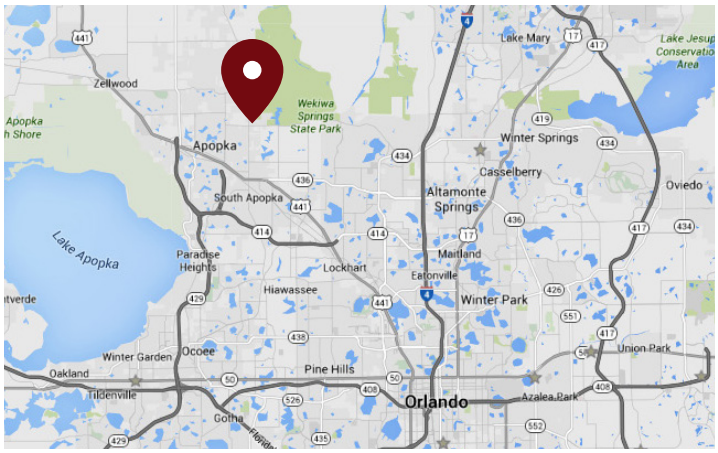
Publix #0501 - Wekiva Plaza

1545 Rock Springs Road
Apopka, FL 32712
Lat 28.707, Long -81.507

FULLY LEASED

PROPERTY HIGHLIGHTS

- Orlando MSA
- Signalized Intersection of Rock Springs Road and Welch Road
- Growing Sub-Market
- Tenant Pylon Signage Available
- Four Points of Access to Property
- 1.8 Miles from Florida Hospital Apopka
- Combined Traffic Count: 38,667 VPD



DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Total Population	7,525	54,823	116,209
Daytime Population	4,821	40,485	91,047
Total Households	2,391	18,425	40,588
Avg. HH Income	$110,854	$121,217	$118,245

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

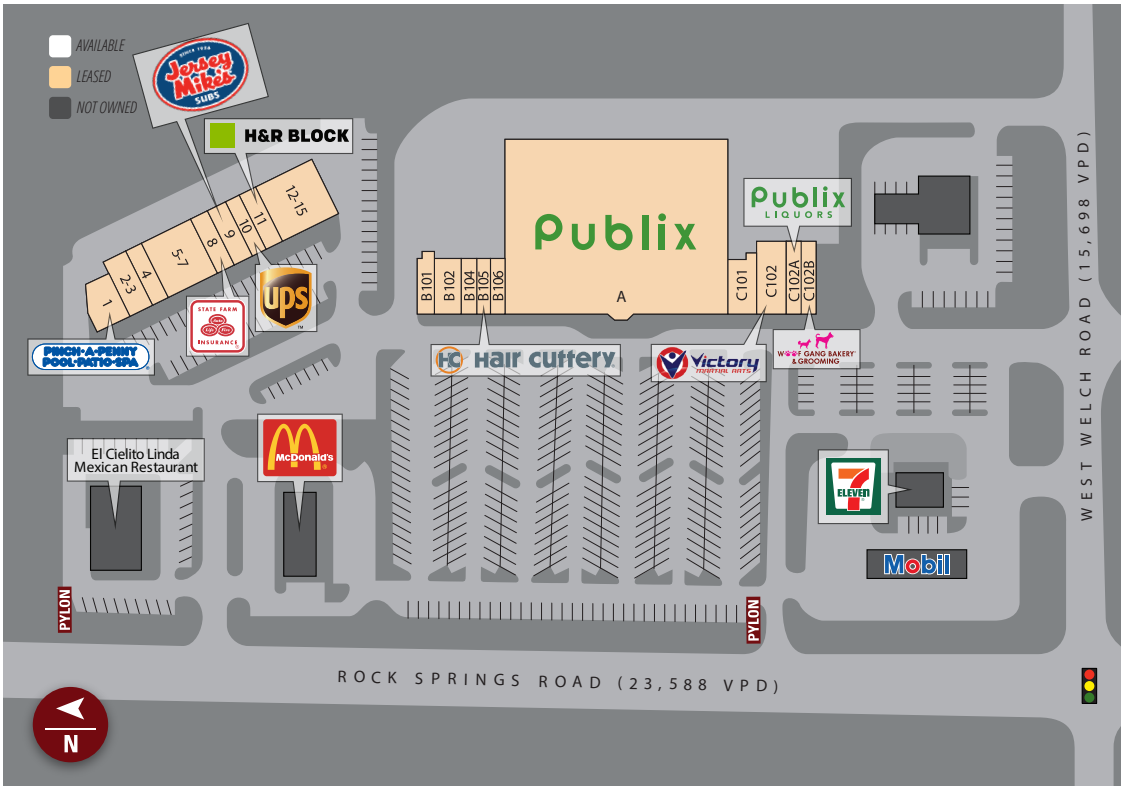
Tyler Wilkins
407.581.6245 | **twilkins@crossmanco.com**
3333 South Orange Avenue, Suite 201, Orlando, FL

Licensed Real Estate Broker. No warranty expressed or implied has been made to the accuracy of the information provided herein, no liability assumed for error or omission.

Crossman & Company
www.crossmanco.com

Publix #0501 - Wekiva Plaza

1545 Rock Springs Road
Apopka, FL 32712
Lat 28.707, Long -81.507



SITE PLAN

Suite	Tenant	Size
A	Publix	47,955
1	Pinch A Penny	1,285
2-3	Pet Xpert Animal Clinic	2,020
4	VIP Nails & Spa	1,260
5-7	**Contract Pending**	4,200
8	State Farm Insurance	1,400
9	Jersey Mike's	1,400
10	The UPS Store	1,400
11	H&R Block	1,400
12-15	Frogger's Grill	4,925
B101	Best Cleaners	1,200
B102-103	Dentistry of Apopka	1,800
B104	Ruby Nails & Tan	900
B105	Hair Cuttery	900
B106	Chung Xiang Restaurant	900
C101	Anthony's Pizza	1,800
C102	Victory Martial Arts	2,800
C102A	Publix Liquors	1,400
C102B	Woof Gang Bakery	1,400

TOTAL 80,345

Tyler Wilkins
407.581.6245 | **twilkins@crossmanco.com**
3333 South Orange Avenue, Suite 201, Orlando, FL

Licensed Real Estate Broker. No warranty expressed or implied has been made to the accuracy of the information provided herein, no liability assumed for error or omission.

Crossman & Company
www.crossmanco.com

Publix #0501 - Wekiva Plaza

1545 Rock Springs Road
Apopka, FL 32712
Lat 28.707, Long -81.507

FOOT TRAFFIC OVERVIEW

EST. # OF CUSTOMERS ANNUALLY
212,800

EST. # OF VISITS ANNUALLY
1.8 Million

AVG. VISITS / CUSTOMER
8.43

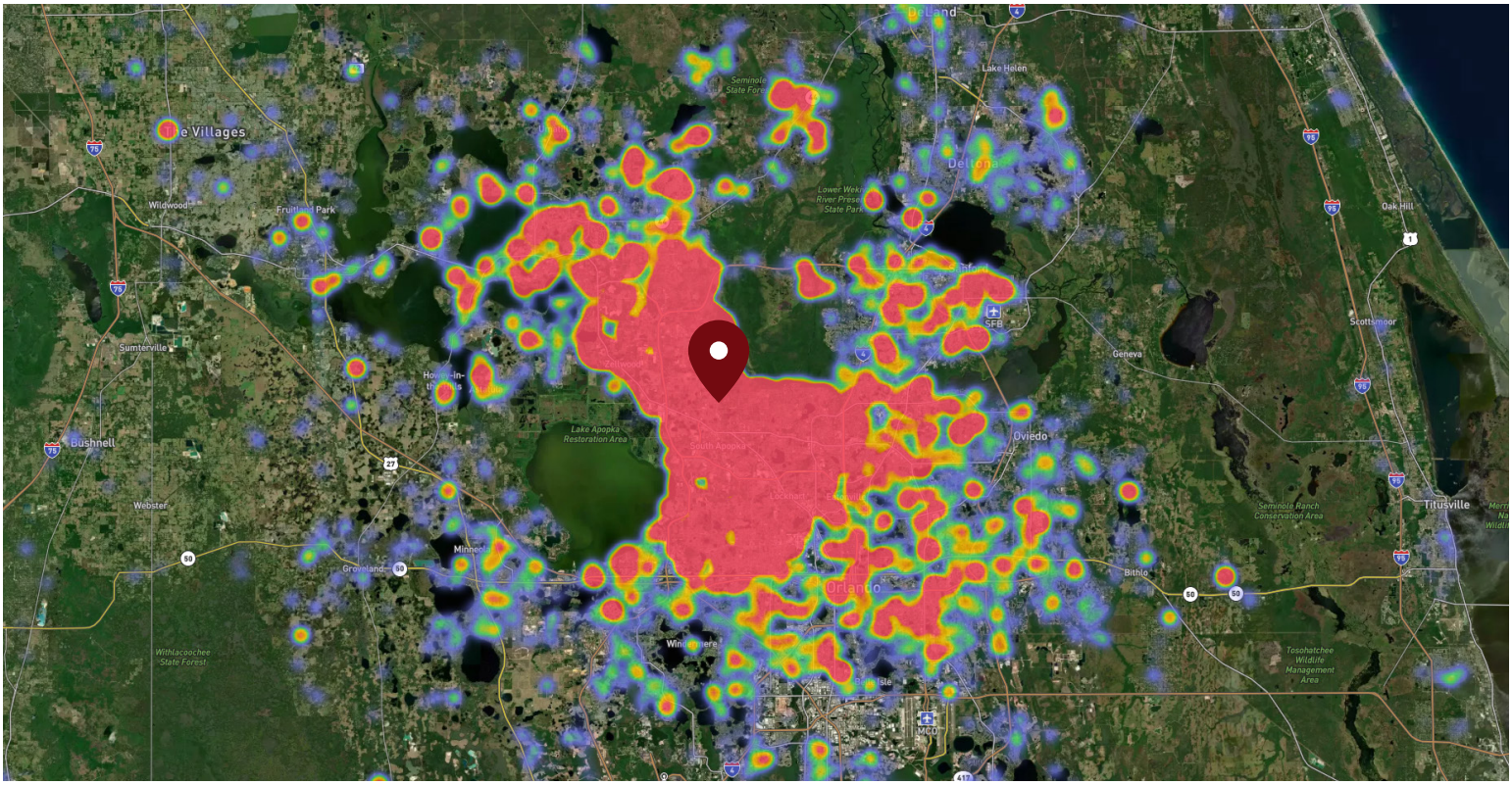
AVG. LENGTH-OF-STAY / VISIT
32 Min

TOP 3 DAYS	# OF VISITS
Friday	279,867
Saturday	277,677
Sunday	265,195

TOP 3 HOURS	# OF VISITS
6-7 PM	285,998
5-6 PM	283,756
4-5 PM	253,887

Data provided by Placer Labs Inc. (www.placer.ai) June 1, 2023 - May 31, 2024

SITE VISIT DENSITY



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

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

Tyler Wilkins
407.581.6245 | **twilkins@crossmanco.com**
3333 South Orange Avenue, Suite 201, Orlando, FL

Licensed Real Estate Broker. No warranty expressed or implied has been made to the accuracy of the information provided herein, no liability assumed for error or omission.

Crossman & Company
www.crossmanco.com