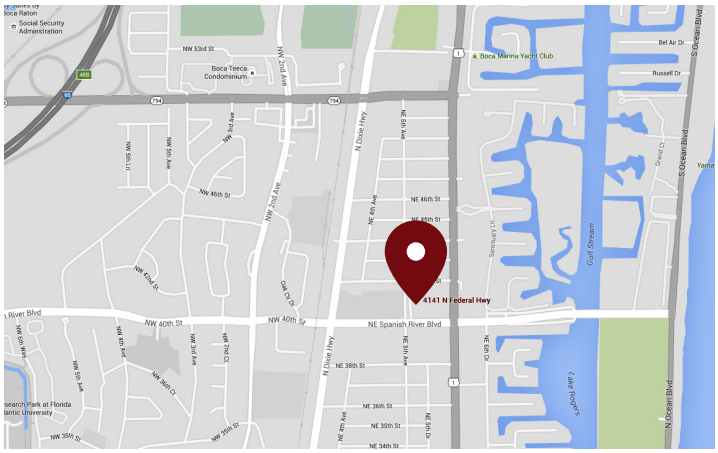
Publix #0785 - Publix at Spanish River

4141 N Federal Highway
Boca Raton, FL 33431
Lat 26.387, Long -80.077

FULLY LEASED

PROPERTY HIGHLIGHTS

- Publix-Anchored Center
- Palm Beach County Market
- Located in Prestigious Boca Raton
- Excellent Visibility on Federal Highway and Spanish River Boulevard
- Combined Traffic Count: 50,560 VPD



DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Total Population	10,116	60,662	166,562
Daytime Population	15,776	127,426	246,540
Total Households	4,396	26,533	74,608
Avg. HH Income	$146,767	$138,559	$141,399

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

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Crossman & Company
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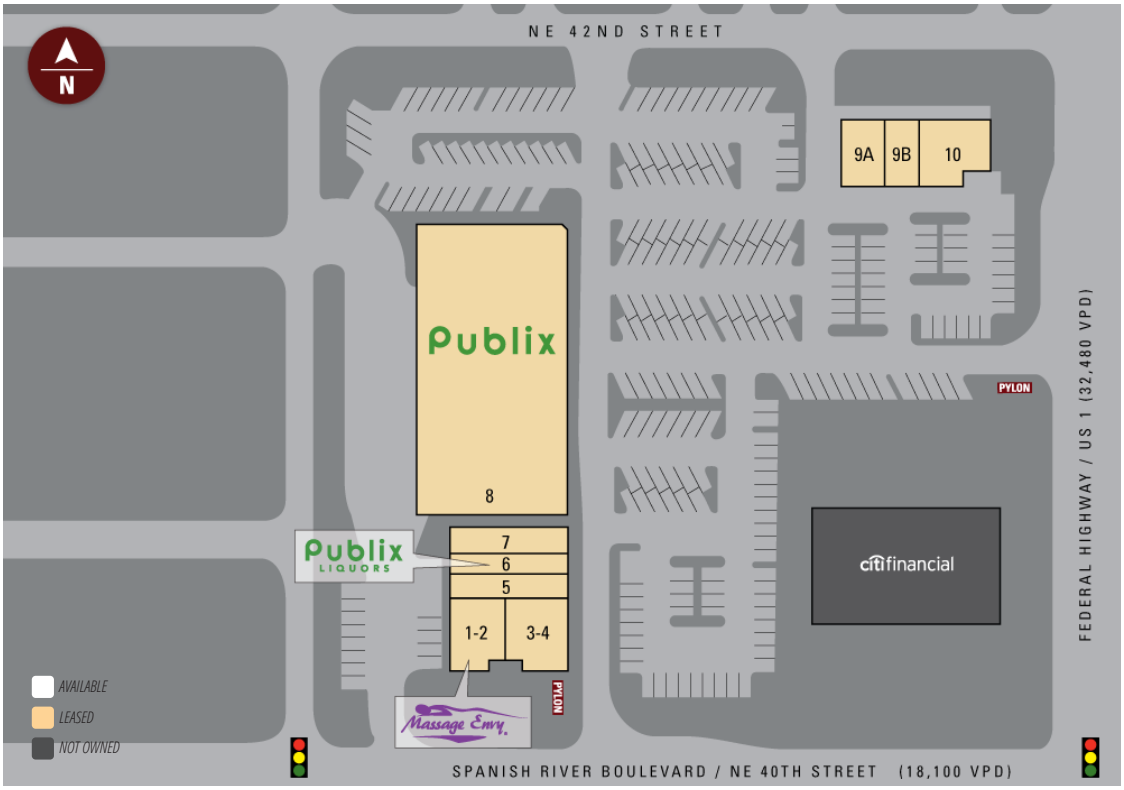

SITE PLAN

Suite	Tenant	Size
8	Publix	27,887
1-2	Massage Envy	2,740
3-4	Piezano's Pizza and Pasta	2,687
5	Opus Nails & Spa	1,400
6	Publix Liquor	1,831
7	Pacific National Bank	1,911
9A	Unleaseable	2,000
9B	Unleaseable	1,219
10	The French at Gazebo	3,199

TOTAL 41,655

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FOOT TRAFFIC OVERVIEW

EST. # OF CUSTOMERS ANNUALLY
149,000

EST. # OF VISITS ANNUALLY
540,900

AVG. VISITS / CUSTOMER
3.63

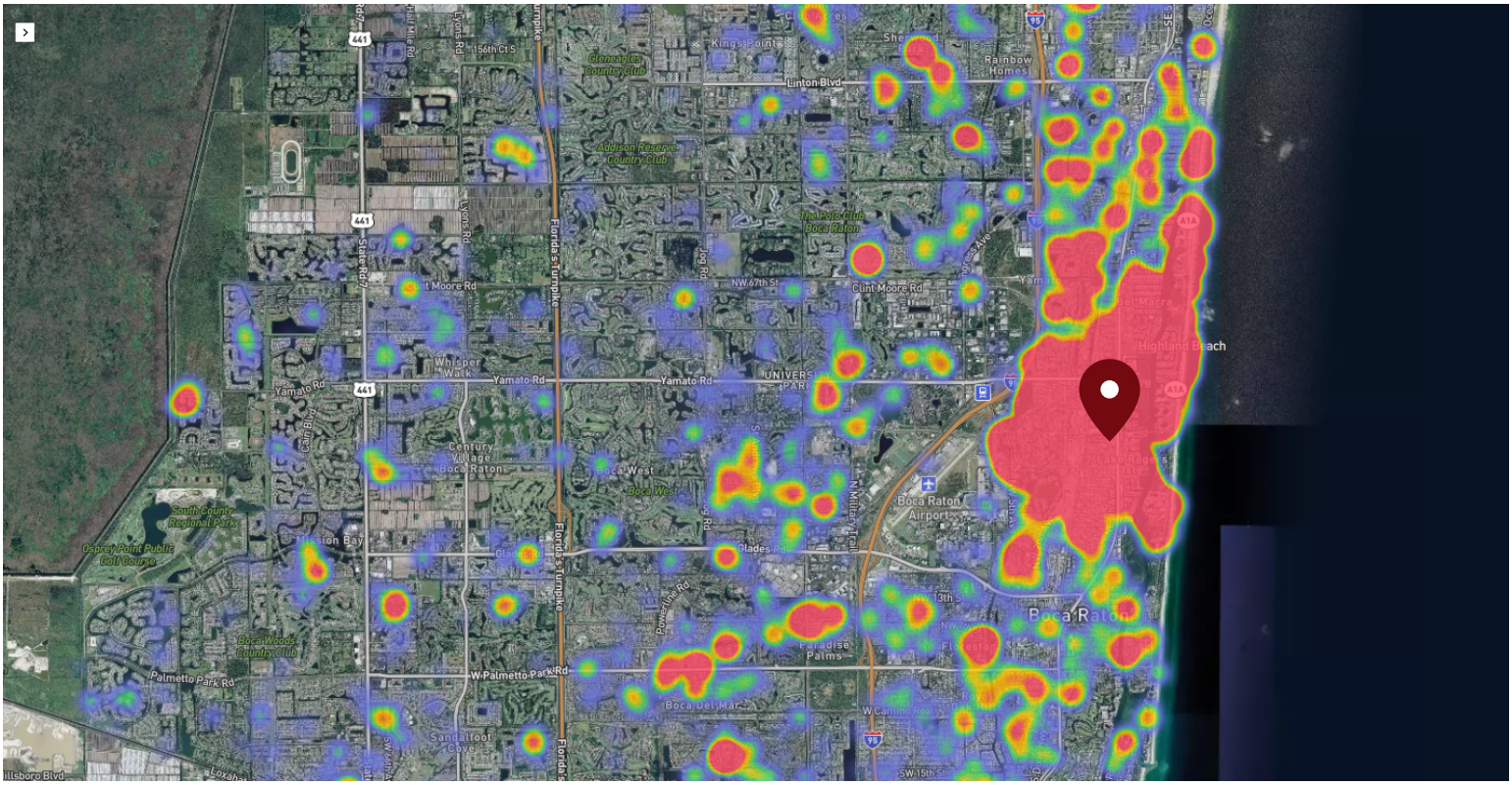
AVG. LENGTH-OF-STAY / VISIT
34 Min

TOP 3 DAYS	# OF VISITS
Friday	82,464
Thursday	79,590
Wednesday	76,380

TOP 3 HOURS	# OF VISITS
12-1 PM	91,972
1-2 PM	85,726
2-3 PM	76,599

Data provided by Placer Labs Inc. (www.placer.ai) July 1, 2021 - June 30, 2022

SITE VISIT DENSITY



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

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