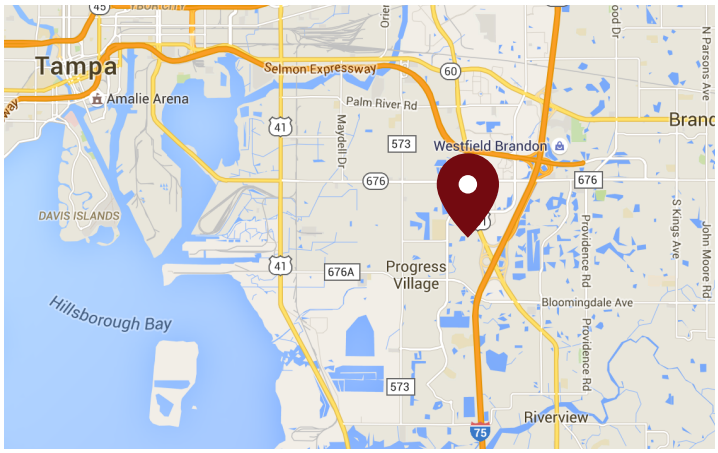
# Publix #1371 - Pavilion Crossing

3863 US Highway 301 S
Riverview, FL 33578
Lat 27.913, Long -82.350

**FULLY LEASED**

## PROPERTY HIGHLIGHTS

- Publix-Anchored Shopping Center
- Signalized Intersection of US Highway 301 and Falkenburg Road
- Excellent Visibility and Access off of US Highway 301
- Located at the Entrance to Pavilion (500 Home Community)
- Convenient to Large Corporate Centers; Progressive Insurance, Brighthouse Networks and Vangent
- Strong Daytime Traffic: 58,000 VPD




| DEMOGRAPHICS | 1 Mile | 3 Miles | 5 Miles |
|---|---|---|---|
| Total Population | 11,961 | 91,079 | 175,324 |
| Daytime Population | 9,377 | 90,326 | 192,839 |
| Total Households | 5,306 | 36,778 | 67,680 |
| Avg. HH Income | $83,156 | $82,377 | $85,114 |

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

**Sandra Woodworth**

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Crossman & Company
www.crossmanco.com

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## SITE PLAN

| Suite | Tenant | Size |
|---|---|---|
| ANC | Publix | 45,600 |
| 1 | Crazy Cafe | 2,400 |
| 2 | Sun Country Cleaners | 1,200 |
| 3 | The UPS Store | 1,200 |
| 4 | Riverview Family Dentistry | 1,200 |
| 5 | Clarkston Eyecare | 1,200 |
| 6-7 | Lux Nails and Wax | 3,250 |
| 8 | Star Liquor | 1,950 |
| 9 | Great Clips | 1,300 |
| 10 | China 1 | 1,300 |
| 11 | Subway | 1,300 |
| 12 | Pizza Hut | 1,300 |
| 13-14 | Vietnamese Restaurant | 2,600 |
| 15 | Pavilion Crossing Animal Hospital | 2,600 |

TOTAL 68,400

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## FOOT TRAFFIC OVERVIEW

**EST. # OF CUSTOMERS ANNUALLY**
292,900

**EST. # OF VISITS ANNUALLY**
1.4 Million

**AVG. VISITS / CUSTOMER**
4.97

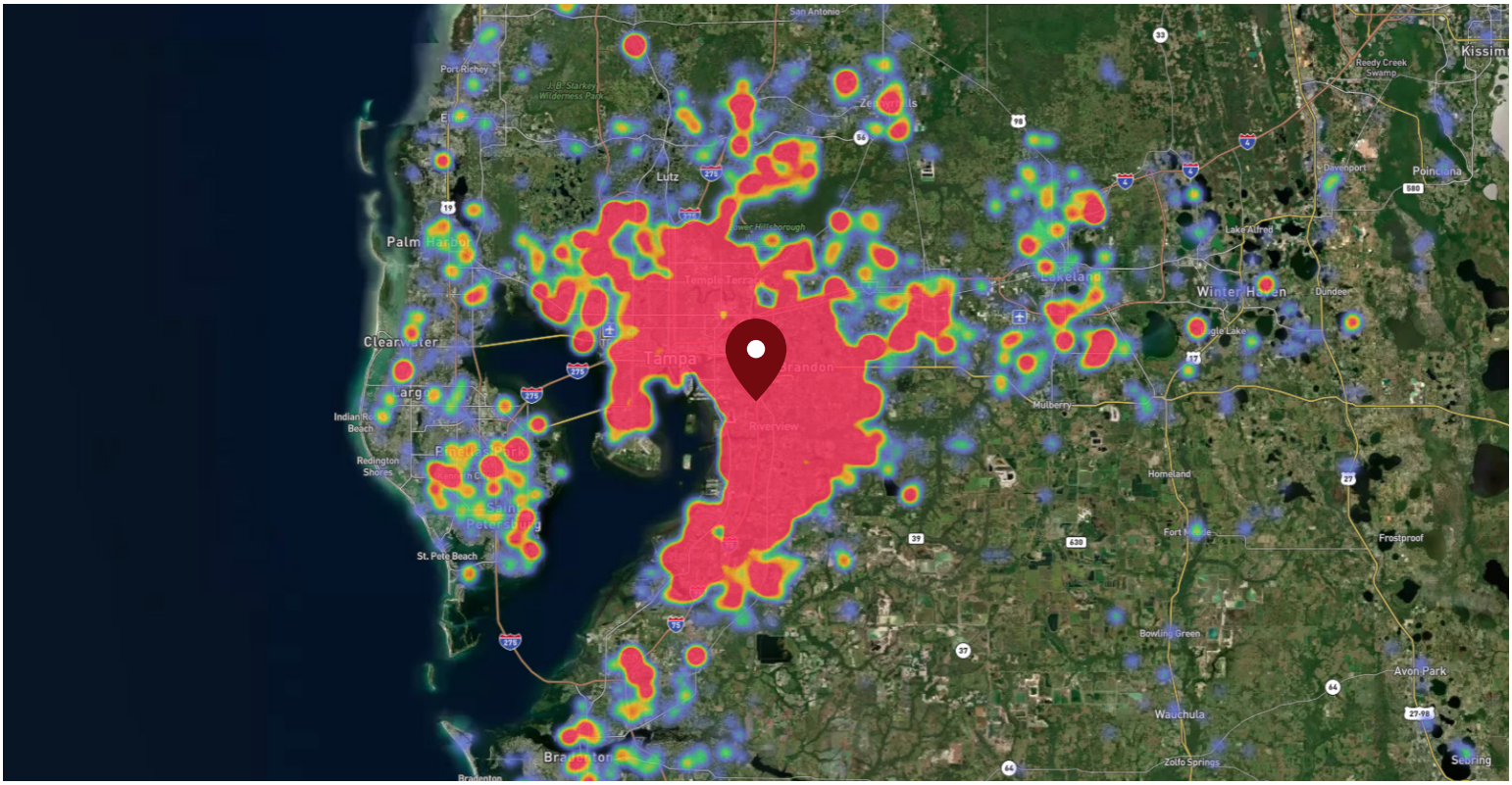
**AVG. LENGTH-OF-STAY / VISIT**
38 Min

| TOP 3 DAYS | # OF VISITS |
|---|---|
| Sunday | 229,257 |
| Saturday | 226,279 |
| Friday | 215,413 |

| TOP 3 HOURS | # OF VISITS |
|---|---|
| 5-6 PM | 224,942 |
| 6-7 PM | 219,289 |
| 1-2 PM | 212,094 |

*Data provided by Placer Labs Inc. (www.placer.ai) June 1, 2021 - May 31, 2022*

## SITE VISIT DENSITY




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

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