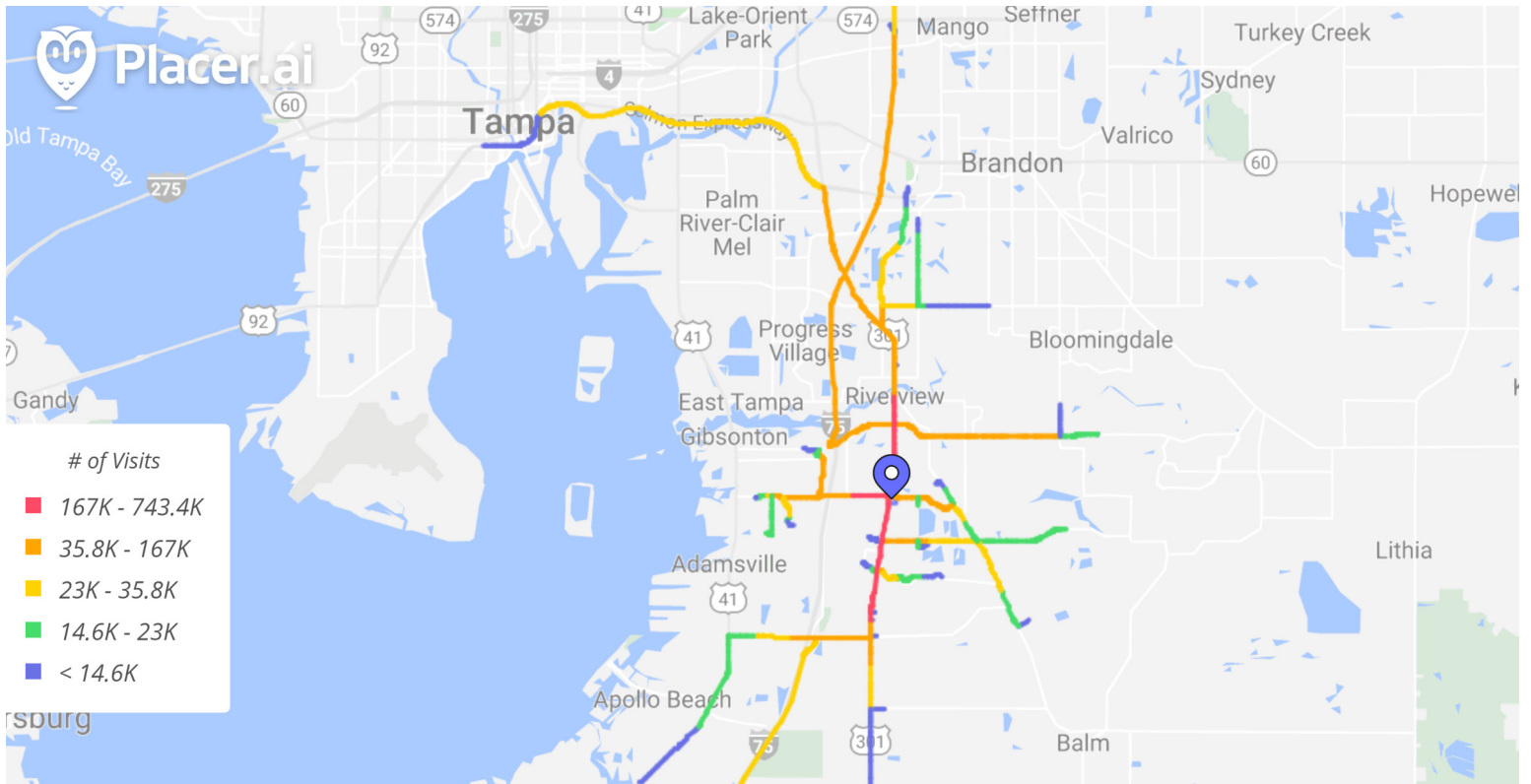
Area Comparables 1	State	15 Miles	5 Miles
Publix #1523	77%	79%	88%

## CUSTOMER LOYALTY



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

## CUSTOMER JOURNEY



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

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