Publix #1362 - Magnolia Place

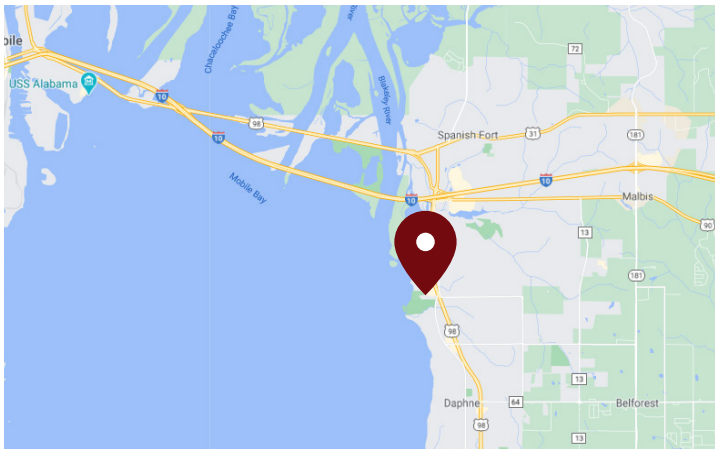
27955 US Highway 98
Daphne, AL 36526
Lat 30.632, Long -87.911

FOR LEASE

1,320 - 2,400 SF AVAILABLE

PROPERTY HIGHLIGHTS

- Publix-Anchored Center
- Located in Daphne, a City in Baldwin County, AL on the Eastern Shoreline of Mobile Bay
- Conveniently Located Along Interstate-10, 11 Miles East of Mobile, AL
- Population has Increased by 30% Over the Past Few Years
- The City of Daphne was Ranked in the "Top 100 Best Places to Live" by CNN/Money Website
- Solid Mix of National and Local Tenants
- Traffic Count: 39,650 VPD



DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Total Population	3,602	23,775	44,487
Daytime Population	4,213	25,080	43,563
Total Households	1,808	10,139	18,301
Avg. HH Income	$96,300	$102,604	$115,024

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

Jamie Golomb

Office: **334.409.6445** | Cell: **334.590.4332** | **jgolomb@crossmanco.com**
505 Cloverdale Road, Suite 103, Montgomery, AL

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Crossman & Company
www.crossmanco.com

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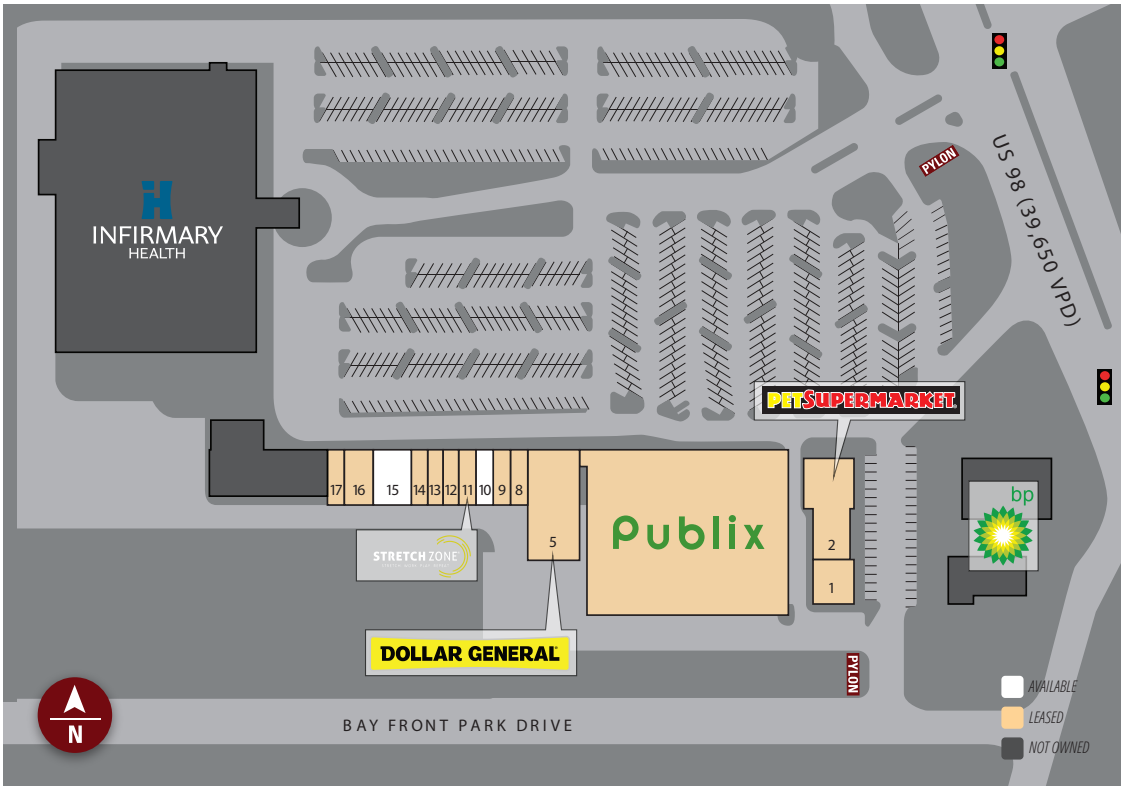

SITE PLAN

Suite	Tenant	Size
1	Therapy South	2,250
2	Pet Supermarket	6,862
4	Publix	45,600
5	Dollar General	9,000
8	Acceptance Auto Insurance	1,235
9	Games Workshop	1,295
10	AVAILABLE	1,320
11	Stretch Zone	1,400
12	Beaute Nail Spa	1,400
13	Check into Cash	1,400
14	Plants Unlimited	1,200
15	AVAILABLE	2,400
16	Daruma	2,240
17	China Chef	1,120

TOTAL 78,722

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FOOT TRAFFIC OVERVIEW

EST. # OF CUSTOMERS ANNUALLY
176,900

EST. # OF VISITS ANNUALLY
973,200

AVG. VISITS / CUSTOMER
5.50

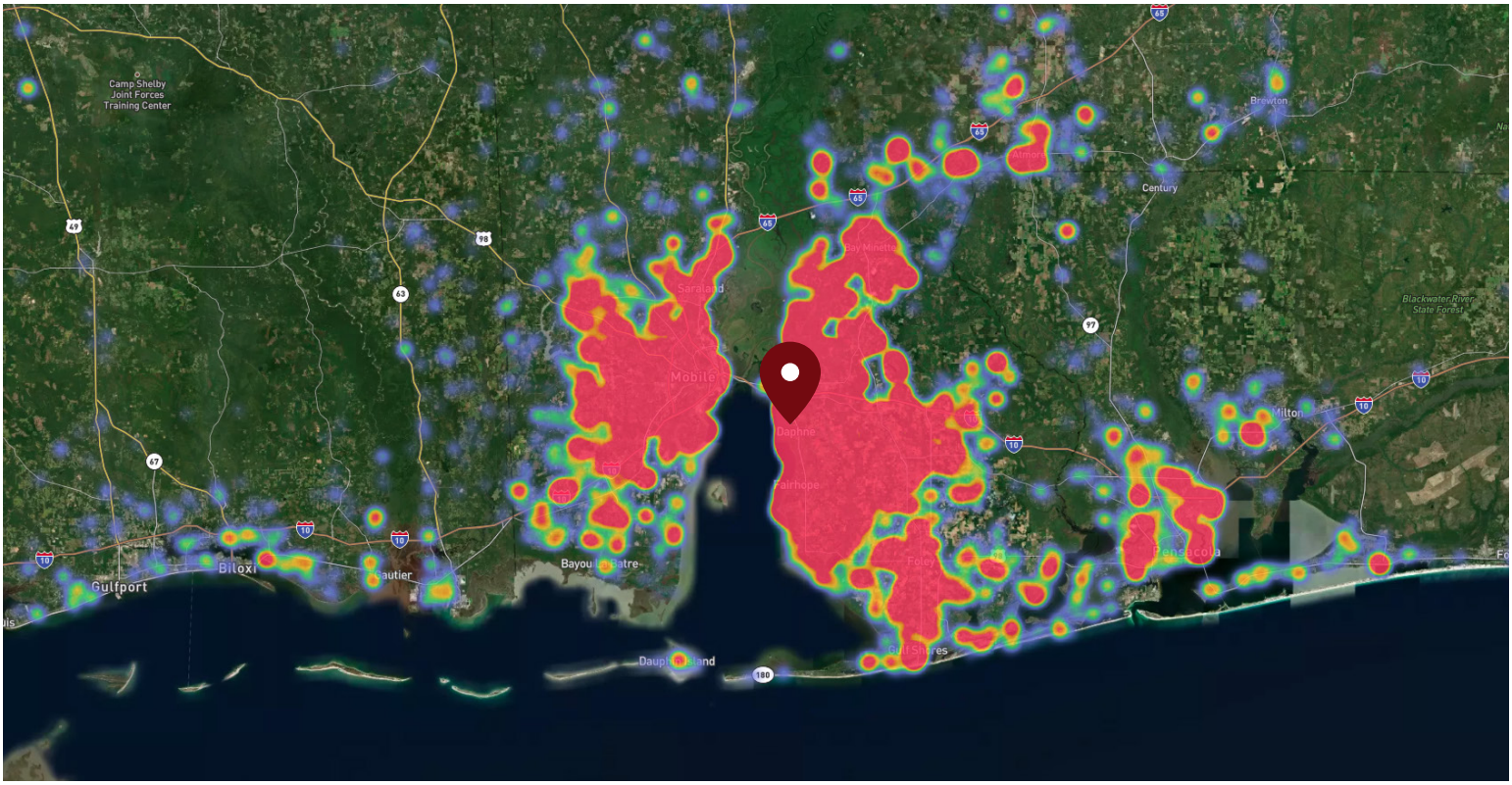
AVG. LENGTH-OF-STAY / VISIT
25 Min

TOP 3 DAYS	# OF VISITS
Saturday	148,865
Friday	143,192
Wednesday	142,406

TOP 3 HOURS	# OF VISITS
4-5 PM	149,366
5-6 PM	145,192
3-4 PM	132,713

Data provided by Placer Labs Inc. (www.placer.ai) May 1, 2025 - April 30, 2026

SITE VISIT DENSITY



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

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