Publix #0162 - Crossroads

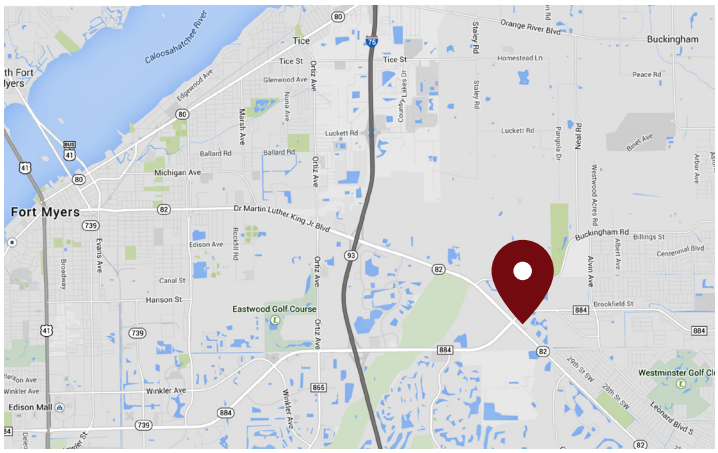
5781 Lee Boulevard
Lehigh Acres, FL 33971
Lat 26.619, Long -81.766

FOR LEASE

2,400 SF AVAILABLE

PROPERTY HIGHLIGHTS

- Publix-Anchored Center
- Located at the Signalized Intersection of Lee/Colonial Boulevard and Immokale Road
- Approximately 2.5 Miles East of I-75
- High Growth Area with 2,879 Multi Family Units Planned or Under Construction Within a 2-Mile Radius
- Combined Traffic Count: 66,300 VPD



DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Total Population	2,916	46,766	122,847
Daytime Population	3,642	39,716	106,658
Total Households	953	17,383	47,065
Avg. HH Income	$109,898	$119,374	$114,455

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

Sandra Woodworth

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Suite	Tenant	Size
ANC	Publix	44,840
101-2	AVAILABLE	2,400
103-4	Heartland Dental	2,100
105	Easy Mortgage & Easy Title and Escrow	900
106	Natasha's Alterations Dry Cleaning	900
201-2	Rib City	2,800
203	Premier Wax Center	1,050
204	Metro by T-Mobile	1,050

Suite	Tenant	Size
205	Subway	1,400
206	NextCut Barbershop	1,225
207	Badawi Hair & Beauty	1,225
208	The UPS Store	1,400
209	Marikami Thai & Sushi	1,400
301	Crossroads Liquor	1,400
302	PrimeHealth Urgent Care	1,400
303	China Garden	1,225
304	Amigos Insurance	1,225

Suite	Tenant	Size
305	Los Panes Bakery & Restaurant	1,400
306	Nail Art & Co.	1,050
307	Il Primo Pizza & Wings	3,850
	TOTAL	74,240

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FOOT TRAFFIC OVERVIEW

EST. # OF CUSTOMERS ANNUALLY
308,700

EST. # OF VISITS ANNUALLY
2.1 Million

AVG. VISITS / CUSTOMER
6.81

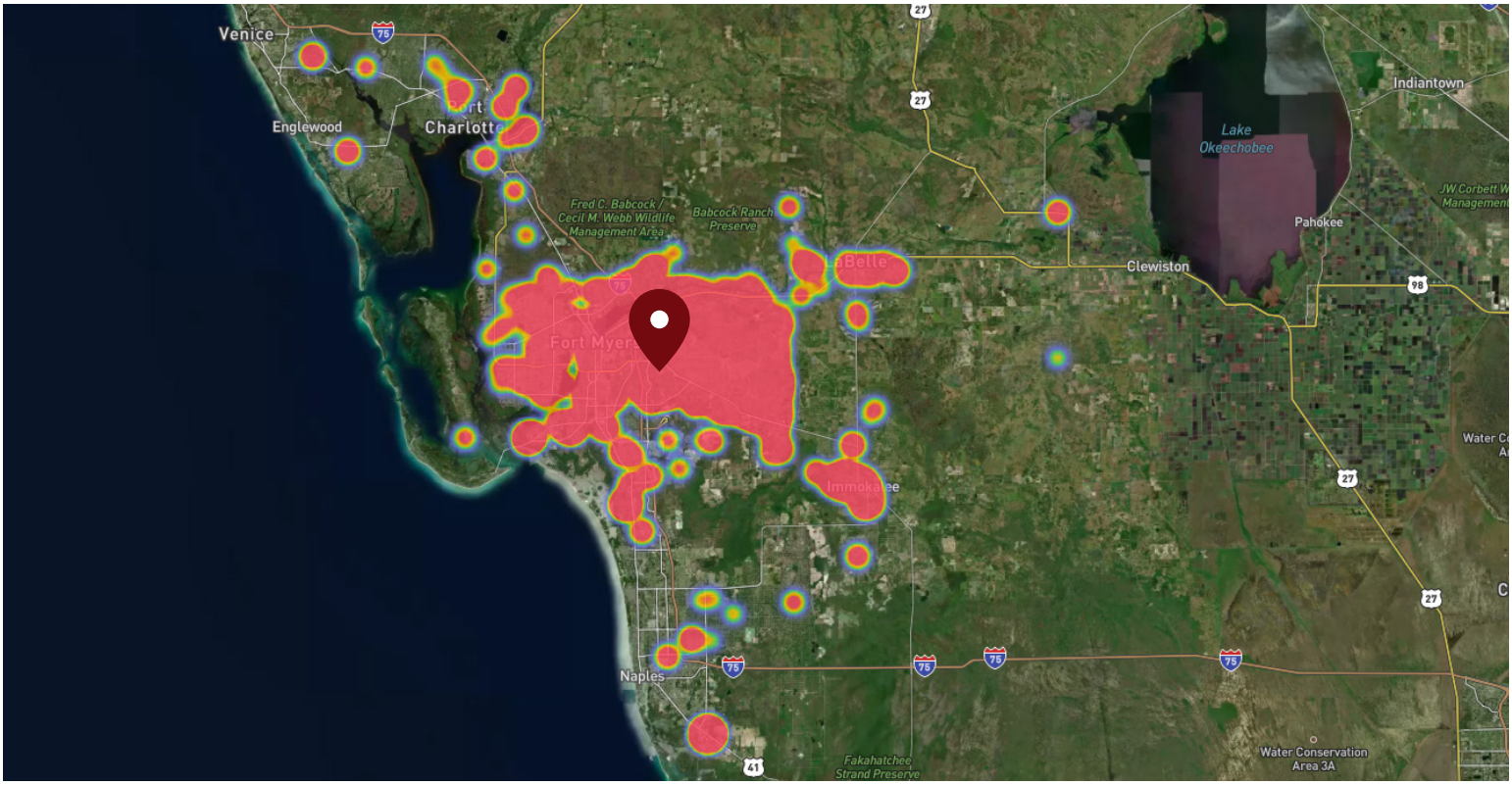
AVG. LENGTH-OF-STAY / VISIT
26 Min

TOP 3 DAYS	# OF VISITS
Saturday	353,148
Sunday	324,951
Friday	319,866

TOP 3 HOURS	# OF VISITS
6-7 PM	302,360
5-6 PM	299,862
4-5 PM	271,444

Data provided by Placer Labs Inc. (www.placer.ai) March 1, 2025 - February 28, 2026

SITE VISIT DENSITY



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

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