

# Publix #0400 - Merchants Crossing

1500 Placida Road  
Englewood, FL 34223  
Lat 26.936, Long -82.338

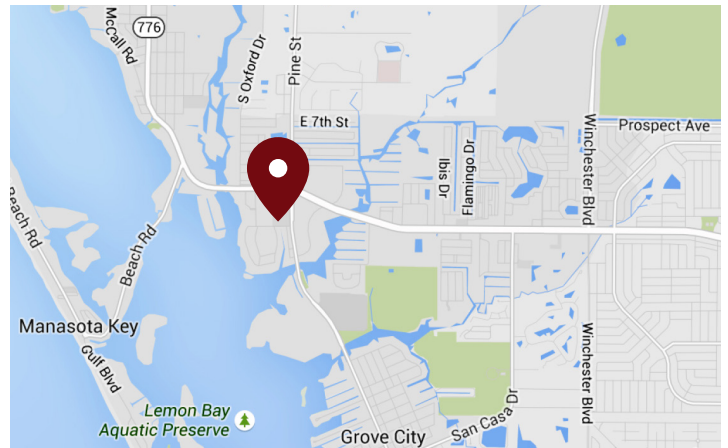
FOR LEASE



1,200 - 11,255 SF & ±0.5 ACRE OP AVAILABLE

## PROPERTY HIGHLIGHTS

- Anchored by Publix and Bealls Department Store
- Located at the Signalized Intersection of McCall & Placida Road
- Six Points of Access
- Excellent Local and National Tenant Mix
- Combined Traffic Count: 42,800 VPD



DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Total Population	2,596	19,293	39,648
Daytime Population	3,242	21,346	38,680
Total Households	1,311	10,105	19,977
Avg. HH Income	\$66,811	\$67,546	\$70,368

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

## Sandra Woodworth

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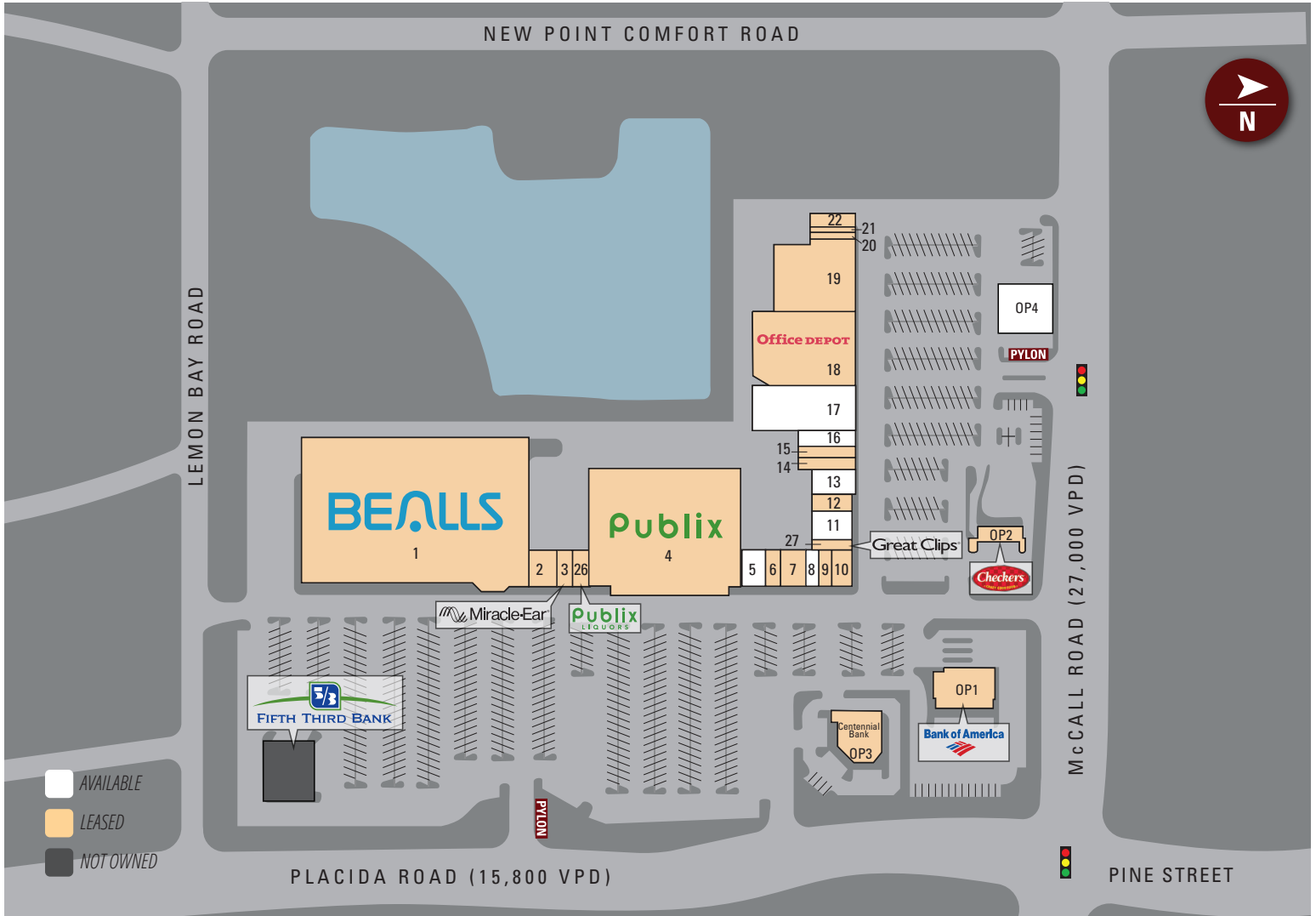


Crossman & Company

[www.crossmanco.com](http://www.crossmanco.com)

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Suite	Tenant	Size	Suite	Tenant	Size	Suite	Tenant	Size
4	Publix	48,555	10	Swim Mart Clothing Store	1,800	19	Unavailable	13,500
1	Bealls	86,479	27	Great Clips	1,225	20	Unavailable	800
2	20/20 & Beyond Eyecare	2,400	11	AVAILABLE (40 x 70)	2,830	21	Unavailable	1,600
3	Miracle Ear	1,000	12	Rob's Pizzeria	1,695	22	Unavailable	1,600
26	Publix Liquors	1,350	13	AVAILABLE (40 x 80)	3,200	OP1	Bank of America	
5	AVAILABLE (40 x 60)	2,400	14	H&R Block	2,000	OP2	Checkers	
6	Englewood Jewelry	1,200	15	Magic Cuts & Spa	1,500	OP3	Centennial Bank	
7	Good Times Cafe	2,400	16	AVAILABLE	2,500	OP4	AVAILABLE	±0.5 AC
8	AVAILABLE	1,200	17	AVAILABLE (66 x 70)	11,255	<b>TOTAL 213,689</b>		
9	LA Nail Salon	1,200	18	Office Depot	20,000			

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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



Friday	165,367
Tuesday	164,067
Saturday	161,796

# OF VISITS

TOP 3 HOURS

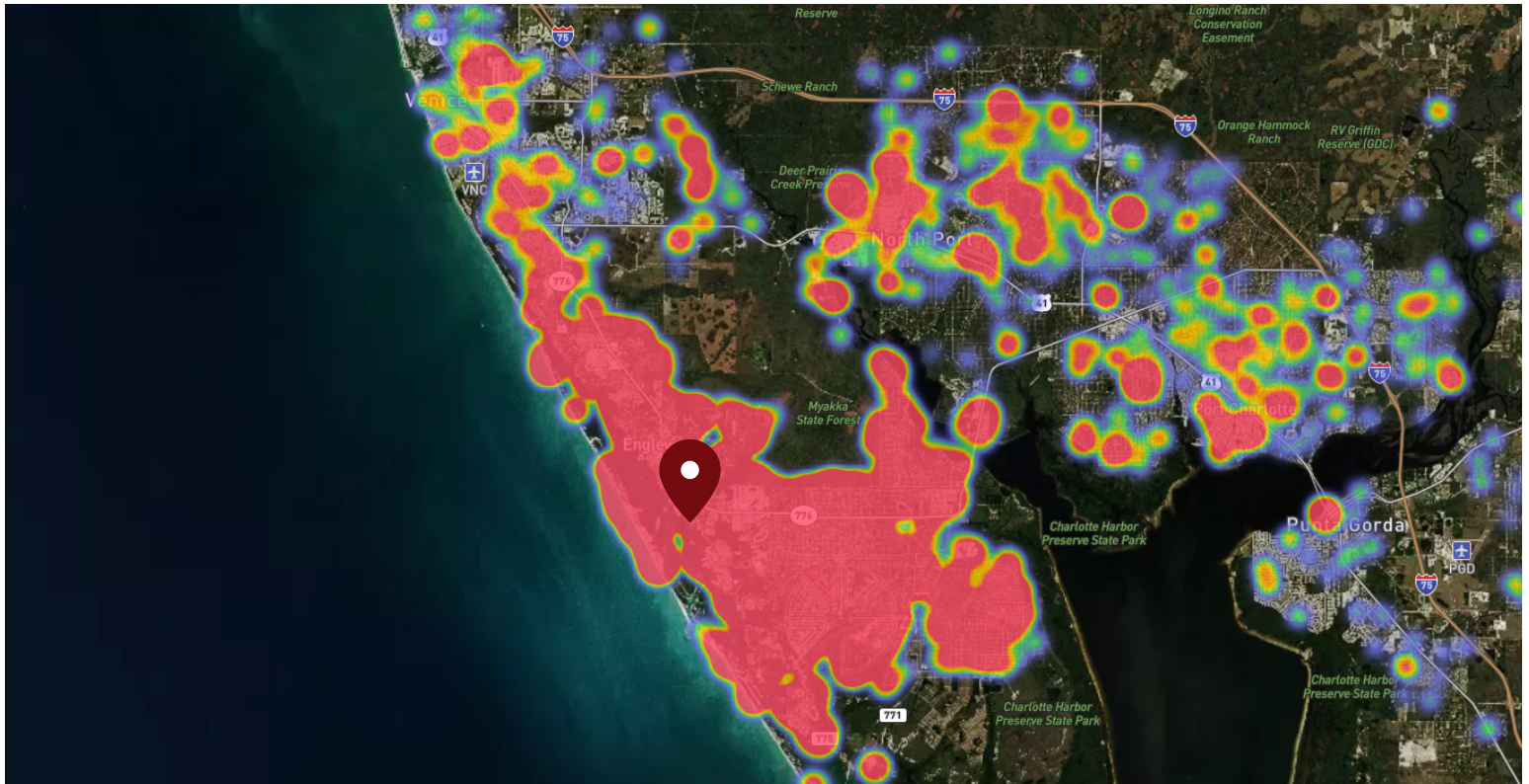


12-1 PM	212,292
11 AM- 12 PM	204,118
1-2 PM	194,419

# OF VISITS

Data provided by Placer Labs Inc. (www.placer.ai) Dec 1, 2019 - Nov 11, 2020

## SITE VISIT DENSITY



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

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