Publix #1562 - Island Village Shopping Center

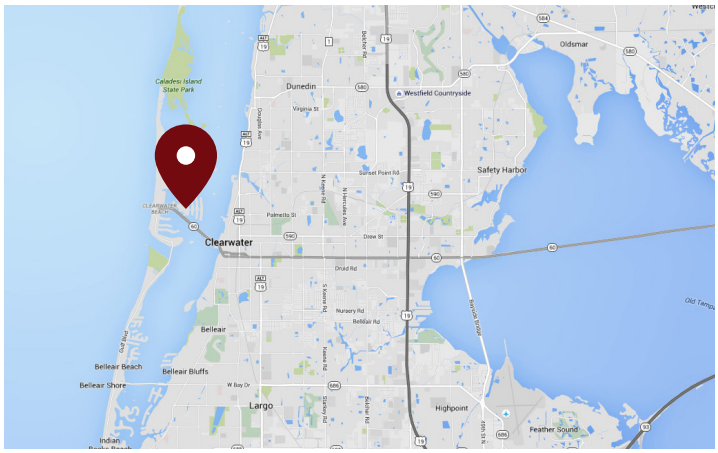
200 Island Way
Clearwater Beach, FL 33767
Lat 27.978, Long -82.817

FOR LEASE

2,380 - 3,160 SF AVAILABLE

PROPERTY HIGHLIGHTS

- Tampa MSA
- Publix Redeveloped and Re-Opened in December 2017
- Located on Island Estates, just One Fourth of a Mile from Memorial Causeway
- Only Grocery Option on Clearwater Beach
- Pylon Sign with Tenant Panels
- Traffic Count: 36,500 VPD



DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Total Population	4,889	48,042	149,070
Daytime Population	9,654	60,604	157,873
Total Households	2,717	22,595	69,238
Avg. HH Income	$198,538	$119,594	$109,595

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

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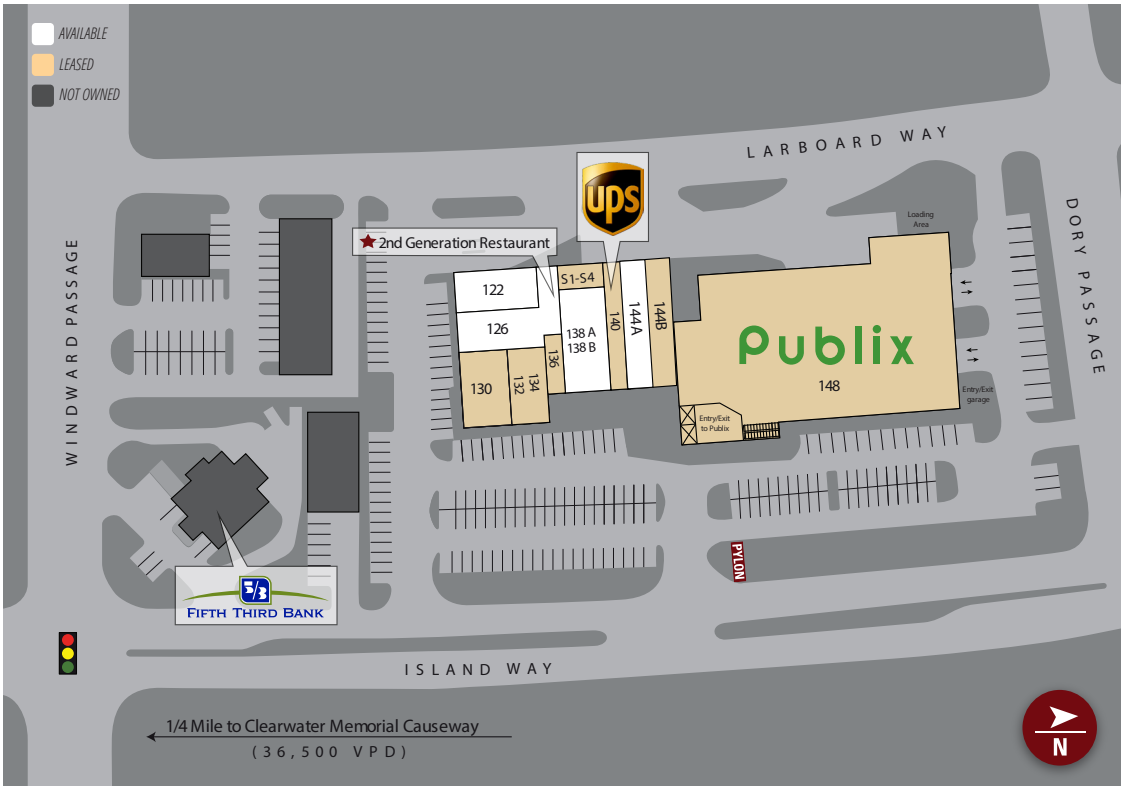

SITE PLAN

Suite	Tenant	Size
148	Publix	33,140
122	AVAILABLE	2,650
126	AVAILABLE	2,849
130	Integral Urgent Care	2,665
132-134	LG Nails & Spa	2,080
136	Island Way Coffee	960
138 A-B	AVAILABLE	3,160
140	UPS Store	1,600
144A	AVAILABLE	2,380
144B	Unavailable	2,231
S1-S4	Storage	824

TOTAL 53,811

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FOOT TRAFFIC OVERVIEW

EST. # OF CUSTOMERS ANNUALLY
219,800

EST. # OF VISITS ANNUALLY
634,100

AVG. VISITS / CUSTOMER
2.88

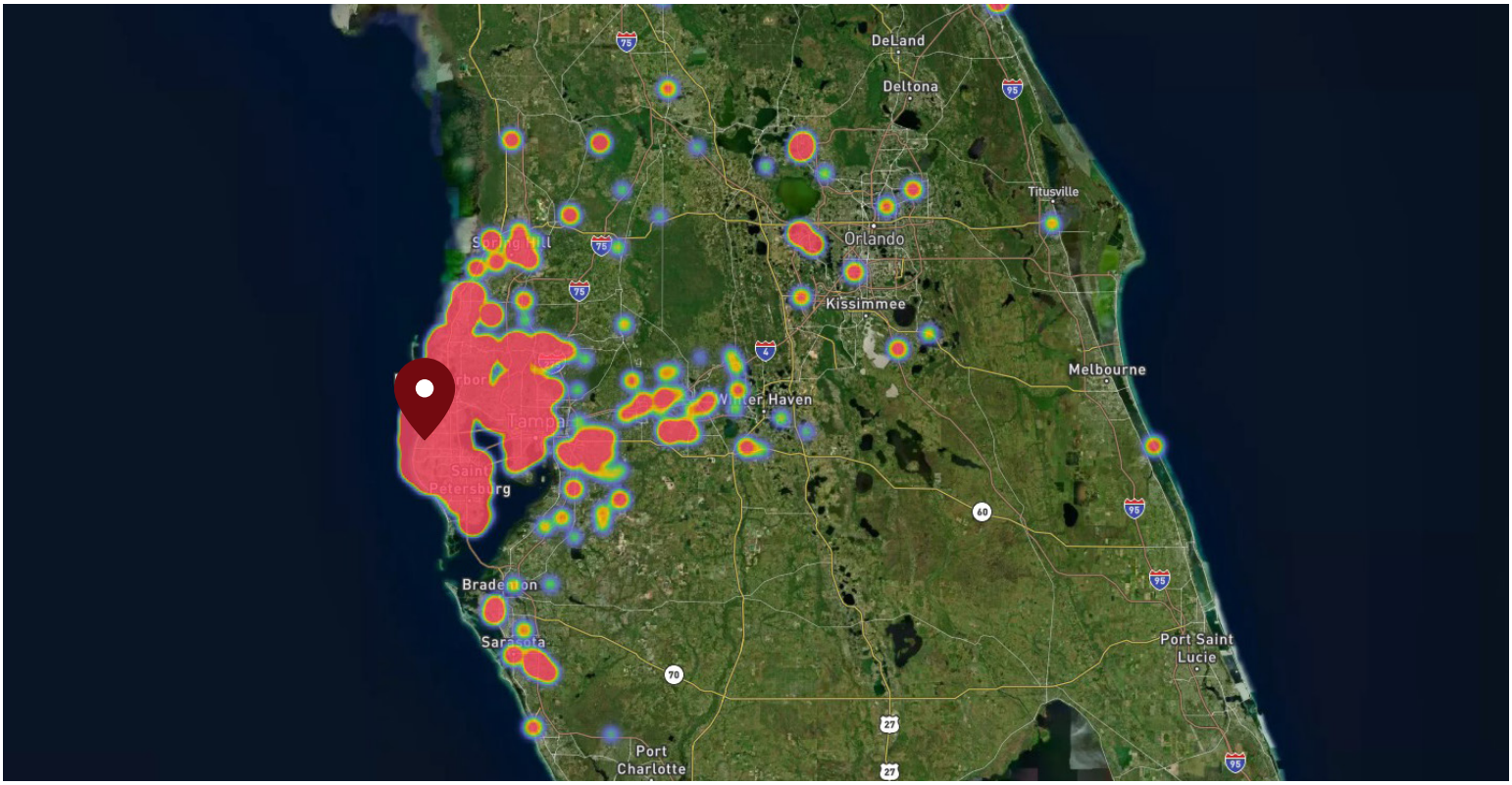
AVG. LENGTH-OF-STAY / VISIT
26 Min

TOP 3 DAYS	# OF VISITS
Saturday	100,996
Sunday	93,964
Monday	92,540

TOP 3 HOURS	# OF VISITS
12-1 PM	96,247
11-12 PM	85,735
1-2 PM	82,630

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

SITE VISIT DENSITY



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

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