Publix #1058 - Indian Harbour Place

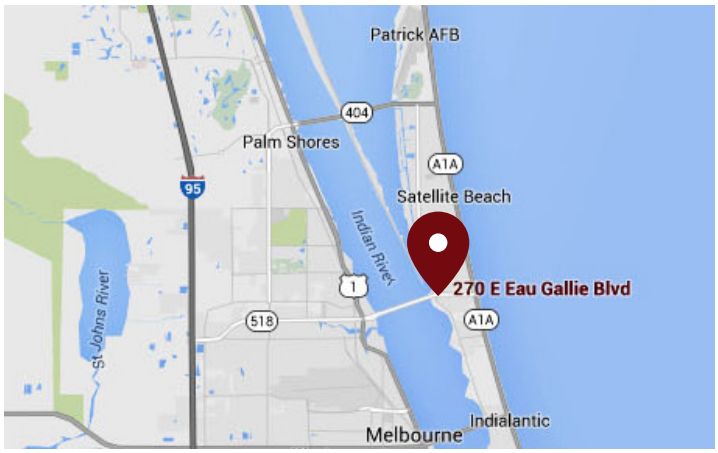
270 E. Eau Gallie Boulevard
Indian Harbour Beach, FL 32937
Lat 28.139, Long -80.597

FOR LEASE

1,906 - 5,585 SF AVAILABLE

PROPERTY HIGHLIGHTS

- Publix-Anchored Center
- Gateway to Indian Harbour Beach and Beachside Communities
- 2nd Generation Dentist Space Available April 2025
- Anchored by Beall's Department Store and Publix Supermarket
- Great Neighborhood Mix of Merchants
- Combined Traffic Count: 45,000 VPD



DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Total Population	8,579	38,769	94,701
Daytime Population	9,573	37,778	106,599
Total Households	4,079	17,561	43,283
Avg. HH Income	$129,445	$133,756	$112,549

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

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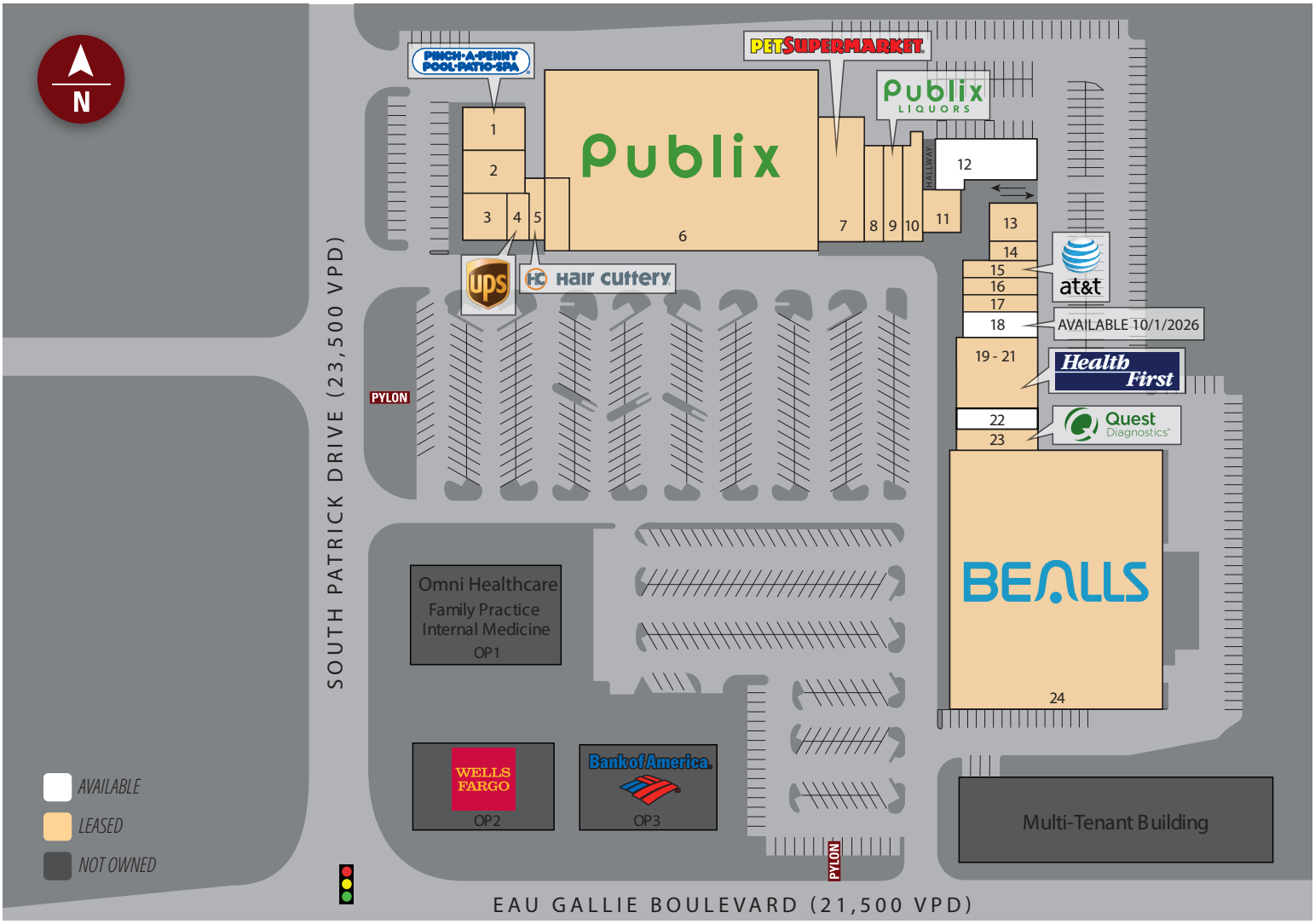

Suite	Tenant	Size
6	Publix	54,340
1	Pinch-A-Penny	2,925
2	Jade Palace Chinese Restaurant	2,925
3	Pizza Vola Italian Restaurant	2,250
4	The Ups Store	1,199
5	Hair Cuttery	1,132
7	Pet Supermarket	6,298
8	Sumo Sushi & Grill	2,000
9	Publix Liquors	2,000

Suite	Tenant	Size
10	Frankie's Wings And Things	2,000
11-250	Divine Chiropractic	1,786
12-240	AVAILABLE (44 X 114)	5,585
13	Circle Club Drug Rehab	2,000
14	Affordable Foot Specialist	1,000
15	AT&T	1,400
16	Lee Nail Spa	1,400
17	RTA Cabinets & More	1,400
18	AVAILABLE (10/1/2026)	2,100

Suite	Tenant	Size
19-21	Health First	6,184
22	AVAILABLE (April 2025) 2nd Gen Dentist	1,906
23-212	Quest Diagnostics	1,870
24	Beall's Department Store	59,697
	TOTAL 163,397	

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FOOT TRAFFIC OVERVIEW

EST. # OF CUSTOMERS ANNUALLY
247,200

EST. # OF VISITS ANNUALLY
2 Million

AVG. VISITS / CUSTOMER
8.09

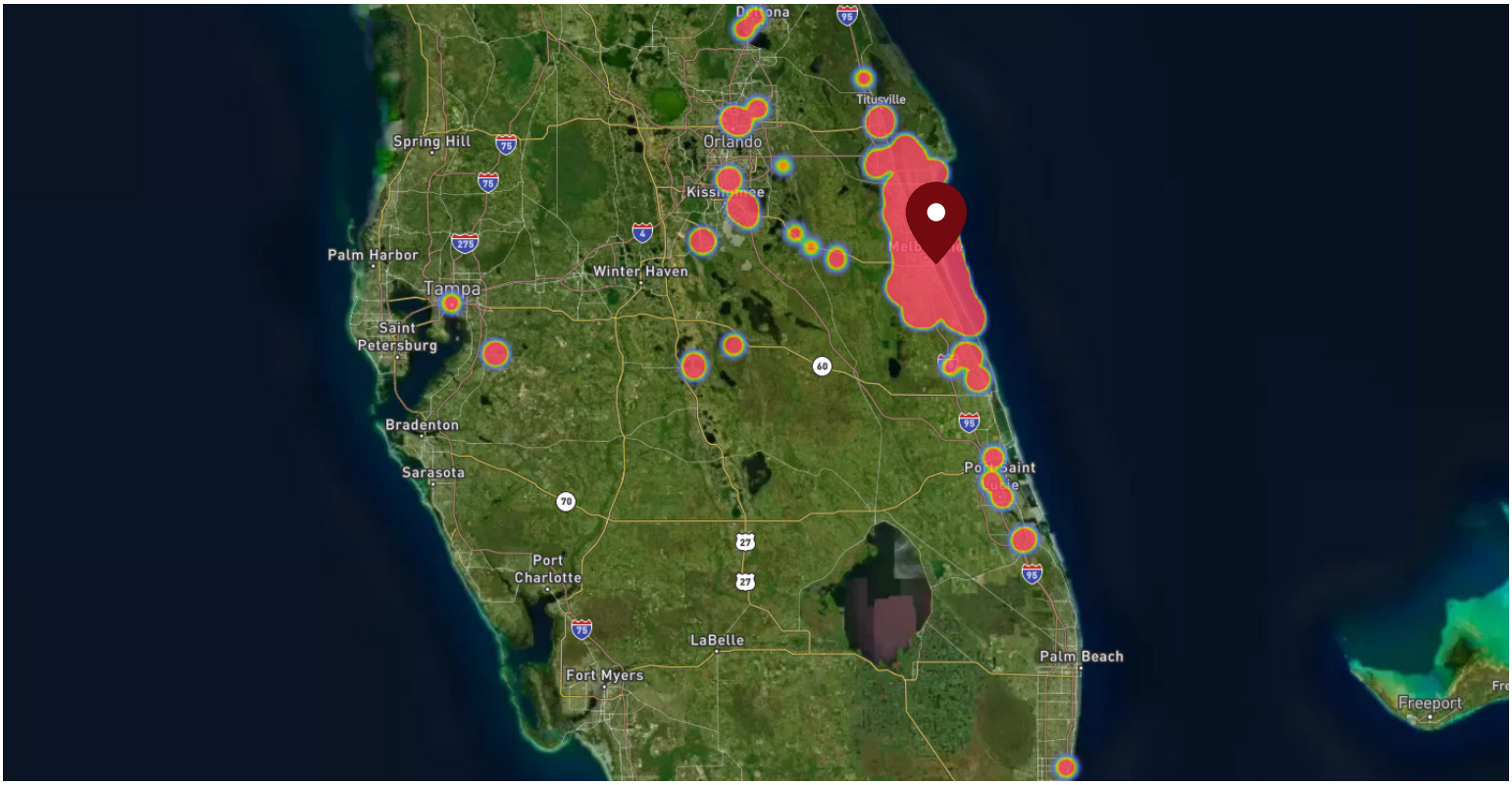
AVG. LENGTH-OF-STAY / VISIT
29 Min

TOP 3 DAYS	# OF VISITS
Saturday	310,371
Wednesday	298,605
Friday	298,596

TOP 3 HOURS	# OF VISITS
5-6 PM	295,571
12-1 PM	292,222
1-2 PM	289,867

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

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