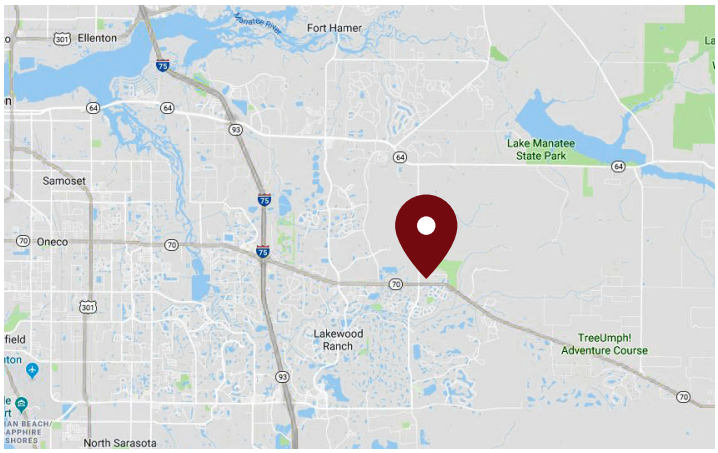
Publix #1553 - Publix at Braden River

14605 SR 70
Bradenton, FL 34202
Lat 27.432, Long -82.395

FULLY LEASED

PROPERTY HIGHLIGHTS

- New Publix Development
- Located at the Northeast Corner of SR70 and Lorraine Road
- Serves Surrounding Neighborhoods Including Lakewood Ranch, a 31,000 Acre Master Planned Community, Home to 30,000 Residents with Additional Residential Units in Development or Planned
- High Income Area - Over $147,000 Income in a One Mile Radius
- Combined Traffic Count: 38,100 VPD



DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Total Population	6,259	29,147	65,475
Daytime Population	5,452	25,409	69,111
Total Households	1,855	11,104	26,345
Avg. HH Income	$159,138	$161,501	$143,189

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
ANC	Publix	48,387
A1-A2	Jeremiah's Italian Ice	2,400
A3	Great Clips	1,200
A4-A6	Braden River Dental Care Solutions	3,600
A7-A8	Saladworks/Frutta Bowls	2,400
B1	Publix Liquors	1,400
B2-B3	Ann's Spa & Nails	2,400
B4	The UPS Store	1,200
B5	Sun Country Cleaners	1,200
B6-B8	Piesanos Stone Fired Pizza	3,600
OP 1	Slim Chickens	±1.28 AC
OP 2	McDonald's	±0.89 AC
OP 3	Panda Express	±0.92 AC
OP 4	7 Brew	± 0.89 AC

TOTAL 67,787

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FOOT TRAFFIC OVERVIEW

EST. # OF CUSTOMERS
164,500

EST. # OF VISITS
754,700

AVG. VISITS / CUSTOMER
4.6

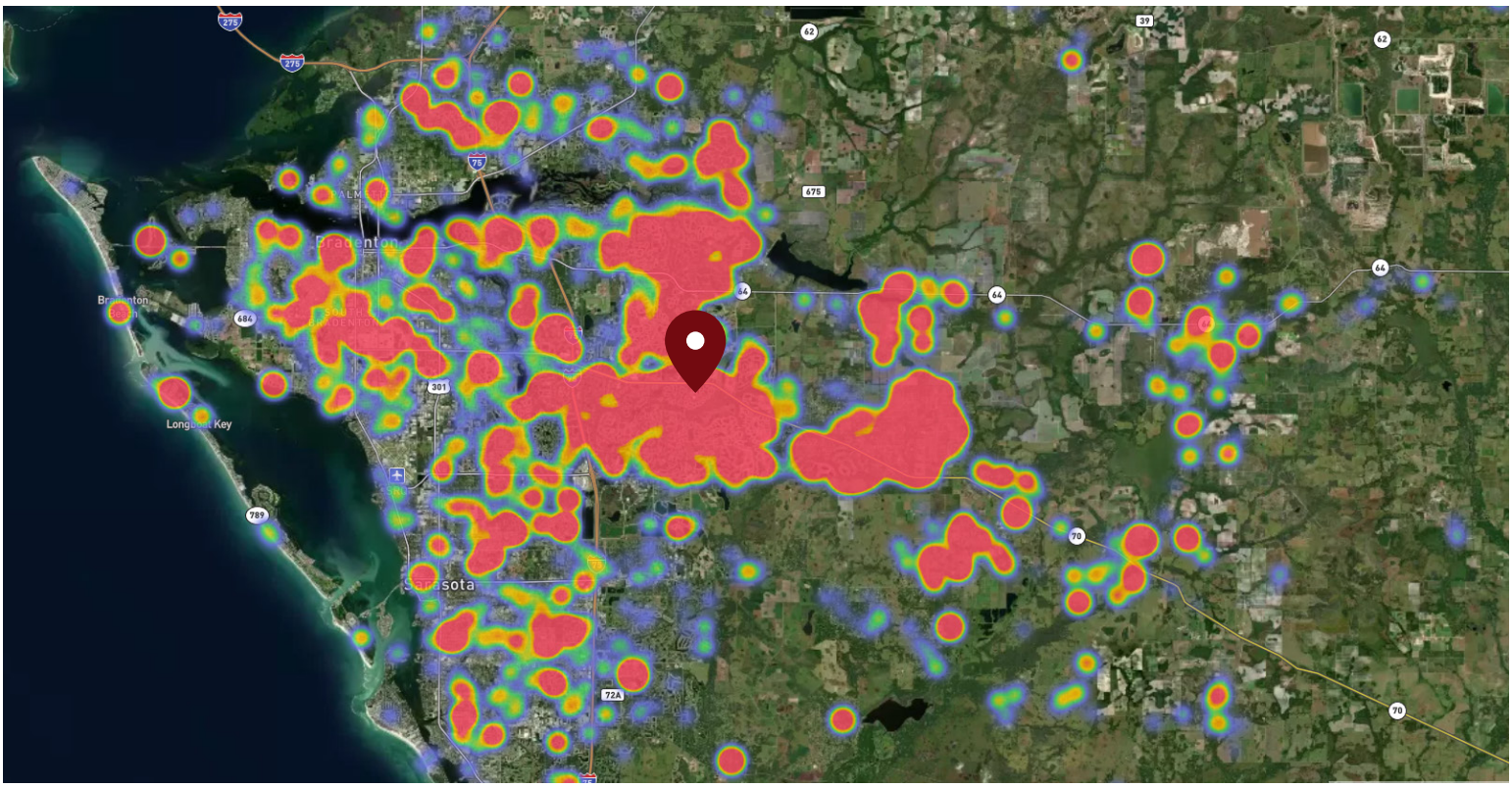
AVG. LENGTH-OF-STAY / VISIT
39 Min

TOP 3 DAYS	# OF VISITS
Saturday	134,853
Sunday	131,244
Friday	105,741

TOP 3 HOURS	# OF VISITS
1-2 PM	129,895
12-1 PM	120,282
4-5 PM	119,444

Data provided by Placer Labs Inc. (www.placer.ai) February 1, 2022 - January 31, 2023

SITE VISIT DENSITY



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

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