Publix #1039 - The Shops at Verandah

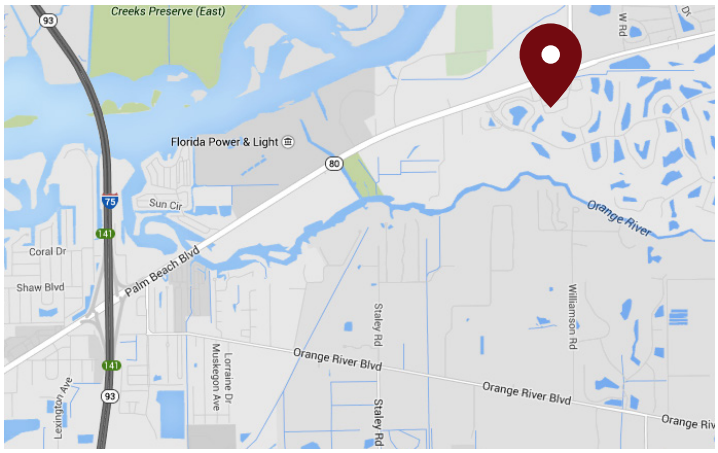
11851 Palm Beach Boulevard
Fort Myers, FL 33905
Lat 26.698, Long -81.761

FOR LEASE

1,400 SF AVAILABLE

PROPERTY HIGHLIGHTS

- Publix-Anchored Center
- Located 2.5 Miles East of I-75 at the Signalized Intersection of State Road 80 and State Road 31
- Serves the Verandah Country Club Community, an Existing 1,500 Acre Master Planned Golf Course Community
- Ideal Mix of National and Local Tenants
- Busy Outparcels Drive Traffic to the Center
- Traffic Counts: 51,100 VPD



DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Total Population	1,960	19,961	54,087
Daytime Population	1,396	17,213	44,894
Total Households	839	8,423	20,936
Avg. HH Income	$94,949	$117,502	$118,117

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

Sandra Woodworth

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Crossman & Company
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SITE PLAN

Suite	Tenant	Size
110	Publix	38,997
101-102	Casa D'Italia	2,798
103	#1 Wok	1,400
104	A Nail Salon	1,400
105	Supercuts	1,400
106	AVAILABLE (Restaurant Opportunity)	1,400
107-108	A to Z Liquor	2,800
109	Pinch a Penny	1,400
111	Corrective Spinal Care of Florida	1,400
112	Steel Magnolias Salon	1,400
113	Tropical Smoothie Café	1,400
114-115	Gulfshore Dental Assoc.	2,800
116	Pizza Hut / Wingstreet	1,400
117-118	Riverside Eyecare	2,800
119-120	Beef O'Brady's	2,800
121	Verandah Cleaners	1,200
122	Goodwill	1,200
123-124	SW Florida Foot & Ankle	2,400
125	H&R Block	1,200
126	Quik Pak & Ship	1,200

TOTAL 72,795

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FOOT TRAFFIC OVERVIEW

EST. # OF CUSTOMERS ANNUALLY
219,900

EST. # OF VISITS ANNUALLY
1.2 Million

AVG. VISITS / CUSTOMER
6.00

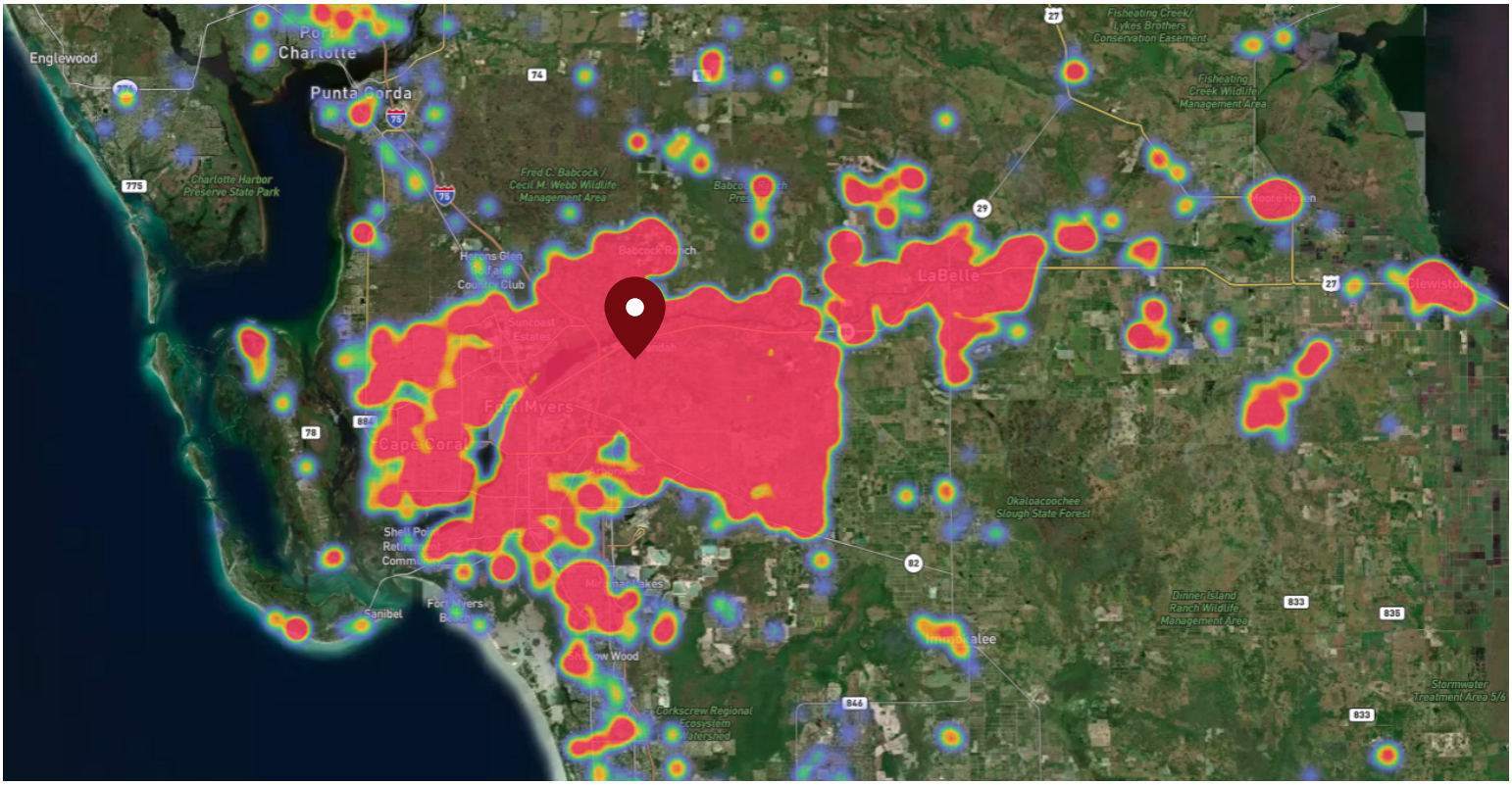
AVG. LENGTH-OF-STAY / VISIT
28 Min

TOP 3 DAYS	# OF VISITS
Friday	199,313
Saturday	199,214
Sunday	192,272

TOP 3 HOURS	# OF VISITS
5-6 PM	195,819
12-1 PM	186,499
4-5 PM	194,221

Data provided by Placer Labs Inc. (www.placer.ai) July 1, 2025 - June 30, 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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