Publix #0836 - Publix at Northgate

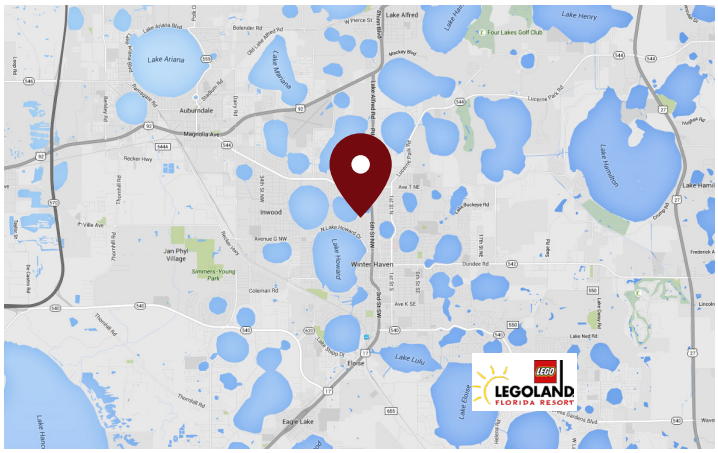
1395 6th Street NW
Winter Haven, FL 33881
Lat 28.034, Long -81.734

FOR LEASE

10,443 - 12,102 SF AVAILABLE

PROPERTY HIGHLIGHTS

- Polk County Market
- Publix-Anchored Center
- Attractive Façade Design
- Great Mix of Local and National Tenants
- Signalized Intersection
- Traffic Count: 24,500 VPD



DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Total Population	6,392	55,623	118,823
Daytime Population	45,654	96,954	156,245
Total Households	3,053	22,466	46,587
Avg. HH Income	$76,461	$80,152	$90,403

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

Sandra Woodworth

813.210.7509 | **swoodworth@crossmanco.com**
3505 E. Frontage Road, Suite 115, Tampa, FL

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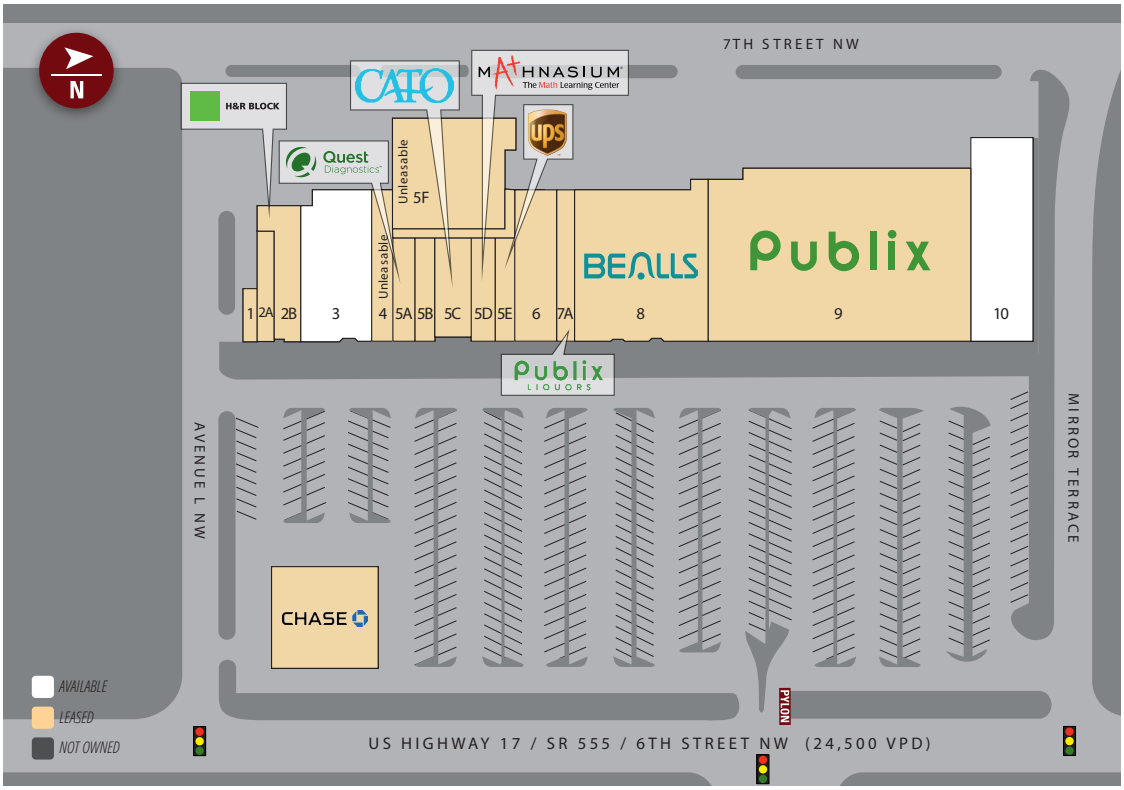

SITE PLAN

Suite	Tenant	Size
9	Publix	44,270
1	Crown Dry Cleaners and Alterations	956
2A	Golden Wok Chinese Restaurant	1,800
2B	H&R Block Tax Services	3,886
3 #1382	AVAILABLE	10,443
5A	Quest Diagnostics	1,980
5B	Pinky Nails & Spa	1,992
5C	Cato Fashions Clothing	4,000
5D	Mathnasium	1,997
5E	The UPS Store	2,009
6	Nemours Children's Health	6,000
7A	Publix Liquors	1,815
8	Bealls	19,500
10	AVAILABLE	12,102
OP	JP Morgan Chase Bank	1 AC

TOTAL 113,159

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FOOT TRAFFIC OVERVIEW

EST. # OF CUSTOMERS ANNUALLY
243,000

EST. # OF VISITS ANNUALLY
1.4 Million

AVG. VISITS / CUSTOMER
5.72

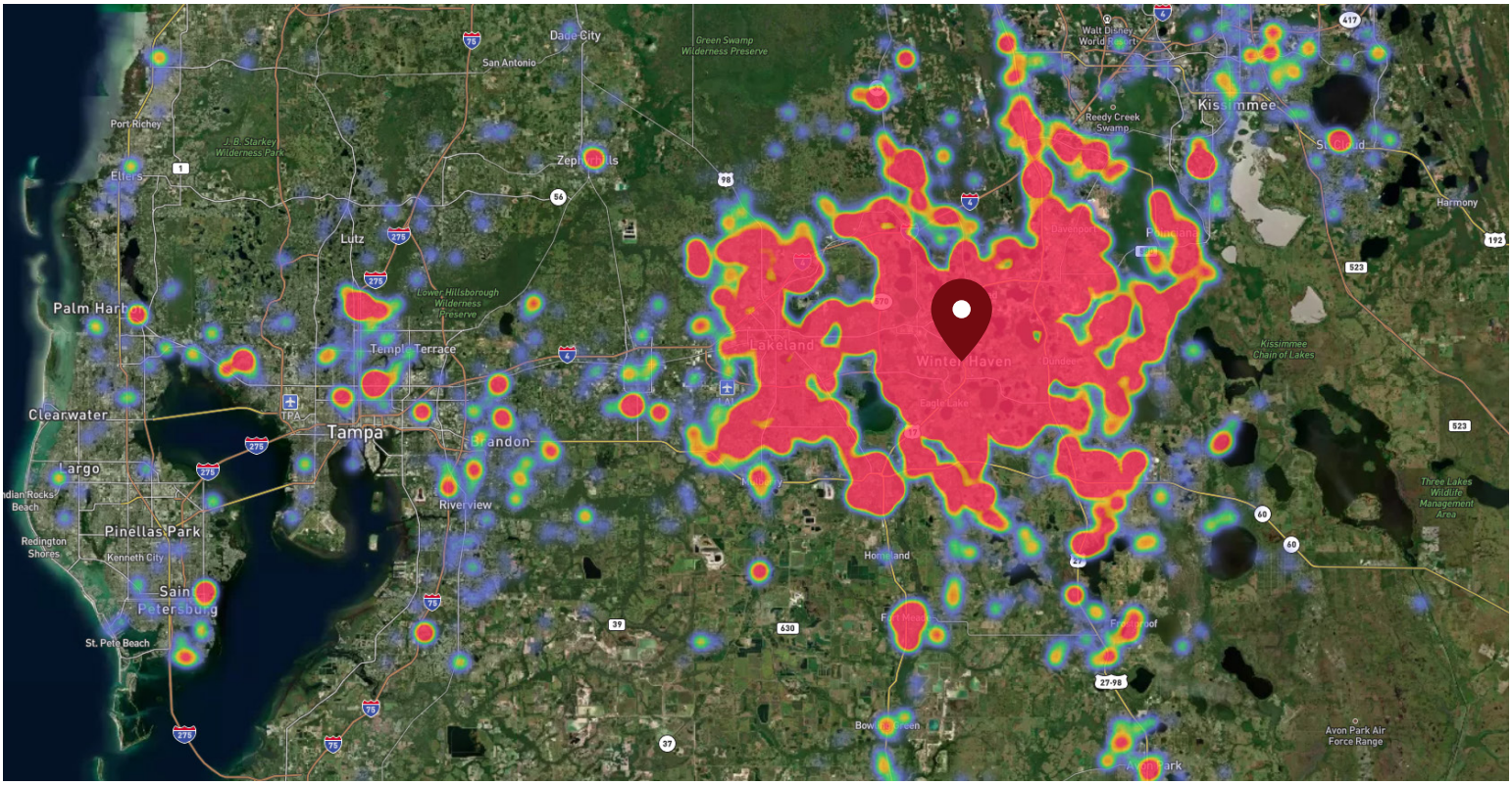
AVG. LENGTH-OF-STAY / VISIT
28 Min

TOP 3 DAYS	# OF VISITS
Saturday	218.014
Friday	211.369
Wednesday	209.236

TOP 3 HOURS	# OF VISITS
5-6 PM	194,673
12-1 PM	190,704
4-5 PM	188,324

Data provided by Placer Labs Inc. (www.placer.ai) September 1, 2025 - August 31, 2026

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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