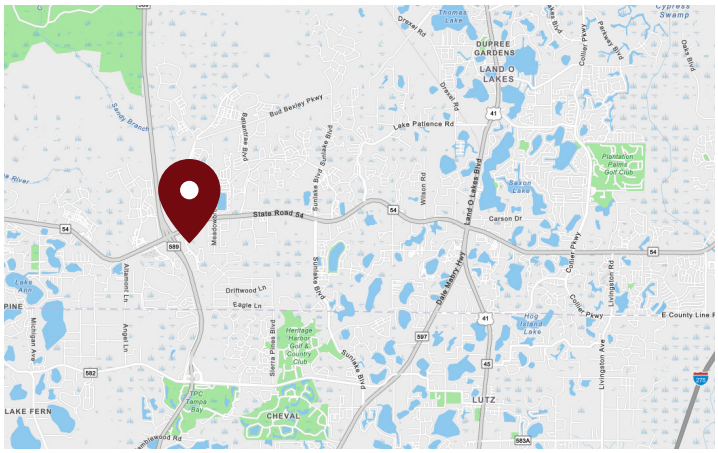
Publix #1702 - The Preserve Marketplace

2175 Sembler Drive
Odessa, FL 33556
Lat 28.188, Long -82.541

FULLY LEASED

PROPERTY HIGHLIGHTS

- Anchored by Publix
- Located at the Signalized Intersection of SR54 & South Branch Boulevard
- Direct Access to Suncoast Parkway - 0.3 Miles East
- Traffic Counts: 51,000 VPD



DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Total Population	6,183	36,616	88,603
Daytime Population	4,882	29,374	73,849
Total Households	2,364	13,161	32,674
Avg. HH Income	$162,761	$165,059	$163,329

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

Sandra Woodworth

813.210.7509 | **swoodworth@crossmanco.com**
3505 E. Frontage Road, Suite 115, Tampa, FL

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Crossman & Company
www.crossmanco.com

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Suite	Tenant	Size
1	Publix	26,007
A1	Papa John's	1,200
A2	Lin China	1,200
A3	PostNet	1,200
A4	Preserve Chiropractic and Wellness	1,500
A5	Veterinary Clinic	2,100
B4	Organic Nails	2,100
B5	Sport Clips	1,400
B6	Liquor Store	1,400

Suite	Tenant	Size
2A	Heartland Dental	3,500
2B	USF Credit Union	1,400
2C	Panera Bread	4,200
4A	Just Salad	2,030
4B	Blo Blow Dry Bar	1,400
4C	Chipotle	2,437
OP1	CVS	±1.65 AC
OP3	Mandola's Italian Kitchen	±1.42 AC
	TOTAL	53,074

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FOOT TRAFFIC OVERVIEW

EST. # OF CUSTOMERS ANNUALLY
240,500

EST. # OF VISITS ANNUALLY
1.4 Million

AVG. VISITS / CUSTOMER
5.83

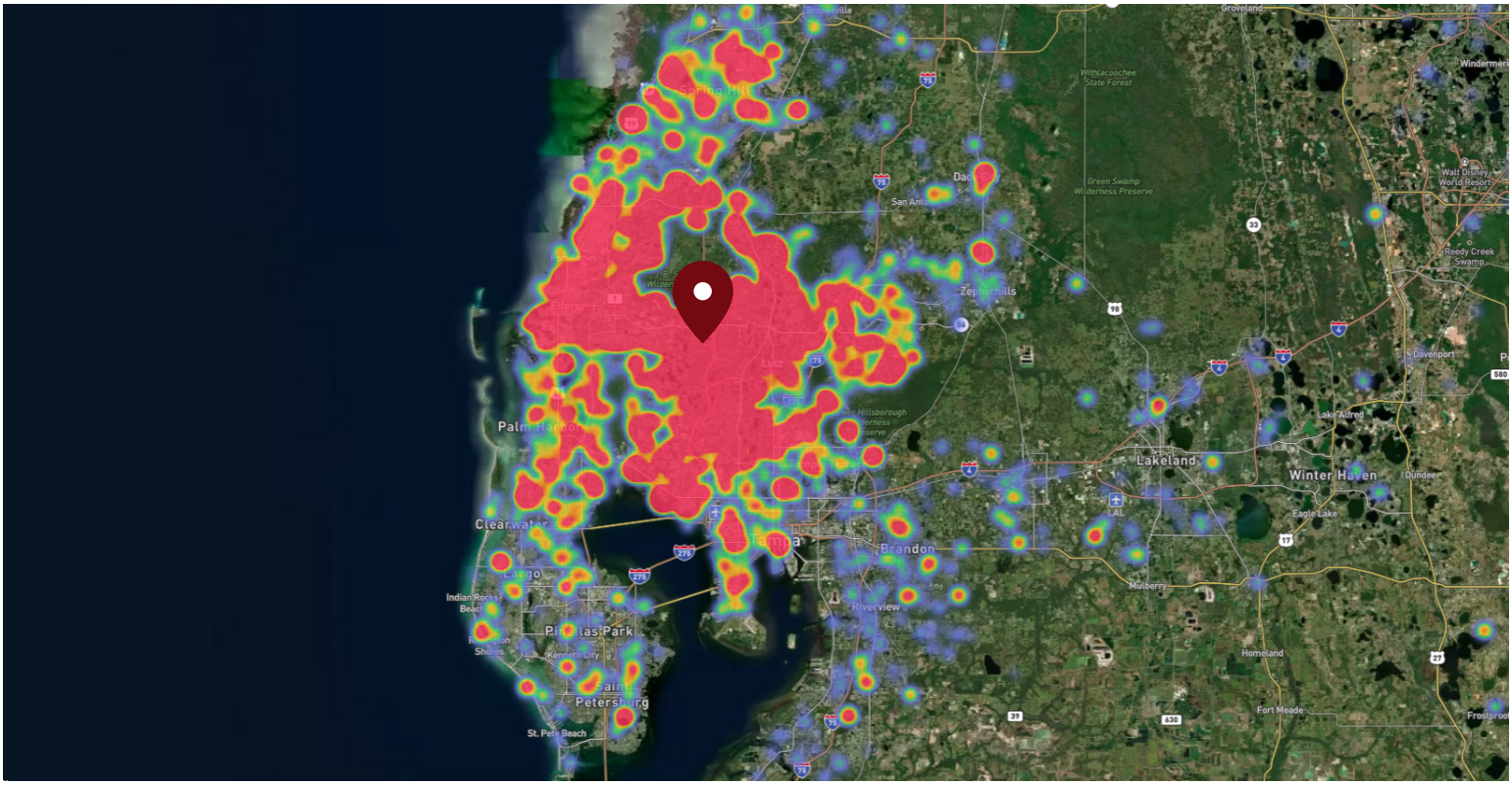
AVG. LENGTH-OF-STAY / VISIT
25 Min

TOP 3 DAYS	# OF VISITS
Friday	216,918
Saturday	209,921
Wednesday	199,970

TOP 3 HOURS	# OF VISITS
6-7 PM	216,480
5-6 PM	198,977
7-8 PM	193,593

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

SITE VISIT DENSITY



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

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