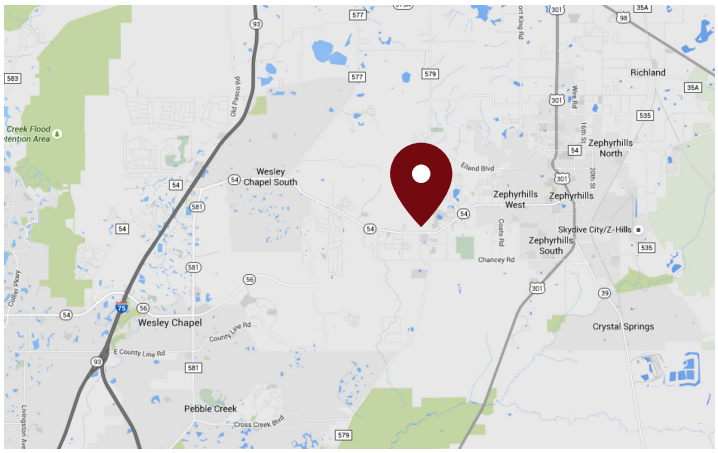
Publix #1196 - Summertree Plaza

32765 Eiland Boulevard
Zephyrhills, FL 33545
Lat 28.220, Long -82.246

FULLY LEASED

PROPERTY HIGHLIGHTS

- Pasco County, Zephyrhills West
- State Road 54 connects Interstate-75 and US 301
- Seven Miles East of Wesley Chapel Exit on Interstate-75
- Signalized Intersection
- Four Points of Entry
- Cross Access from Home Depot
- Built in 2008
- Top Retail Location in the Local Trade Area
- Outparcels Bring Traffic
- Combined Traffic Count: 49,000 VPD



DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Total Population	6,092	37,328	108,914
Daytime Population	5,589	27,841	90,698
Total Households	2,828	15,090	41,801
Avg. HH Income	$73,318	$94,794	$107,401

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
1	Publix	45,600
2	Publix Liquors	1,260
3	Nails	1,200
4	Supercuts	1,200
5	Totally Blu H20 Full Service Pools	1,200
6	Chinese Restaurant	1,200
7	The UPS Store	1,200
8	Boyd Jewelers	1,198
9	Pizza	1,260
10	Jersey Mike's	1,350
11	T-Mobile	1,195
12	Kumon Math & Reading Center	1,200
13	Beachwood Dental	3,600
14	Tokyo Grill & Bar	1,225

TOTAL 63,888

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FOOT TRAFFIC OVERVIEW

EST. # OF CUSTOMERS ANNUALLY
156,000

EST. # OF VISITS ANNUALLY
1.1 Million

AVG. VISITS / CUSTOMER
7.3

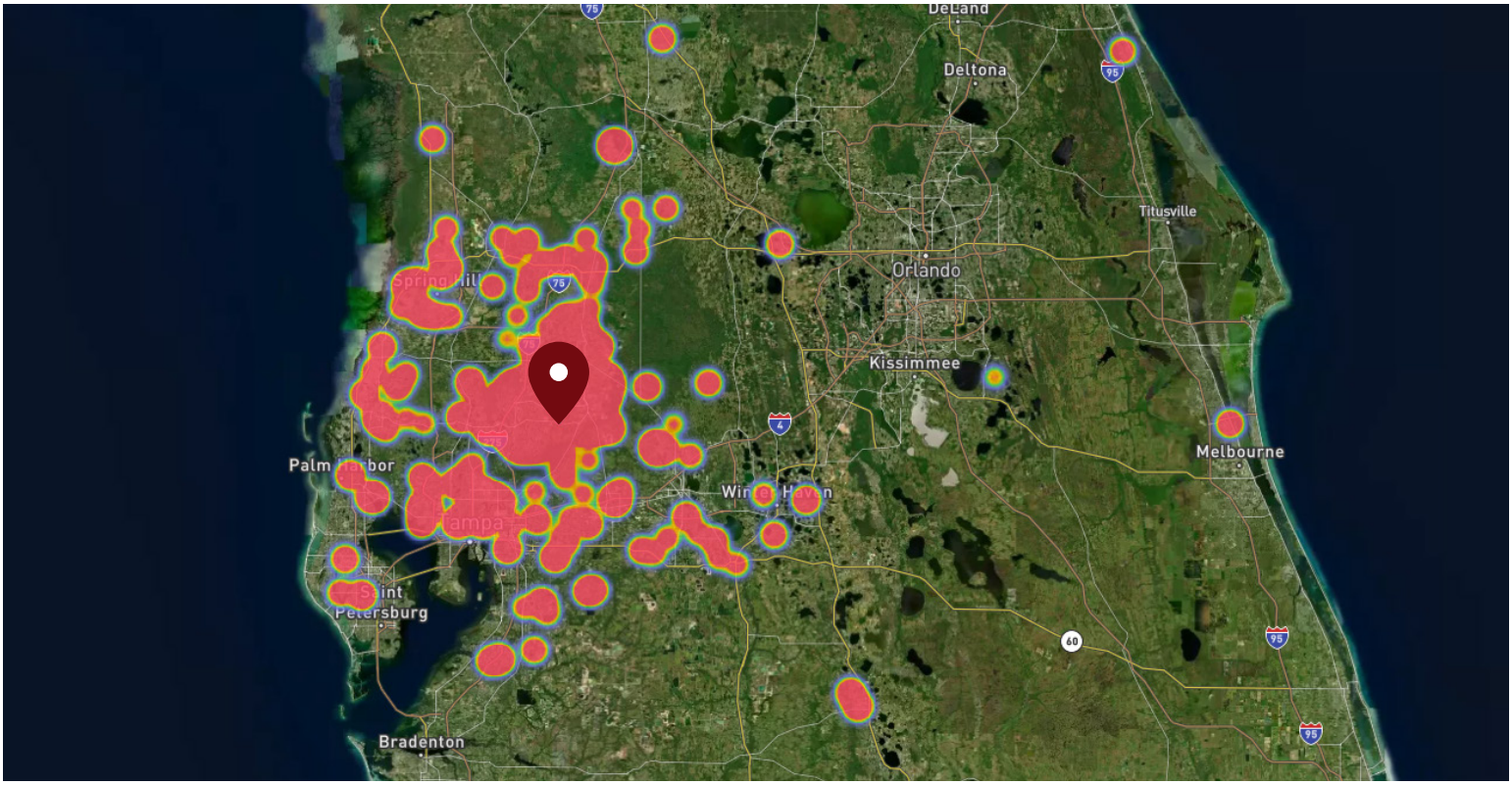
AVG. LENGTH-OF-STAY / VISIT
25 Min

TOP 3 DAYS	# OF VISITS
Saturday	195,664
Sunday	183,824
Friday	163,736

TOP 3 HOURS	# OF VISITS
5-6 PM	166,829
6-7 PM	159,595
12-1 PM	155,852

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

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

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