

Publix #0229 - Indian River Village

709 E. 3rd Avenue
 New Smyrna Beach, FL 32169
 Lat 29.029, Long -80.896

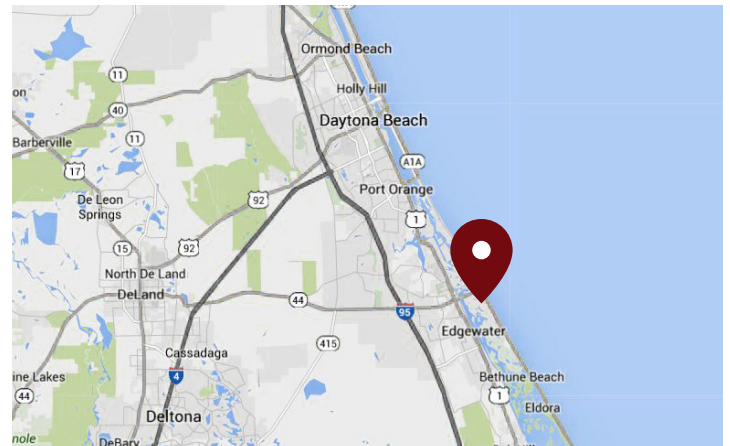
FOR LEASE



1,100 - 1,400 SF AVAILABLE

PROPERTY HIGHLIGHTS

- Publix-Anchored Center
- Prime Beach Side Location
- Excellent Tenant Mix with Strong Popular Restaurants
- Eight Points of Entry
- Combined Traffic Count: 38,000 VPD



DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Total Population	3,603	18,261	42,686
Daytime Population	4,097	20,857	42,414
Total Households	1,521	8,908	19,795
Avg. HH Income	\$89,111	\$80,471	\$79,392

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

Tracy Worrell

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Suite	Tenant	Size
1	Publix	44,840
2	Bealls Home Accent	11,250
3	Colt's Pig Stand BBQ	4,200
4	Bealls Department Store	36,283
5	Limoncello	2,800
6	AVAILABLE	1,400
7	Off The Hook Raw Bar & Grill	4,200
8	Wake Up Cafe	1,400
9	Jon'Ric International Hair Salon	1,372

Suite	Tenant	Size
10	McDonnell Dental Care	1,400
11	Chinese Restaurant	1,400
12	Bob Ross Art Workshop & Gallery	2,000
13	NSB YU-MI	1,500
14	AVAILABLE	1,100
15	Florida Best Hearing	1,050
16	Safe Ship	1,310
17	PrimeCare	2,800
18	Waves Hair Design Salon	1,400

Suite	Tenant	Size
19	Sunglass Cabana	858
20	Publix Liquors	2,100
21	Subway	1,260
OP1	Chase Bank	4,500
OP2	Twistee Treat	583
TOTAL		125,923

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FOOT TRAFFIC OVERVIEW

EST. # OF CUSTOMERS ANNUALLY

 **426,700**

EST. # OF VISITS ANNUALLY

 **1.37M**

AVG. VISITS / CUSTOMER

 **3.22**

AVG. LENGTH-OF-STAY / VISIT

 **55 MIN**

TOP 3 DAYS



Saturday	259,607
Sunday	211,099
Friday	210,040

OF VISITS

TOP 3 HOURS

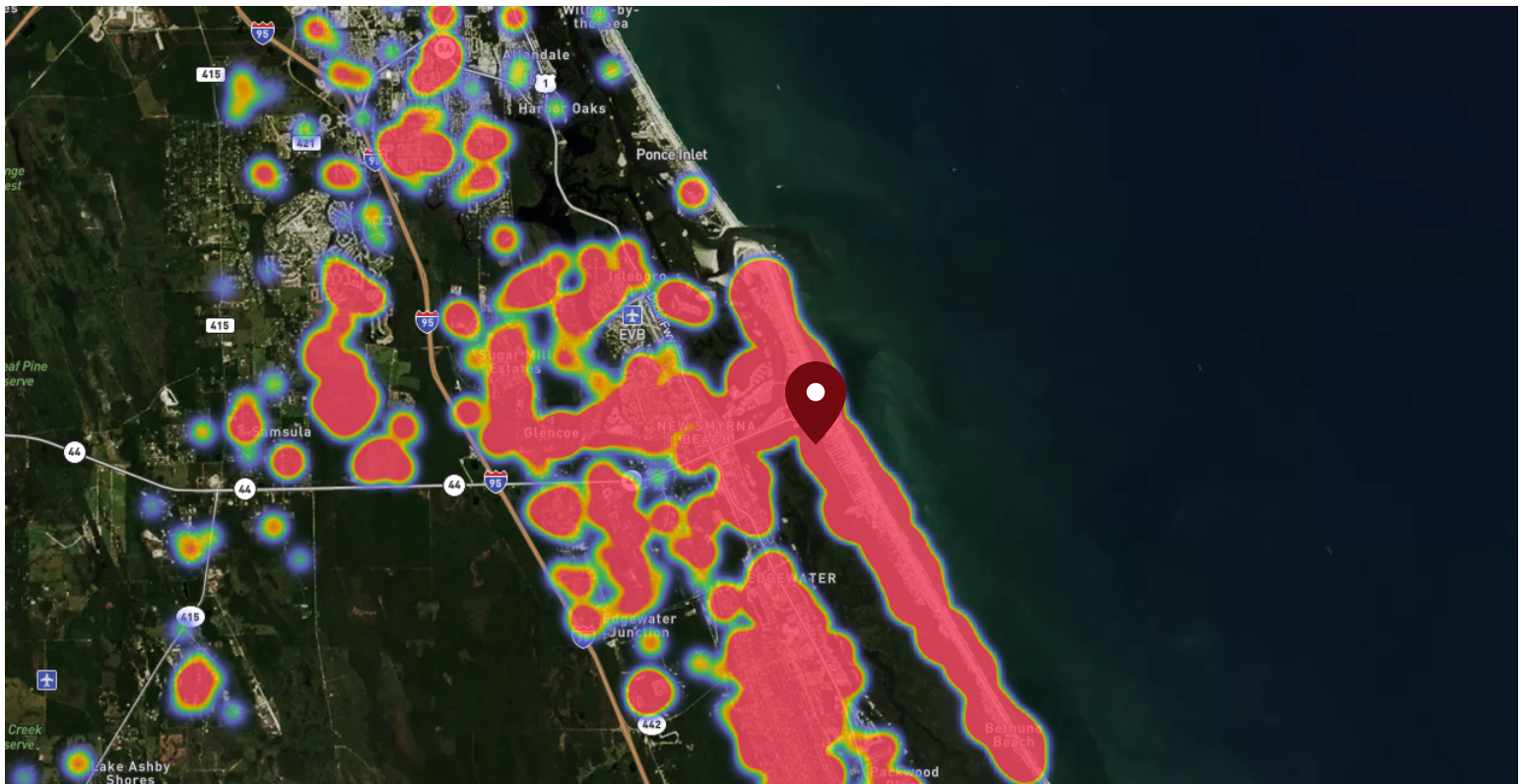


12-1 PM	228,330
5-6 PM	224,080
1-2 PM	219,037

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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