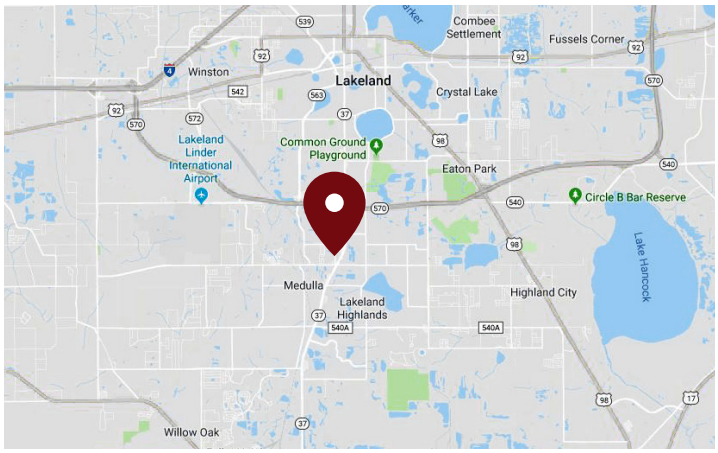
Publix #1659 - The Shoppes at Lake Miriam Crossing

4747 S. Florida Avenue
Lakeland, FL 33813
Lat 27.977, Long -81.95

FULLY LEASED

PROPERTY HIGHLIGHTS

- Located on US 37/South Florida Avenue, a Major North/ South Artery, Directly Across from the Lake Miriam Square Shopping Center
- 1.3 Miles South of Polk Parkway
- Signalized Ingress/Egress and Multiple Points of Access
- Traffic Count: 41,500 VPD



DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Total Population	7,350	60,970	144,307
Daytime Population	10,919	56,932	146,072
Total Households	2,867	24,624	55,594
Avg. HH Income	$90,480	$109,751	$94,743

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

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Licensed Real Estate Broker. No warranty expressed or implied has been made to the accuracy of the information provided herein, no liability assumed for error or omission.

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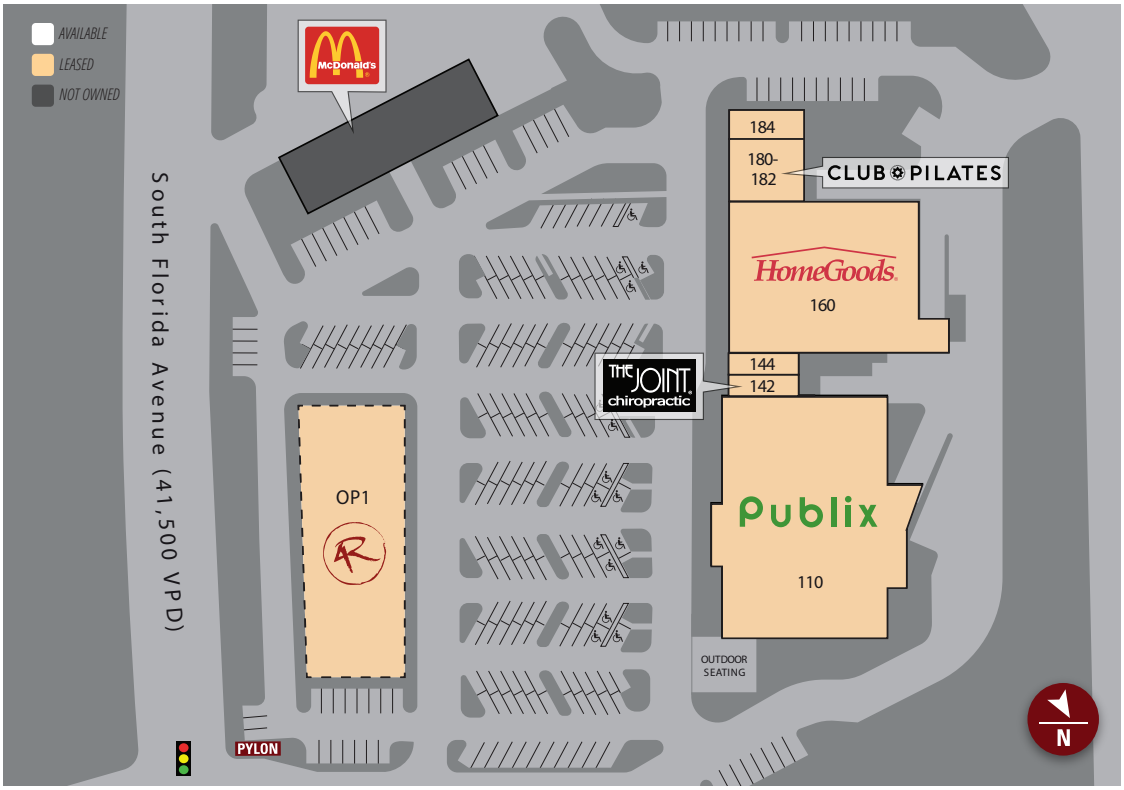

SITE PLAN

Suite	Tenant	Size
110	Publix	26,883
142	The Joint Chiropractic	1,200
144	Magnolia Nails & Spa	1,200
160	HomeGoods	21,097
180-182	Club Pilates	2,400
184	Great Clips	1,200
OP1	4 Rivers Smokehouse	±0.892 Acres

TOTAL 54,322

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FOOT TRAFFIC OVERVIEW

EST. # OF CUSTOMERS ANNUALLY
301,000

EST. # OF VISITS ANNUALLY
1.3 Million

AVG. VISITS / CUSTOMER
4.39

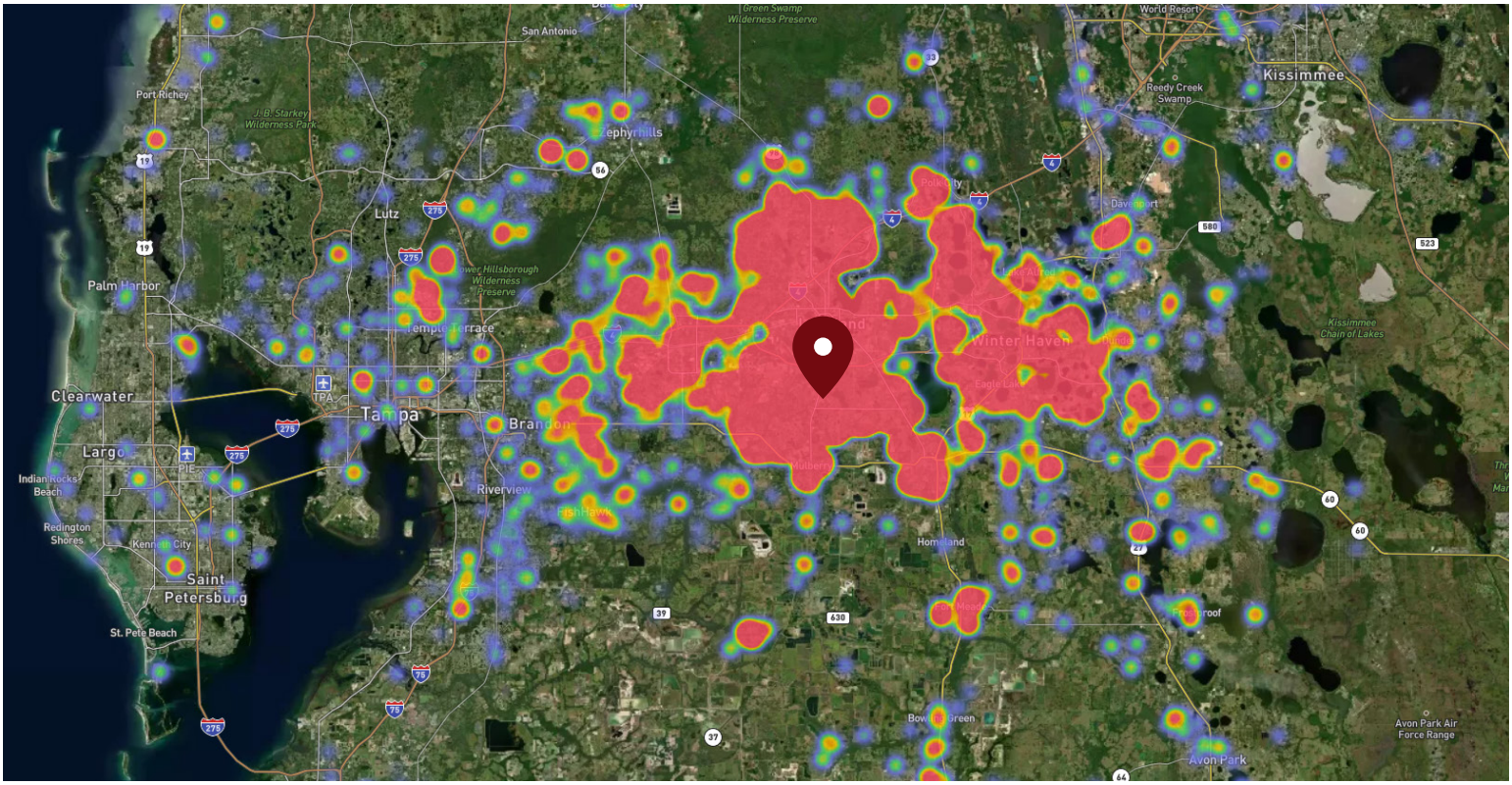
AVG. LENGTH-OF-STAY / VISIT
34 Min

TOP 3 DAYS	# OF VISITS
Saturday	242,276
Friday	214,538
Thursday	182,542

TOP 3 HOURS	# OF VISITS
12-1 PM	208,495
1-2 PM	198,185
6-7 PM	184,246

Data provided by Placer Labs Inc. (www.placer.ai) June 1, 2023 - May 31, 2024

SITE VISIT DENSITY



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

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

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