Publix #1260 - Southshore Village

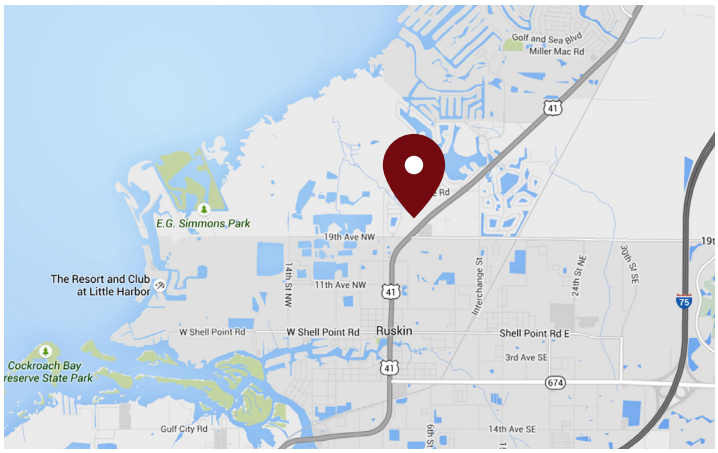
5052 N. US Highway 41
Apollo Beach, FL 33572
Lat 27.735, Long -82.430

FOR LEASE

1,200 SF AVAILABLE

PROPERTY HIGHLIGHTS

- Publix-Anchored Center
- Ideally Located at the Intersection of U.S. 41 and 19th Avenue NW
- 5.0 Miles South of Big Bend Road
- 2.5 Miles West of Interstate-75
- 1.5 Miles North of SR-674
- Conveniently Located Near One Million SF Amazon Fulfillment Center which is Doubling Their Operational Capacity
- Explosive Residential Growth - 24,000 Residential Units Being Built or Planned
- Traffic Count: U.S. Highway 41 - 32,000 VPD



DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Total Population	4,557	45,640	91,389
Daytime Population	4,189	43,221	86,124
Total Households	1,585	16,279	35,969
Avg. HH Income	$134,066	$129,235	$118,240

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

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813.210.7509 | **swoodworth@crossmanco.com**
3505 E. Frontage Road, Suite 115, Tampa, FL

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Crossman & Company
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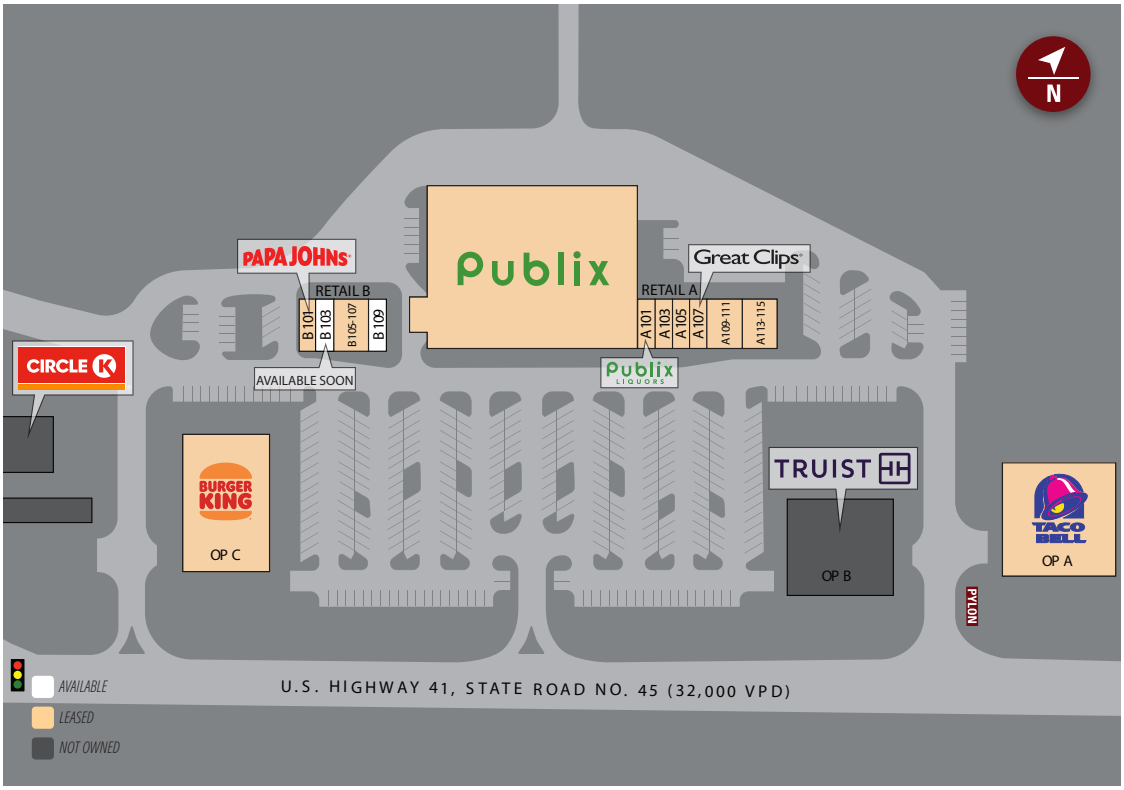

SITE PLAN

Suite	Tenant	Size
	Publix	45,600
A101	Publix Liquors	1,200
A103	Posh Nails & Spa	1,200
A105	China 1	1,200
A107	Great Clips	1,200
A109-111	Monaco Dentistry	2,400
A113-115	East Bay Walk-In Veterinary Care	2,400
B101	Papa John's	1,200
B103	**AVAILABLE SOON**	1,200
B105-107	ZPAN	2,400
B109	AVAILABLE	1,200
OP A	Taco Bell	1.50 AC
OP C	Burger King	1.16 AC

TOTAL 61,200

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FOOT TRAFFIC OVERVIEW

EST. # OF CUSTOMERS ANNUALLY
227,400

EST. # OF VISITS ANNUALLY
1.8 Million

AVG. VISITS / CUSTOMER
8.12

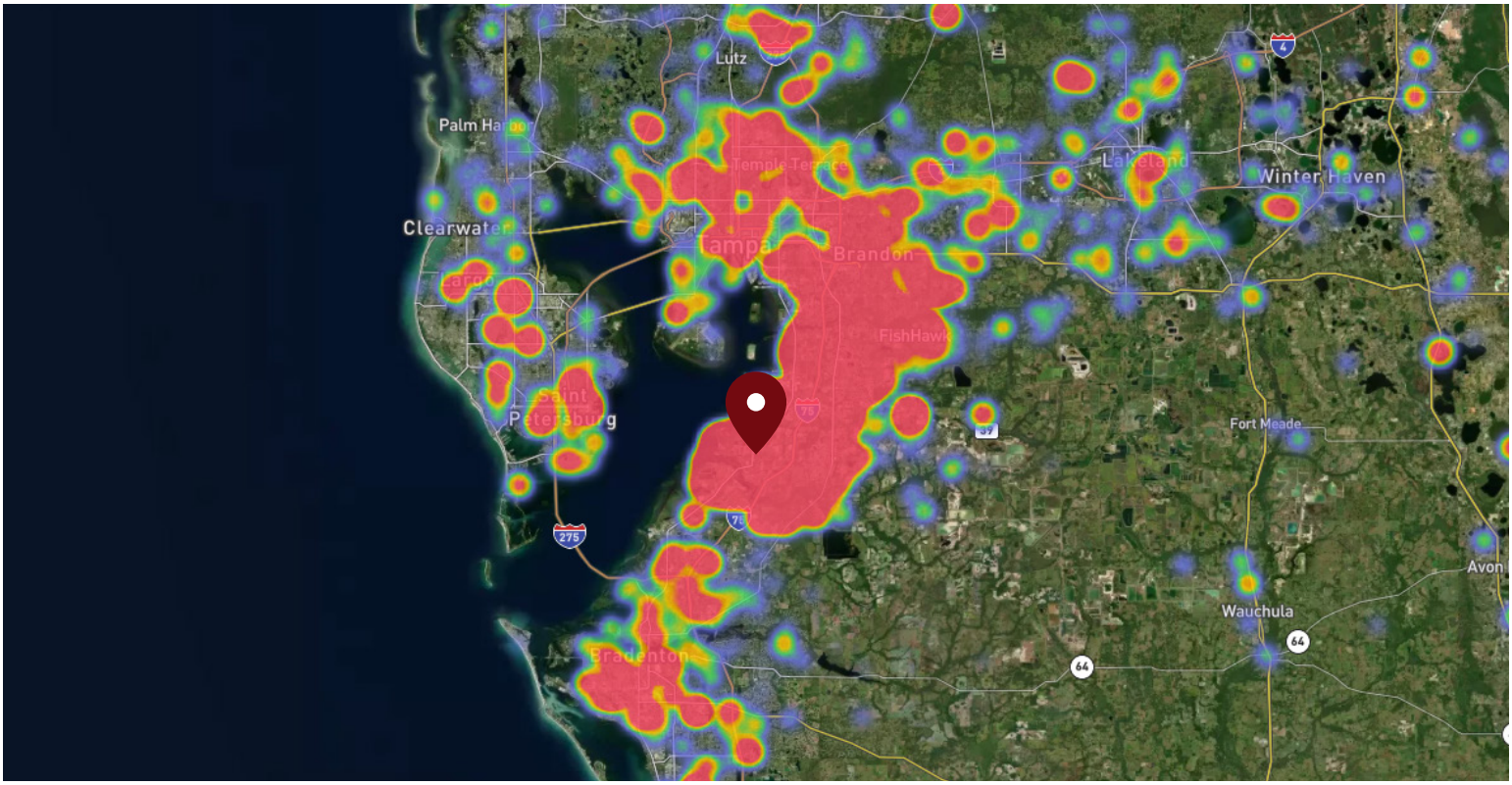
AVG. LENGTH-OF-STAY / VISIT
23 Min

TOP 3 DAYS	# OF VISITS
Friday	291,457
Saturday	285,903
Sunday	269,988

TOP 3 HOURS	# OF VISITS
5-6 PM	247,934
6-7 PM	245,988
4-5 PM	229,894

Data provided by Placer Labs Inc. (www.placer.ai) June 1, 2025 - May 31, 2026

SITE VISIT DENSITY



Red, orange, and yellow colors represent the location of 60% of site visitors

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