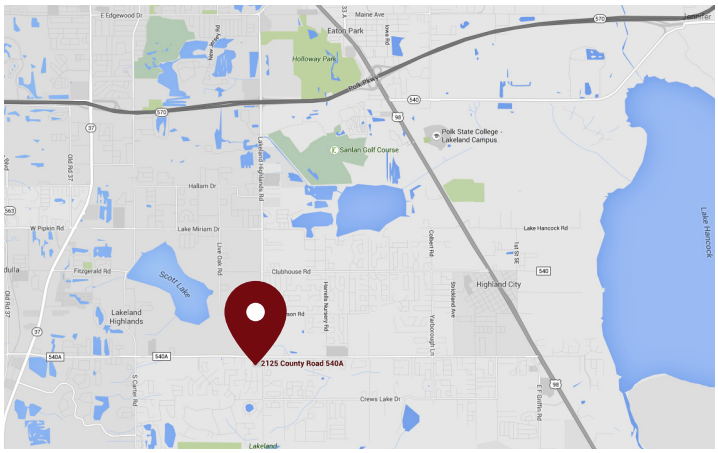
# Publix #0671 - Publix in the Highlands

2125 E County Road 540A
Lakeland, FL 33813
Lat 27.952, Long -81.925

**FULLY LEASED**

## PROPERTY HIGHLIGHTS

- Publix-Anchored Center
- Located at the Signalized Intersection of East County Road 540A and Lakeland Highlands Road
- Three Miles South of Polk Parkway
- Three Miles East of US 37/South Florida Avenue
- Four Miles West of Highway 98
- Great Mix of National and Local Tenants
- High-Income Area - Average Household Income Nearly $129,000 Within a Mile Radius
- Combined Traffic Count: 27,600 VPD




| DEMOGRAPHICS | 1 Mile | 3 Miles | 5 Miles |
|---|---|---|---|
| Total Population | 8,555 | 47,455 | 102,309 |
| Daytime Population | 6,060 | 38,207 | 96,050 |
| Total Households | 2,849 | 17,227 | 39,185 |
| Avg. HH Income | $151,075 | $123,946 | $104,108 |

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

**Sandra Woodworth**

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Crossman & Company
www.crossmanco.com

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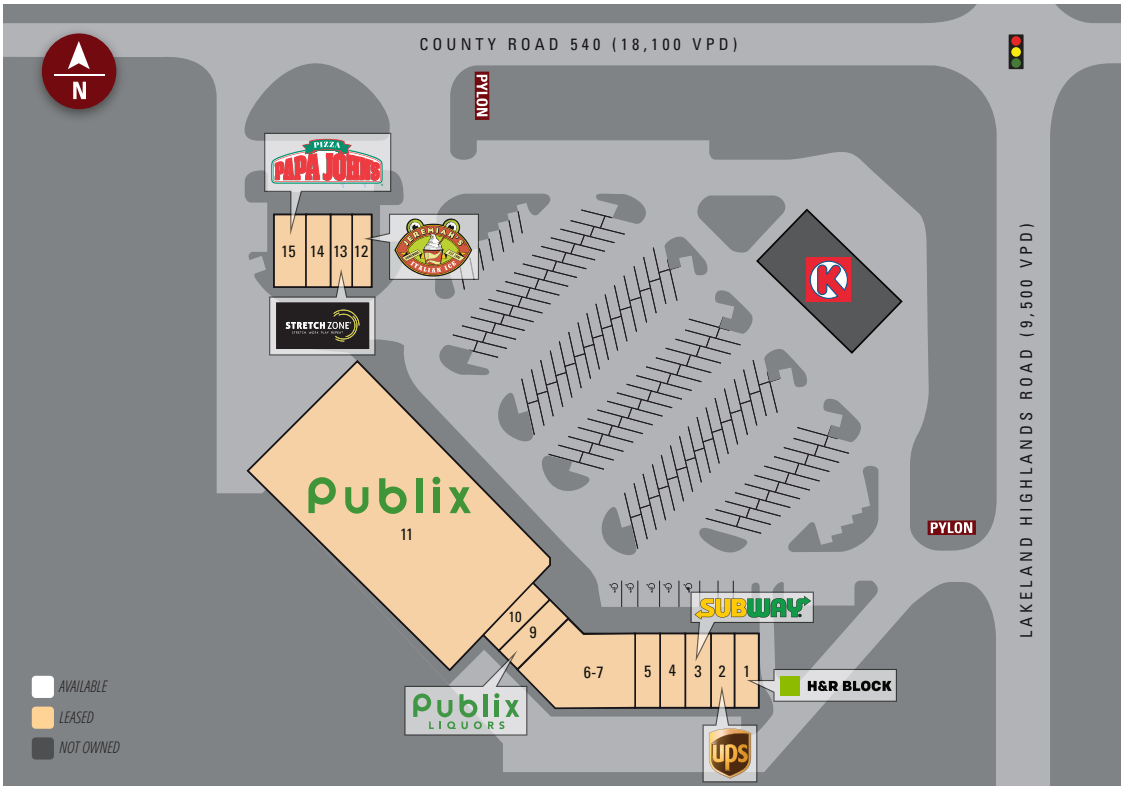


## SITE PLAN

| Suite | Tenant | Size |
|---|---|---|
| 11 | Publix | 27,887 |
| 1 | H&R Block | 1,247 |
| 2 | The UPS Store | 1,200 |
| 3 | Subway | 1,200 |
| 4 | Unavailable | 1,205 |
| 5 | Pro Nails | 1,217 |
| 6-7 | Plunkett Dental | 5,106 |
| 9 | Publix Liquors | 1,200 |
| 10 | Magic Wok | 1,200 |
| 12 | Jeremiah's Italian Ice | 1,120 |
| 13 | Stretch Zone | 1,200 |
| 14 | Ladies & Gentz Hair Studio | 900 |
| 15 | Papa John's Pizza | 1,500 |

TOTAL 46,382

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## FOOT TRAFFIC OVERVIEW

**EST. # OF CUSTOMERS ANNUALLY**
158,000

**EST. # OF VISITS ANNUALLY**
1.3 Million

**AVG. VISITS / CUSTOMER**
8.25

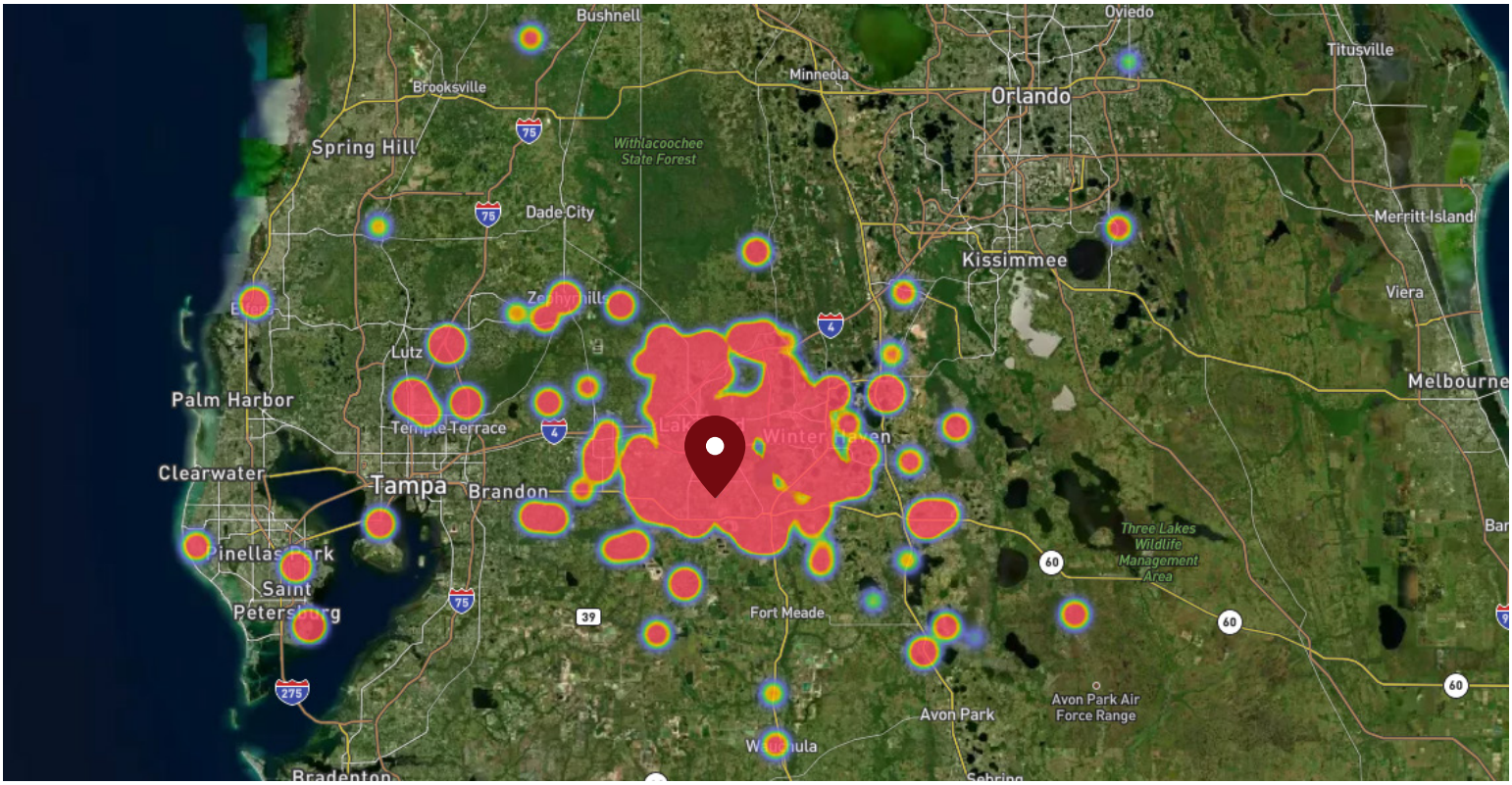
**AVG. LENGTH-OF-STAY / VISIT**
23 Min

| TOP 3 DAYS | # OF VISITS |
|---|---|
| Saturday | 215,725 |
| Sunday | 194,758 |
| Friday | 187,337 |

| TOP 3 HOURS | # OF VISITS |
|---|---|
| 5-6 PM | 201,770 |
| 6-7 PM | 180,492 |
| 4-5 PM | 177,810 |

*Data provided by Placer Labs Inc. (www.placer.ai) July 1, 2023 - June 30, 2024*

## SITE VISIT DENSITY




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

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