

Publix #1039 - The Shops at Verandah

11851 Palm Beach Boulevard
Fort Myers, FL 33905
Lat 26.698, Long -81.761

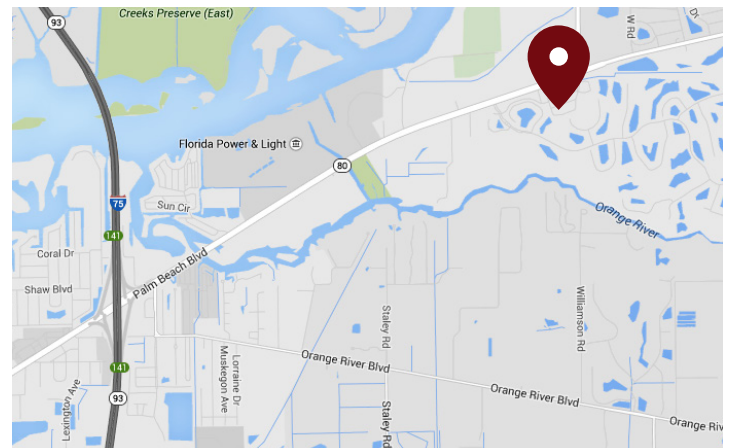
FOR LEASE



1,400 SF AVAILABLE

PROPERTY HIGHLIGHTS

- Conveniently Located at the Intersection of State Road 80 and State Road 31
- Signalized Access
- Serves the Verandah Country Club Community, an Existing 1,500 Acre Master Planned Golf Course Community
- Excellent Mix of National and Local Tenants
- Busy Outparcels Drive Traffic to the Center
- Traffic Count: 42,000 VPD



| DEMOGRAPHICS | 1 Mile | 3 Miles | 5 Miles |
|--------------------|-----------|----------|----------|
| Total Population | 1,615 | 16,802 | 43,386 |
| Daytime Population | 1,669 | 14,187 | 36,832 |
| Total Households | 670 | 6,897 | 15,720 |
| Avg. HH Income | \$104,297 | \$81,836 | \$73,048 |

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

Fernando Espino

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SITE PLAN

| Suite | Tenant | Size |
|---------|--------------------------|--------|
| 110 | Publix | 38,997 |
| 101-102 | Tramontana's Restaurant | 2,798 |
| 103 | #1 Wok | 1,400 |
| 104 | A Nail Salon | 1,400 |
| 105 | First Choice Haircutters | 1,400 |
| 106 | Subway | 1,400 |
| 107 | Unavailable | 1,400 |
| 108 | Shores Liquor | 1,400 |
| 109 | Pinch a Penny | 1,400 |
| 111 | Allstate Insurance | 1,400 |
| 112 | Steel Magnolias Salon | 1,400 |
| 113 | AVAILABLE (20x70) | 1,400 |
| 114-115 | Gulfshore Dental Assoc. | 2,800 |
| 116 | Pizza Hut / Wingstreet | 1,400 |
| 117 | Riverside Eyecare | 1,400 |
| 118 | AVAILABLE (20x70) | 1,400 |
| 119-120 | Beef O'Brady's | 2,800 |
| 121 | Cleaners | 1,200 |
| 122 | Metro PCS | 1,200 |
| 123-124 | SW Florida Foot & Ankle | 2,400 |
| 125 | H&R Block | 1,200 |
| 126 | Quik Pak & Ship | 1,200 |

TOTAL 72,795



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FOOT TRAFFIC OVERVIEW

EST. # OF CUSTOMERS ANNUALLY

 **210,100**

EST. # OF VISITS ANNUALLY

 **1.29 M**

AVG. VISITS / CUSTOMER

 **6.12**

AVG. LENGTH-OF-STAY / VISIT

 **47 MIN**

TOP 3 DAYS



Sunday
Saturday
Friday

OF VISITS

214,815
207,537
198,439

TOP 3 HOURS



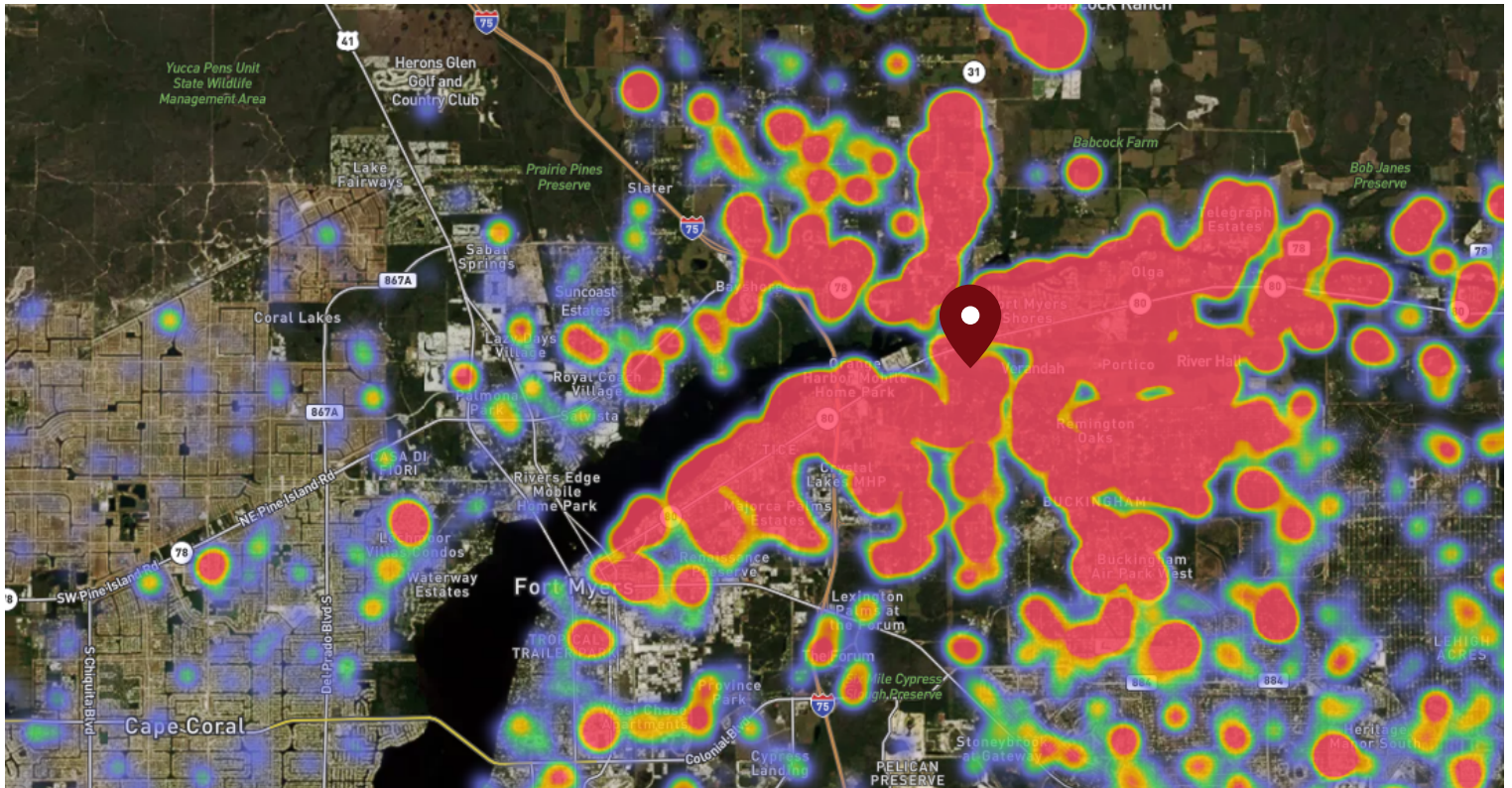
5-6 PM
4-5 PM
6-7 PM

OF VISITS

242,148
223,643
208,376

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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