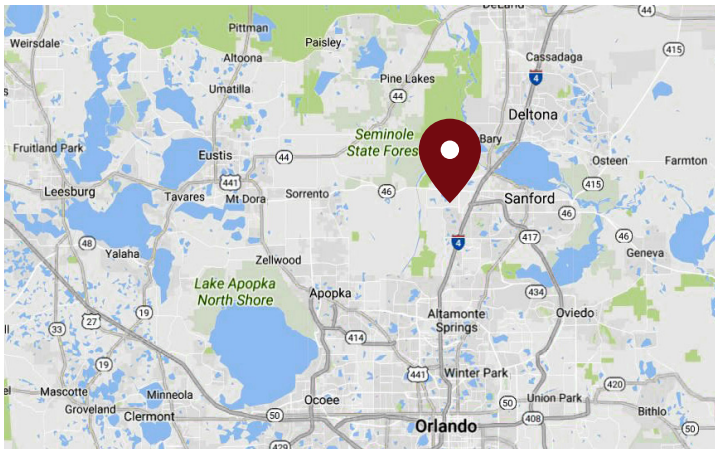
Publix #0641 - Lake Forest

5240 W. State Road 46
Sanford, FL 32771
Lat 28.811, Long -81.353

FULLY LEASED

PROPERTY HIGHLIGHTS

- Publix-Anchored Center
- Great Mix of Local and National Tenants
- One Mile from Interstate-4
- Immediately Adjacent to Bell Lake Forest, a 209-Unit Apartment Complex Built in 2015
- Traffic Count: 20,500 VPD



DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Total Population	7,802	44,647	101,350
Daytime Population	8,132	56,141	114,050
Total Households	3,107	17,670	39,757
Avg. HH Income	$123,503	$129,647	$119,107

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

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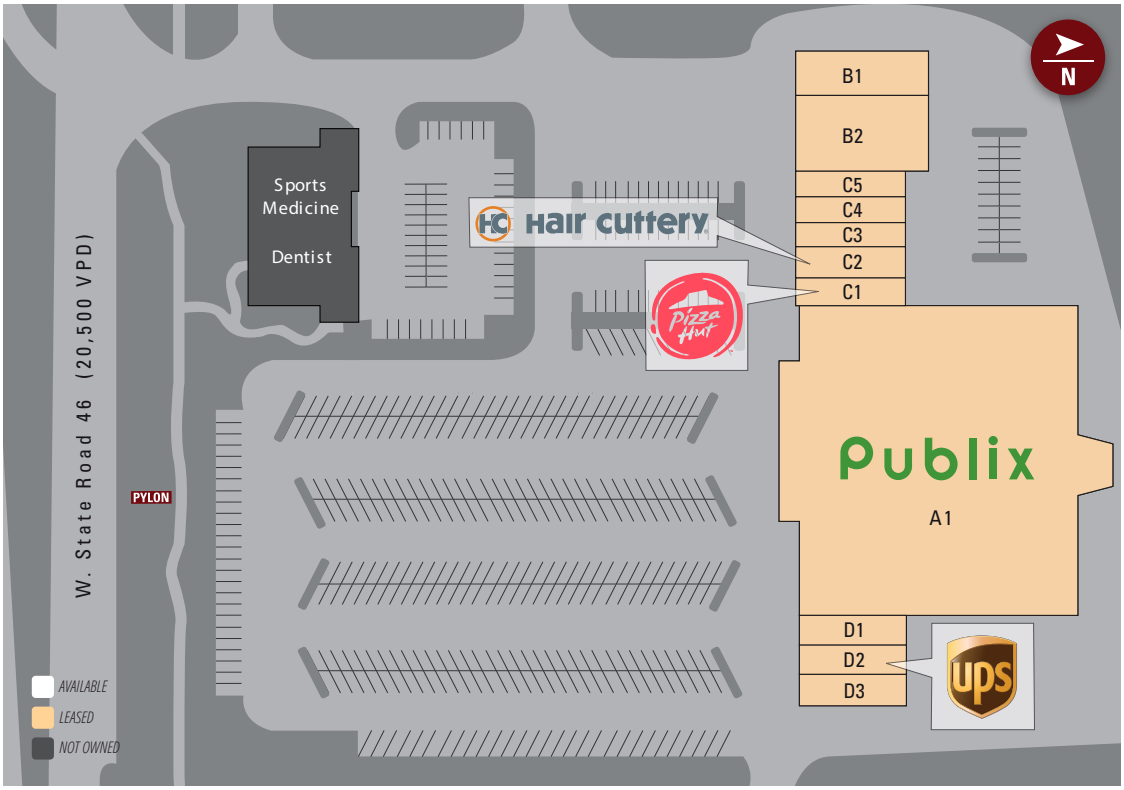

SITE PLAN

Suite	Tenant	Size
A1	Publix	37,887
B1	Liquors 46	2,000
B2	Wekiva Forest Animal Hospital	4,000
C1	Pizza Hut	1,200
C2	Hair Cuttery	1,200
C3	Boutique Nails	900
C4	Dr. Timothy Temple, DMD	1,500
C5	AHT Hearing Aids	1,200
D1	New China II	1,200
D2	The UPS Store	1,200
D3	Spine Way Chiropractic	1,200

TOTAL 53,487

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FOOT TRAFFIC OVERVIEW

EST. # OF CUSTOMERS ANNUALLY
140,286

EST. # OF VISITS ANNUALLY
768,912

AVG. VISITS / CUSTOMER
5.40

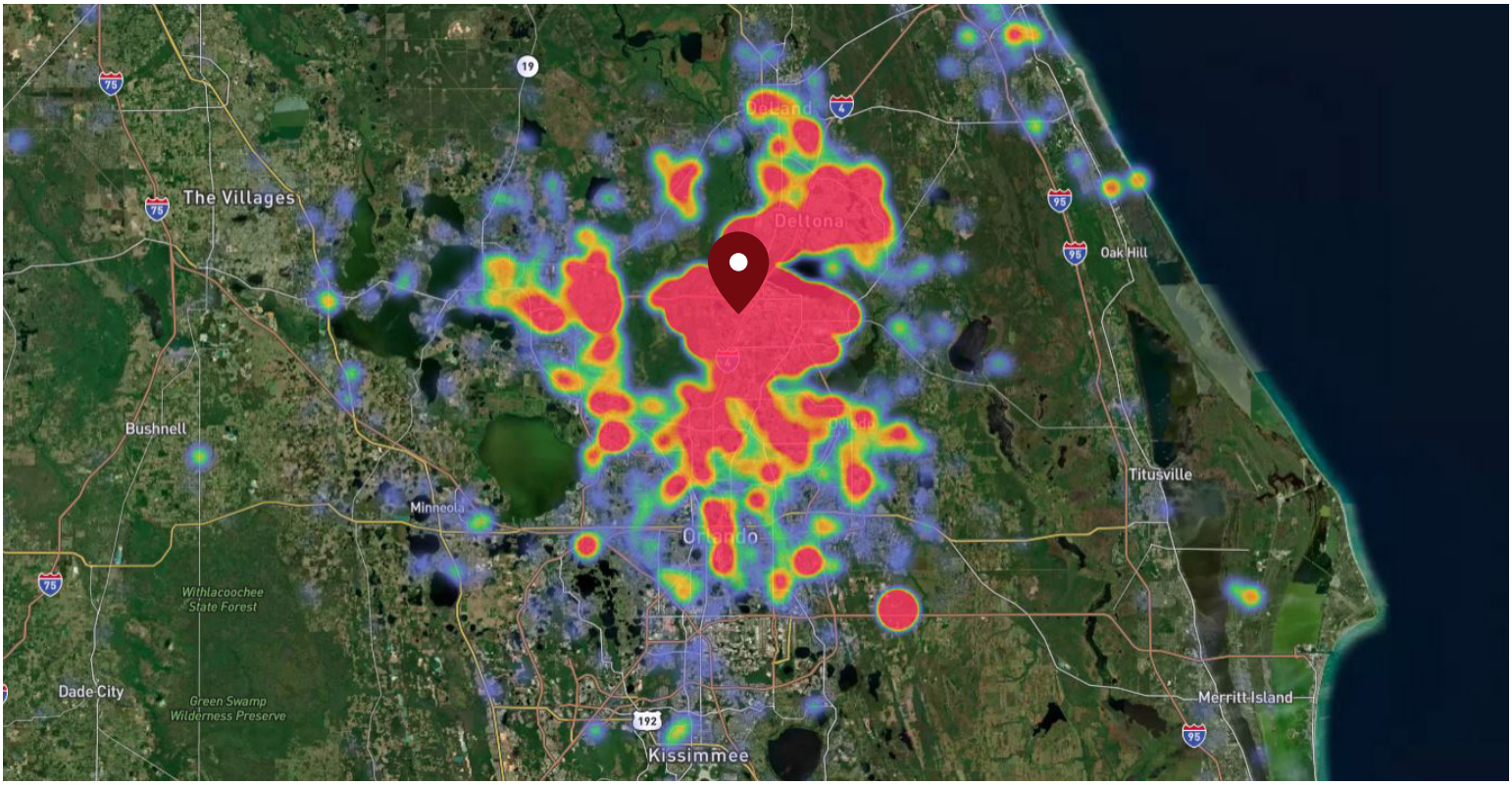
AVG. LENGTH-OF-STAY / VISIT
34 Min

TOP 3 DAYS	# OF VISITS
Sunday	131,021
Saturday	125,700
Friday	109,262

TOP 3 HOURS	# OF VISITS
5-6 PM	126,126
4-5 PM	119,986
6-7 PM	114,666

Data provided by Placer Labs Inc. (www.placer.ai) November 1, 2022 - October 31, 2023

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)

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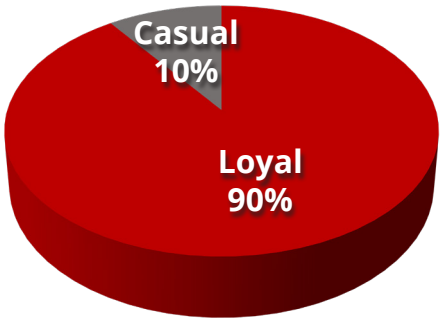
RANKING PERCENTILE - FOOT TRAFFIC

Area Shopping Centers	State	15 Miles	5 Miles
Lake Forest	51%	50%	56%

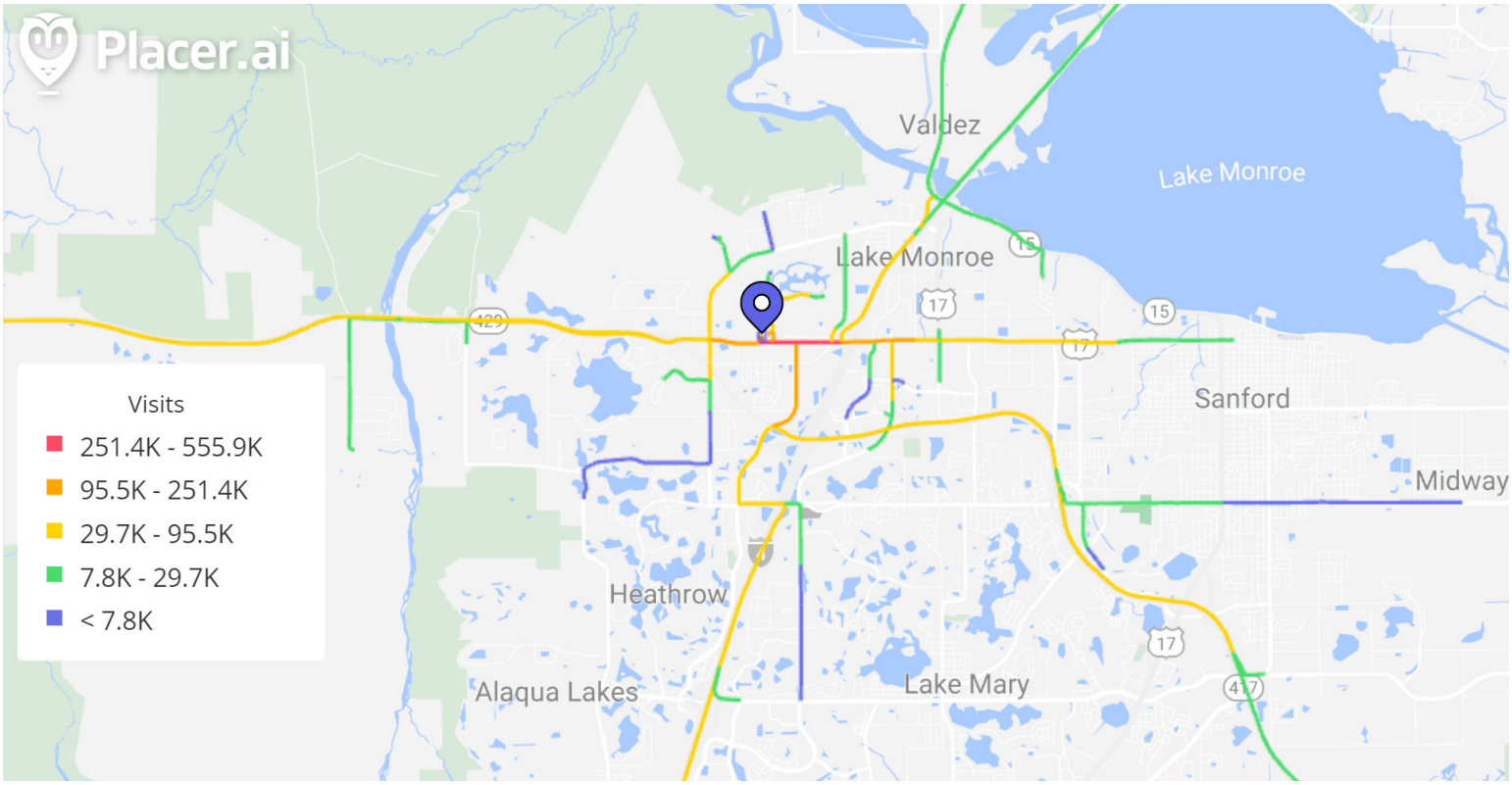
Area Grocers	State	15 Miles	5 Miles
Publix	79%	81%	89%

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

CUSTOMER LOYALTY



CUSTOMER JOURNEY



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