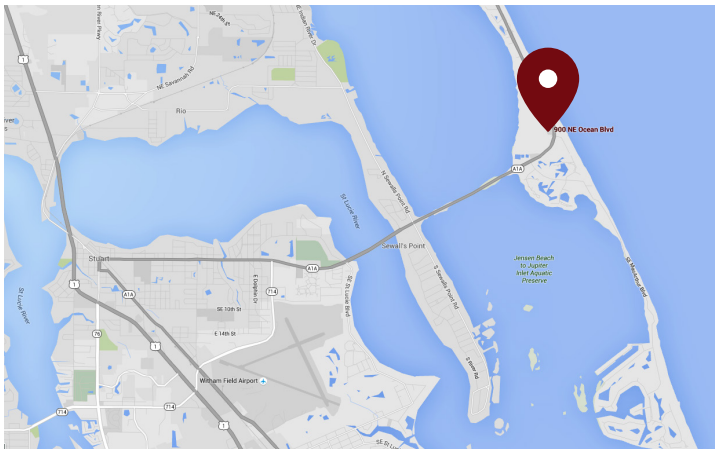
# Publix #0639 - Seabreeze Shoppes

900 NE Ocean Boulevard
Stuart, FL 34996
Lat 27.216, Long -80.177

**FULLY LEASED**

## PROPERTY HIGHLIGHTS

- On Barrier Island in the Stuart Market
- Located Directly off of State Road A1A
- Great Signage Visibility
- Traffic Count: 22,000 VPD




| DEMOGRAPHICS | 1 Mile | 3 Miles | 5 Miles |
|---|---|---|---|
| Total Population | 662 | 9,443 | 41,782 |
| Daytime Population | 1,197 | 10,407 | 60,129 |
| Total Households | 380 | 5,270 | 19,709 |
| Avg. HH Income | $158,023 | $129,705 | $108,842 |

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

**Michael Rautbord**

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Crossman & Company
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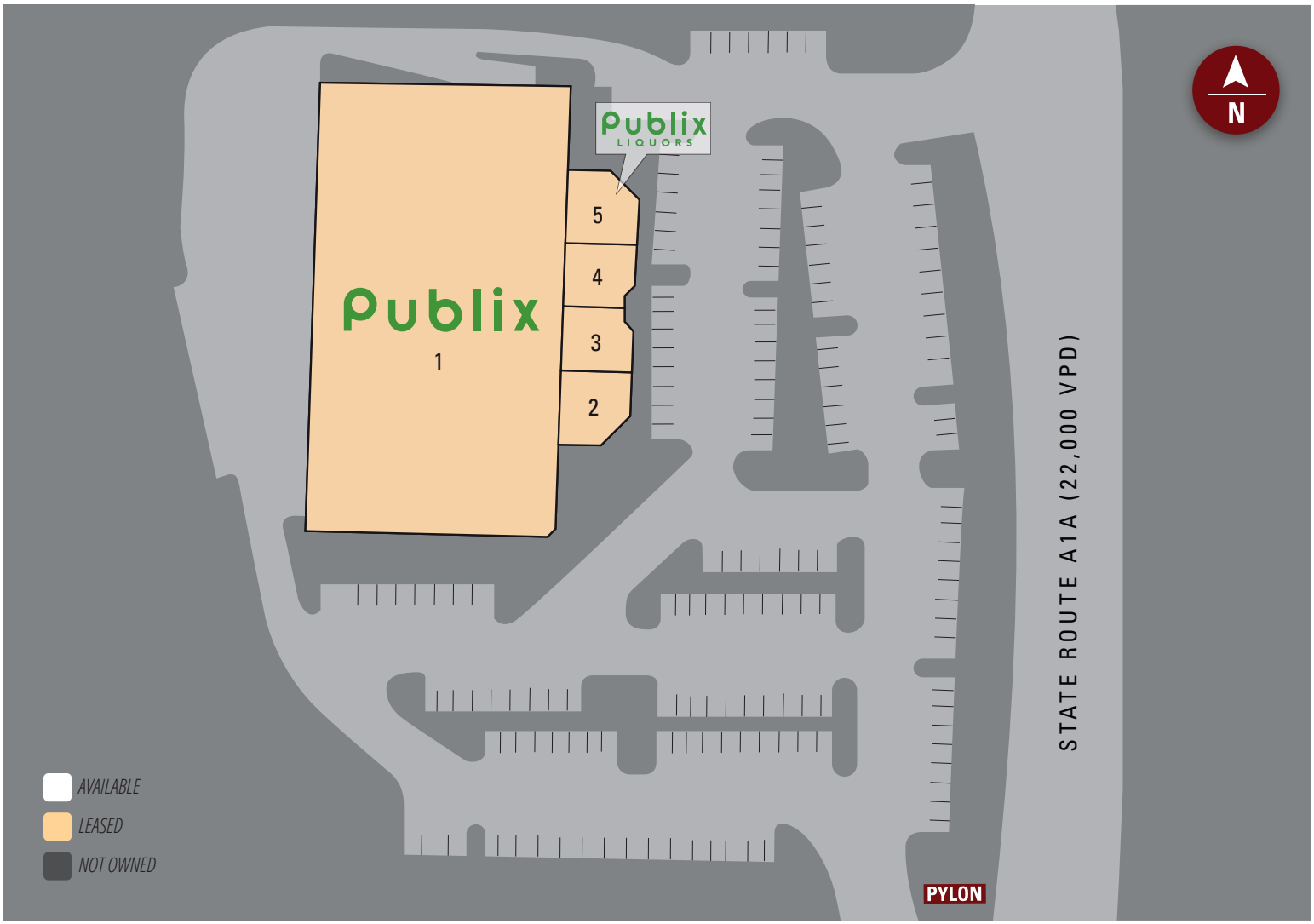


| Suite | Tenant | Size |
|---|---|---|
| 1 | Publix | 27,887 |
| 2 | Beach Front Mann Realty | 1,162 |
| 3 | Fringe Hair Lounge | 1,074 |
| 4 | Perfect Nails & Spa | 1,074 |
| 5 | Publix Liquors | 1,170 |
| | TOTAL | 32,367 |


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## FOOT TRAFFIC OVERVIEW

**EST. # OF CUSTOMERS ANNUALLY**
144,900

**EST. # OF VISITS ANNUALLY**
440,800

**AVG. VISITS / CUSTOMER**
3.04

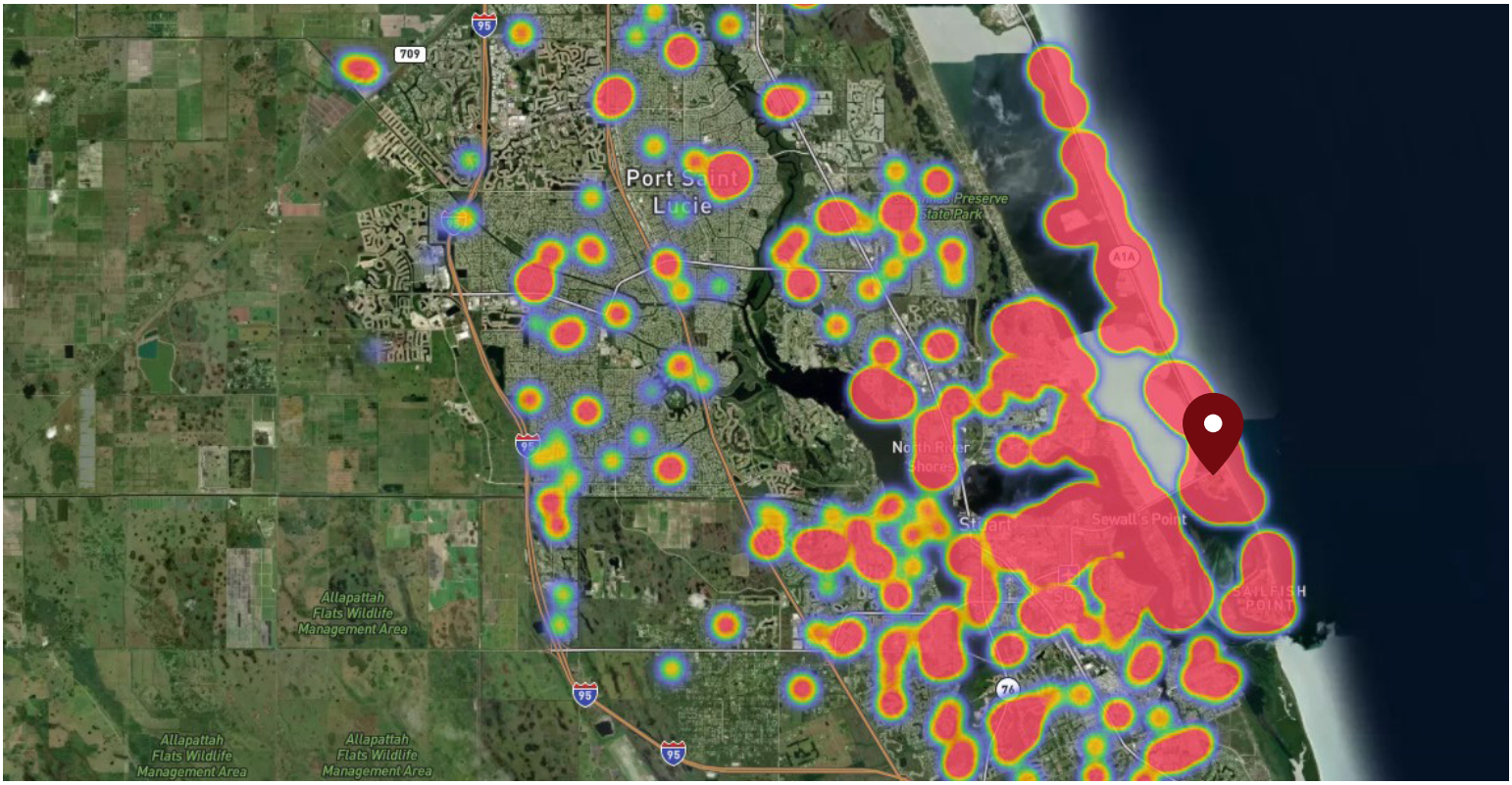
**AVG. LENGTH-OF-STAY / VISIT**
29 Min

| TOP 3 DAYS | # OF VISITS |
|---|---|
| Sunday | 76,767 |
| Saturday | 72,341 |
| Friday | 64,875 |

| TOP 3 HOURS | # OF VISITS |
|---|---|
| 12-1 PM | 76,537 |
| 2-3 PM | 65,467 |
| 1-2 PM | 65,314 |

*Data provided by Placer Labs Inc. (www.placer.ai) May 1, 2022 - April 30, 2023*

## SITE VISIT DENSITY




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

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