Publix #1231 - Vilano Beach Town Center

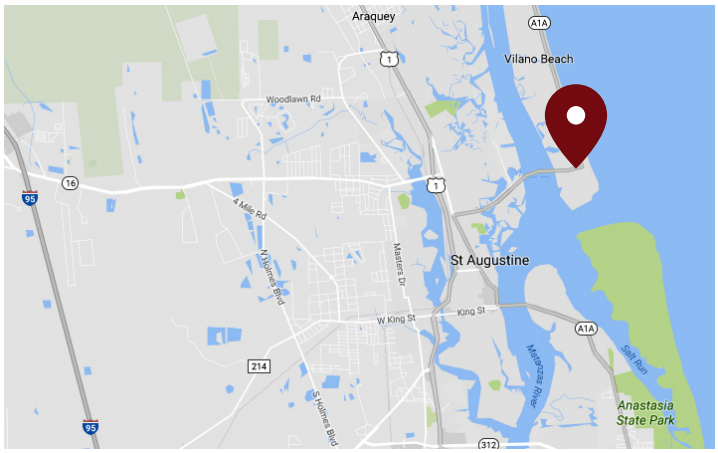
55 Ava Way
St. Augustine, FL 32804
Lat 29.918, Long -81.294

GROUND LEASE

±0.458 ACRE OP AVAILABLE

PROPERTY HIGHLIGHTS

- Publix-Anchored Shopping Center
- Property is Located One Block from Beach Entrance
- Fantastic Visibility from Adjacent Roadways
- Easy Ingress/Egress
- Minutes from Downtown St. Augustine
- Traffic Count: 11,128 VPD



DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Total Population	942	17,324	48,350
Daytime Population	1,096	27,162	65,037
Total Households	463	7,843	21,039
Avg. HH Income	$149,410	$115,806	$106,722

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

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Crossman & Company
www.crossmanco.com

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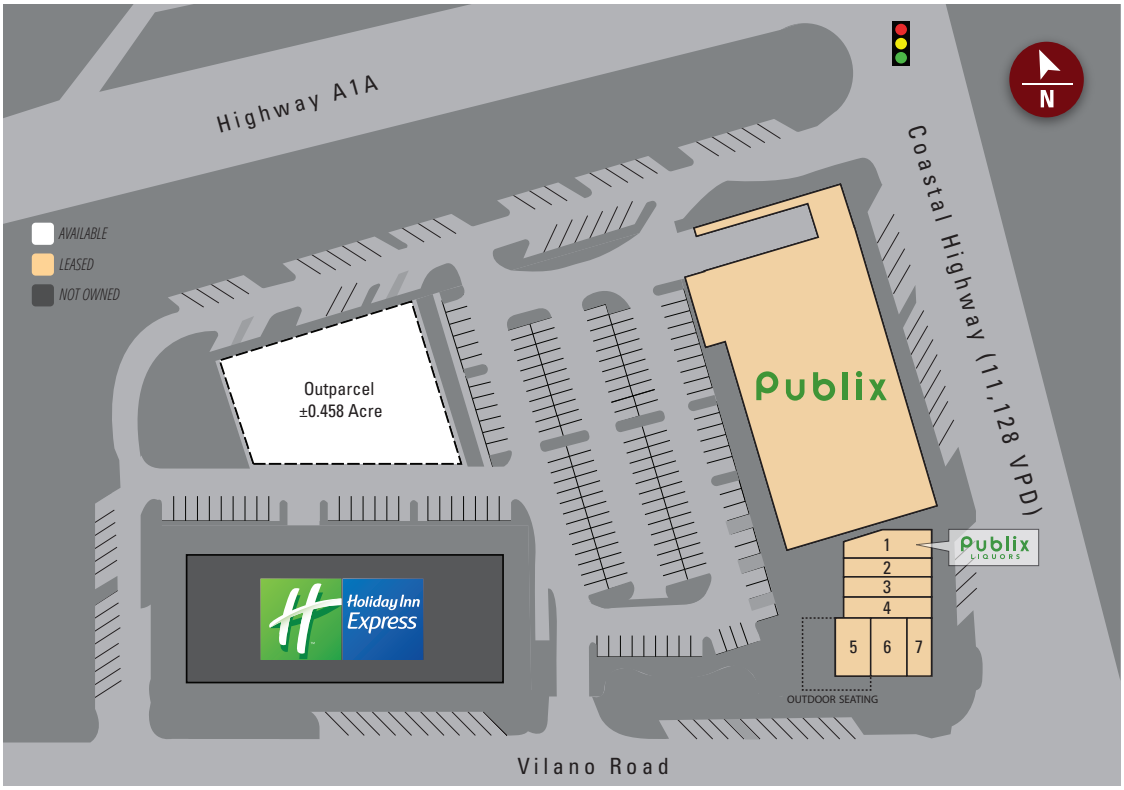

SITE PLAN

Suite	Tenant	Size
ANC	Publix	28,800
1	Publix Liquors	1,400
2	Vilano Dry Cleaner	1,118
3	Bamboo Garden Salon	1,118
4	Fire Wok	1,123
5	Surfside Kitchen	1,500
6	Rainbow Shades Surf Shop	1,541
7	Metalartz	1,000
OP	AVAILABLE	±0.458 AC

TOTAL 37,600

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FOOT TRAFFIC OVERVIEW

EST. # OF CUSTOMERS ANNUALLY
364,800

EST. # OF VISITS ANNUALLY
985,000

AVG. VISITS / CUSTOMER
2.72

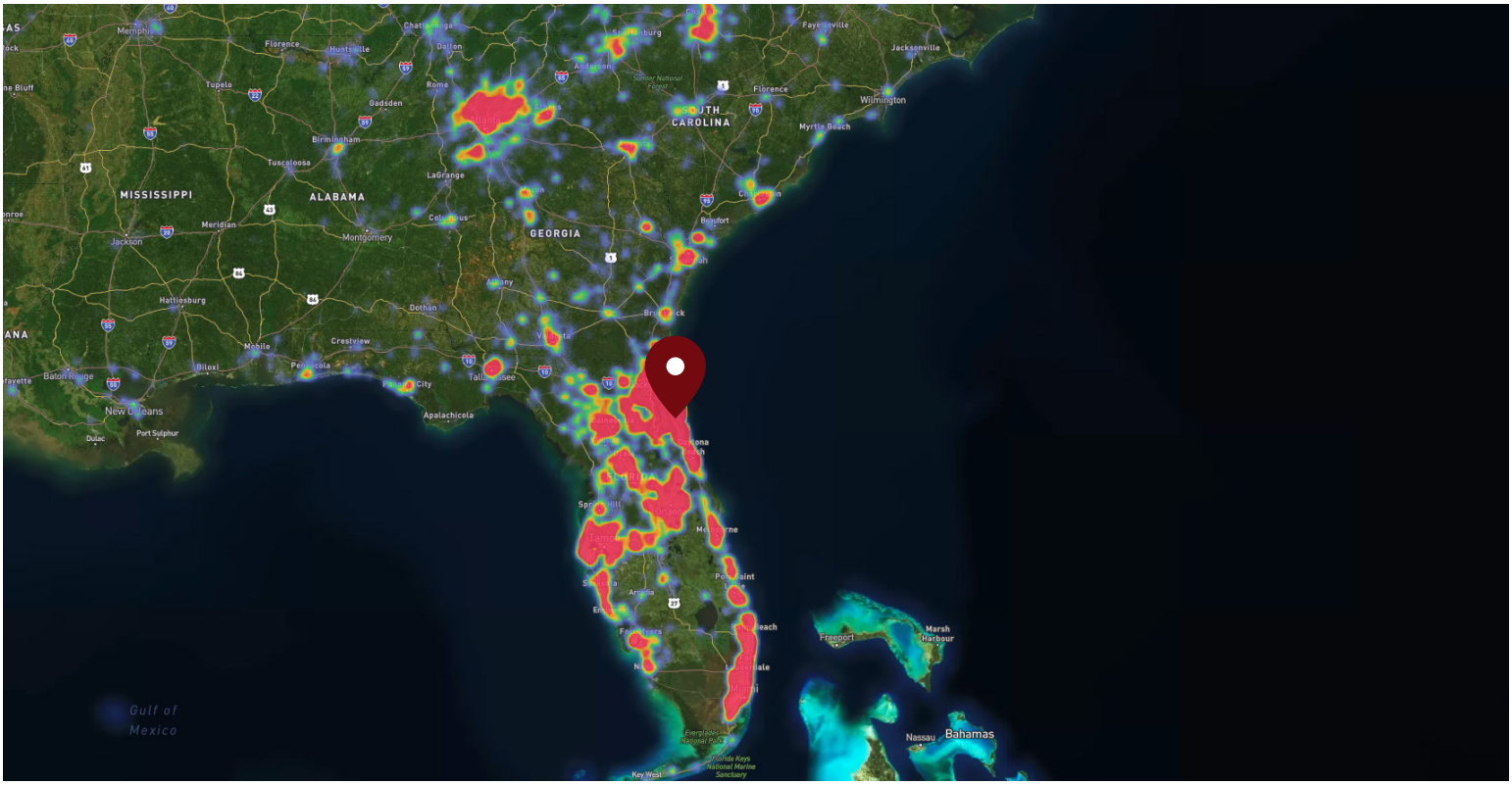
AVG. LENGTH-OF-STAY / VISIT
30 Min

TOP 3 DAYS	# OF VISITS
Saturday	203,320
Sunday	166,303
Friday	149,973

TOP 3 HOURS	# OF VISITS
5-6 PM	149,692
4-5 PM	142,898
6-7 PM	141,497

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

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