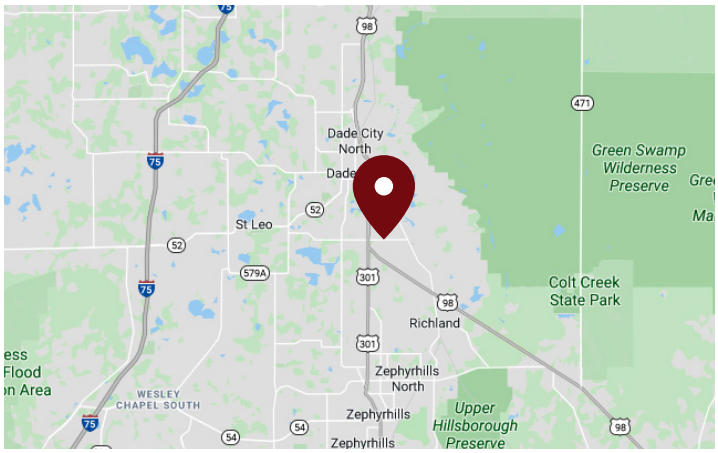
# Publix #1496 - Shoppes of Dade City

11830 US Highway 301
Dade City, FL 33525
28.328, -82.187

**FULLY LEASED**

## PROPERTY HIGHLIGHTS

- Pasco County, Dade City
- Publix-Anchored Center Opened October 2015
- Conveniently Located North of Tampa and West of Orlando Where State Road 52 Intersects with US Highway-301
- Easy Access to Interstate-75 and The Florida Turnpike
- Dade City is also Convenient to Orlando, Tampa and their International Airports
- Newest Premier Retail Shopping Center in Dade City
- Combined Traffic Count: 31,600 VPD




| DEMOGRAPHICS | 1 Mile | 3 Miles | 5 Miles |
|---|---|---|---|
| Total Population | 2,496 | 16,577 | 34,886 |
| Daytime Population | 2,977 | 16,935 | 40,161 |
| Total Households | 1,230 | 6,212 | 13,060 |
| Avg. HH Income | $66,167 | $73,242 | $74,495 |

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

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Crossman & Company
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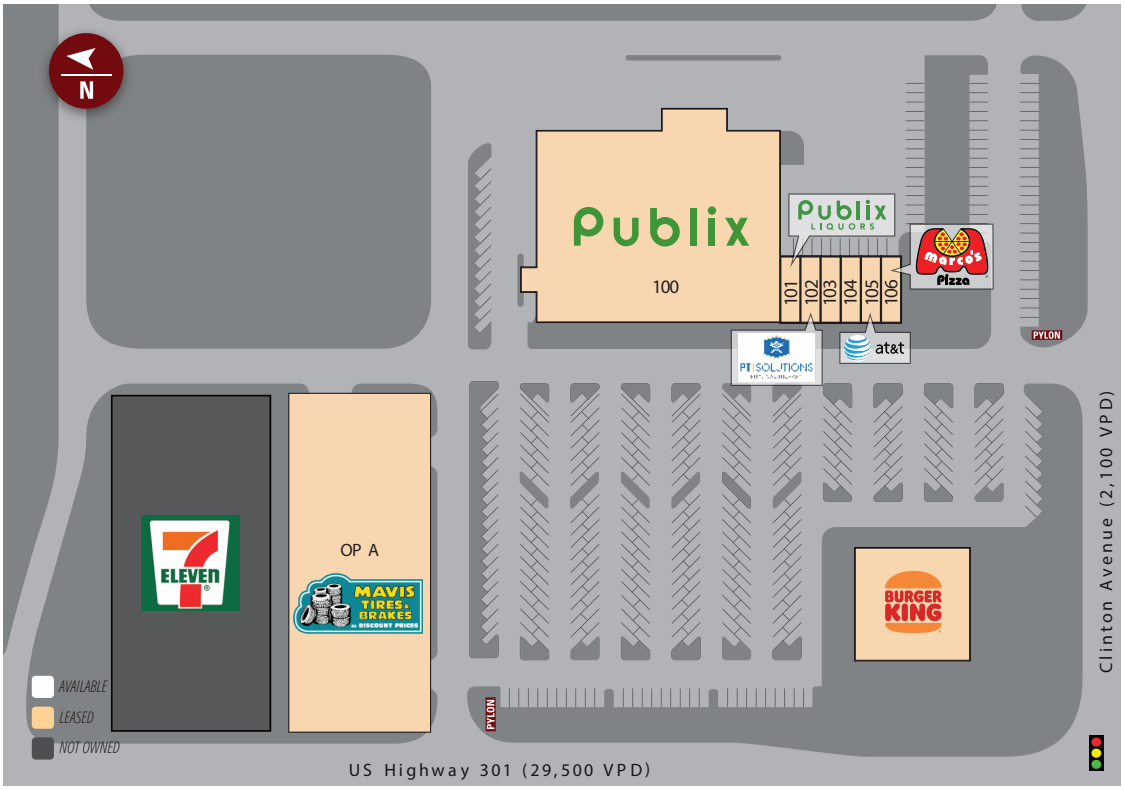
## SITE PLAN




| Suite | Tenant | Size |
|---|---|---|
| 100 | Publix | 45,600 |
| 101 | Publix Liquor Store | 1,400 |
| 102 | PT Solutions | 1,400 |
| 103 | Royal Nails & Spa | 1,400 |
| 104 | China King | 1,400 |
| 105 | AT&T | 1,400 |
| 106 | Marco's Pizza | 1,400 |
| OP A | Mavis Discount Tire | ±1 AC |
| OP B | Burger King | ±1 AC |

TOTAL 54,000

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## FOOT TRAFFIC OVERVIEW

**EST. # OF CUSTOMERS ANNUALLY**
146,205

**EST. # OF VISITS ANNUALLY**
930,932

**AVG. VISITS / CUSTOMER**
6.37

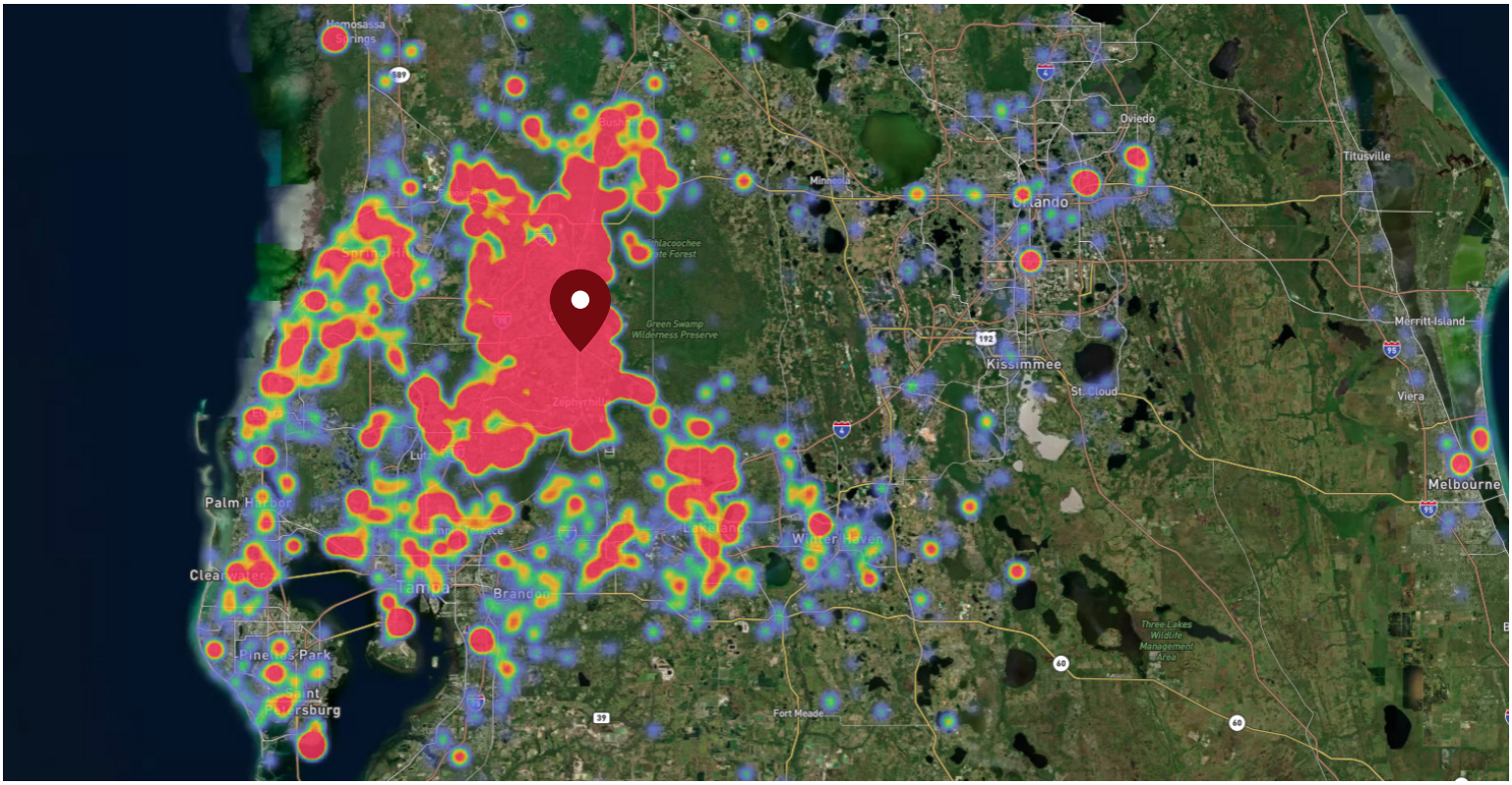
**AVG. LENGTH-OF-STAY / VISIT**
37 Min

| TOP 3 DAYS | # OF VISITS |
|---|---|
| Saturday | 148,305 |
| Sunday | 147,088 |
| Friday | 139,296 |

| TOP 3 HOURS | # OF VISITS |
|---|---|
| 5-6 PM | 157,962 |
| 12-1 PM | 150,980 |
| 1-2 PM | 146,675 |

*Data provided by Placer Labs Inc. (www.placer.ai) March 1, 2022 - February 28, 2023*

## SITE VISIT DENSITY




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

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