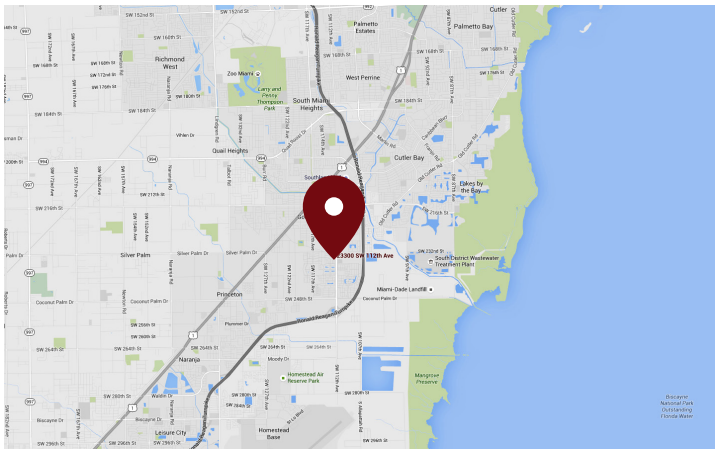
Publix #1247 - Promenade at Silver Palm

23300 SW 112th Avenue
Homestead, FL 33032
Lat 25.550, Long -80.372

FULLY LEASED

PROPERTY HIGHLIGHTS

- Miami MSA
- Surrounded by Residential Communities in a High-Growth Submarket of the Miami MSA
- Positioned just West of Florida's Turnpike at the SWC of Allapattah Road (SW 112th Avenue) and Silver Palm Drive (SW 232nd Street)
- Publix-Anchored Center
- Located Across from Goulds Elementary School
- Traffic Count: 28,270 VPD



DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Total Population	24,284	124,970	231,734
Daytime Population	14,171	83,606	168,079
Total Households	6,751	39,209	73,440
Avg. HH Income	$104,669	$90,784	$95,040

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

Meredith Vogel

Office: **561.447.8883** | Cell: **561.420.9718** | **mvogel@crossmanco.com**
980 North Federal Highway, Suite 434, Boca Raton, FL

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Crossman & Company
www.crossmanco.com

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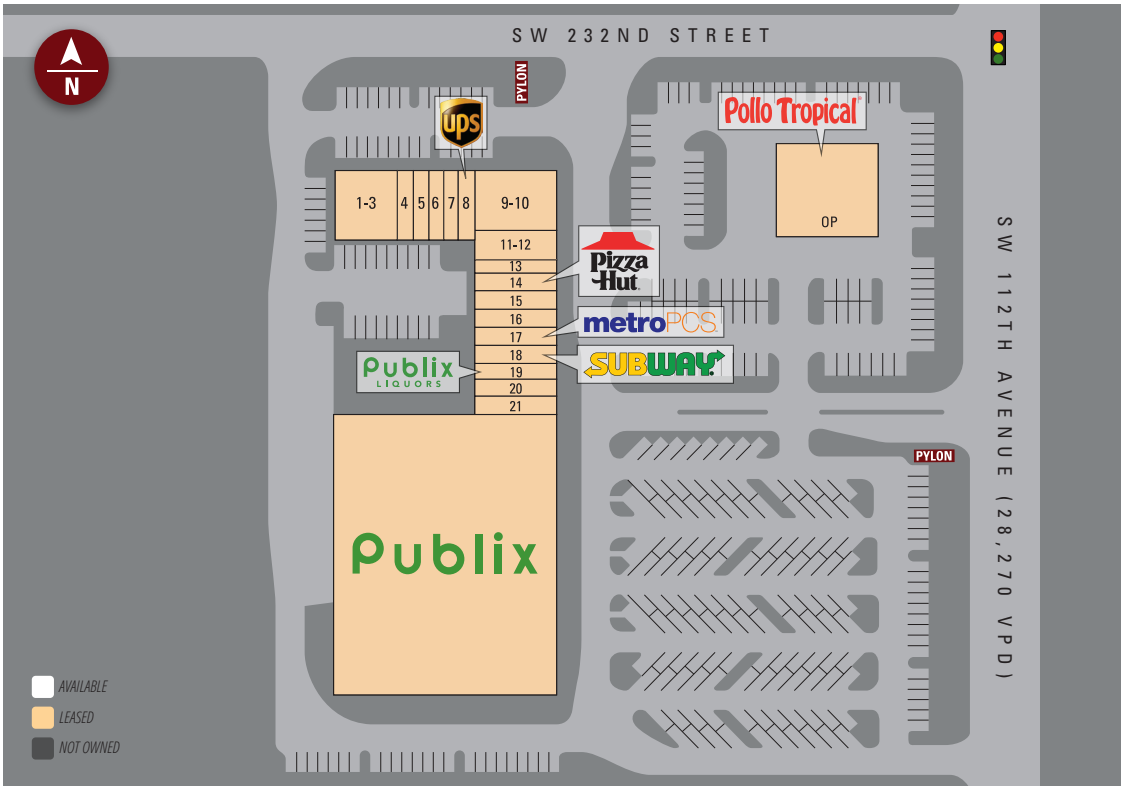

SITE PLAN

Suite	Tenant	Size
1-3	Great Expectation Learning	2,669
4	We are Unique ABA	900
5	The Spot Barber Shop	900
6	Super Cleaners	900
7	Silver Palm Insurance	900
8	UPS	908
9-10	TUFF Martial Arts	2,078
11-12	Raehana Beauty Supply	1,904
13	The Smoke Shop	952
14	Pizza Hut	1,050
15	China Pan	1,050
16	Lee Spa	1,050
17	Metro PCS	1,050
18	Subway	1,400
19	Publix Liquors	1,400
20	Silver Palm Dentist	1,400
21	Hair Doctors	1,106
	Publix	45,600
OP	Pollo Tropical	

TOTAL 67,217

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FOOT TRAFFIC OVERVIEW

EST. # OF CUSTOMERS ANNUALLY
182,000

EST. # OF VISITS ANNUALLY
2.1 M

AVG. VISITS / CUSTOMER
10.82

AVG. LENGTH-OF-STAY / VISIT
24 Min

TOP 3 DAYS

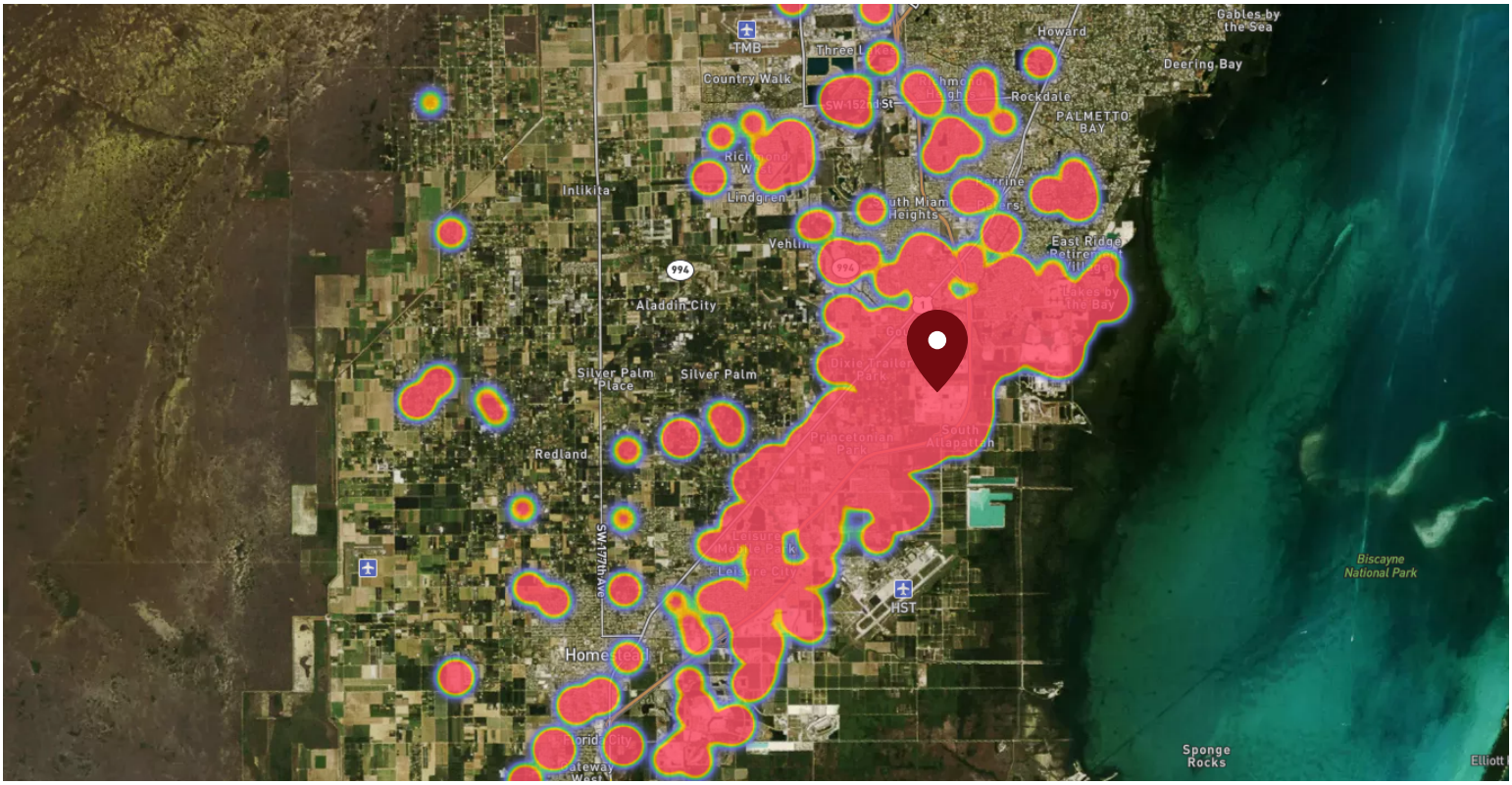
	# OF VISITS
Saturday	331,340
Sunday	301,362
Friday	288,426

TOP 3 HOURS

	# OF VISITS
6-7 PM	286,331
5-6 PM	279,896
7-8 PM	264,441

Data provided by Placer Labs Inc. (www.placer.ai) June 1, 2024 - May 31, 2025

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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