

# Publix #1195 - Ovation Town Center

7800 Lake Wilson Road  
Davenport, FL 33896  
Lat 28.258, Long -81.591

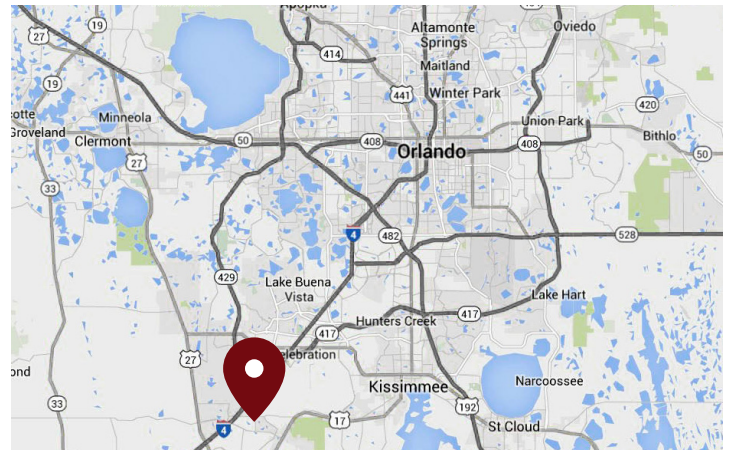
FOR LEASE



1,300 - 1,800 SF AVAILABLE

## PROPERTY HIGHLIGHTS

- Lakeland - Winter Haven MSA Polk County
- Located Across from Reunion Golf Resort, Approximately 1.5 Miles East of Interstate-4 on the SWC of Osceola Polk Line and Lake Wilson Road
- Close Proximity to Walt Disney World and Orlando Theme Parks
- Experiencing Explosive Growth and Popular Time Share Community
- Combined Traffic Count: 29,863 VPD



DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Total Population	3,597	15,550	42,595
Daytime Population	3,237	15,803	41,377
Total Households	1,359	5,774	15,324
Avg. HH Income	\$84,526	\$76,804	\$84,789

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

## Tracy Worrell

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3333 South Orange Avenue, Suite 201, Orlando, FL

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Suite	Tenant	Size
ANC	Publix	45,600
D1-D5	LJ Florida Property Services	7,131
D10	Tropical Smoothie Cafe	1,300
Office D	Anytime Fitness	8,110
D6-D8	Reunion Veterinary Hospital	3,900
D9	AVAILABLE	1,300
F1	Subway	1,440
F2	Reunion Cafe	1,360
F3	Dry Clean USA	1,540
F4	China Taste Restaurant	1,700

Suite	Tenant	Size
G1	Sashimi Fusion Restaurant	1,700
G2	AVAILABLE (22x80)	1,800
G3	Liquor Store	1,400
H1	AVAILABLE (20x80)	1,600
H2	Exit Realty	1,600
H3	Nail Care & Spa	1,400
H4	Medical Clinic	1,600
I1	Hair Cuttery	1,280
I2	Allstate Insurance	1,280
I3	Loyalty Home Rental Management	1,400

Suite	Tenant	Size
I4	Papa Johns Pizza	1,400
J1	Dynasty Barbershop	1,100
J2-J4	Pinch A Penny	3,300
J5-J6	Dentist	2,200
OP	Wells Fargo	
OP	Hess	
OP	McDonalds	
<b>TOTAL</b>		<b>96,750</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



Saturday	95,545
Friday	82,467
Monday	81,659

# OF VISITS

TOP 3 HOURS

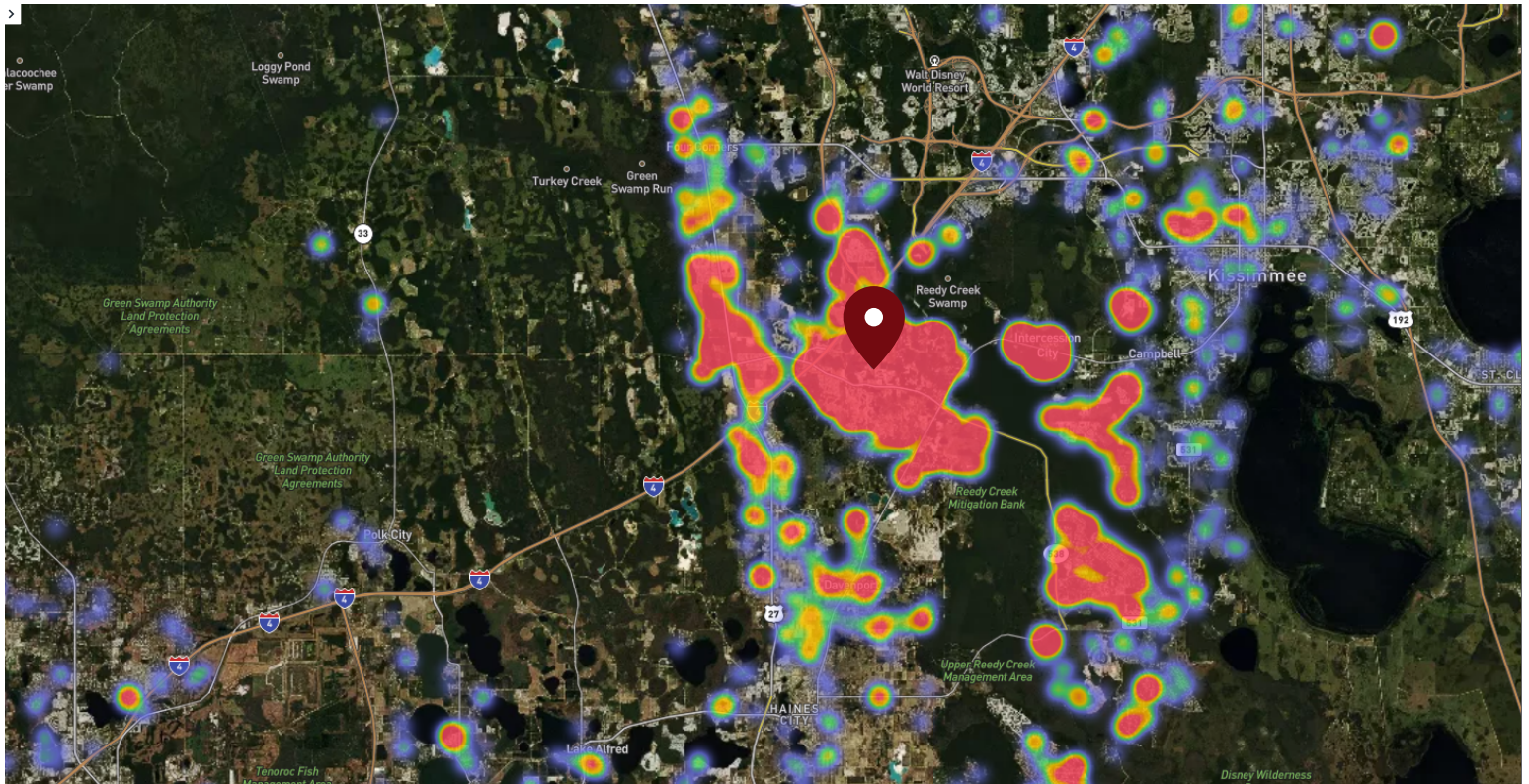


5-6 PM	83,173
6-7 PM	80,018
3-4 PM	76,483

# 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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