Publix #1709 - Live Oak Crossing

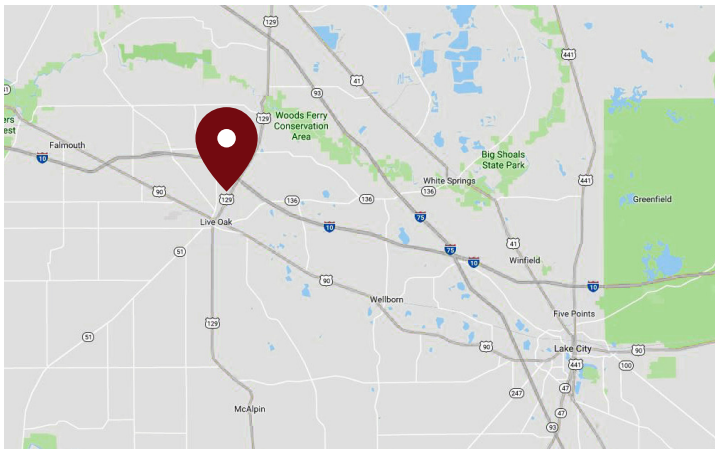
2215 Ohio Avenue N
Live Oak, FL 32064
Lat 30.318, Long -82.970

FOR LEASE

1,400 SF & 1.12 AC OUTPARCEL AVAILABLE

PROPERTY HIGHLIGHTS

- New Publix-Anchored Development
- Located in Live Oak, Florida
- County Seat of Suwannee County East of Tallahassee
- Two Outparcels Available
- Easy Ingress & Egress
- Traffic Count: 13,400 VPD



DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Total Population	321	8,024	13,359
Daytime Population	697	10,930	14,956
Total Households	122	2,904	5,060
Avg. HH Income	$81,361	$71,998	$80,604

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

Dylan Silverman

Main: **407.423.5400** | Cell: **321.614.0272** | **dsilverman@crossmanco.com**
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Crossman & Company
www.crossmanco.com

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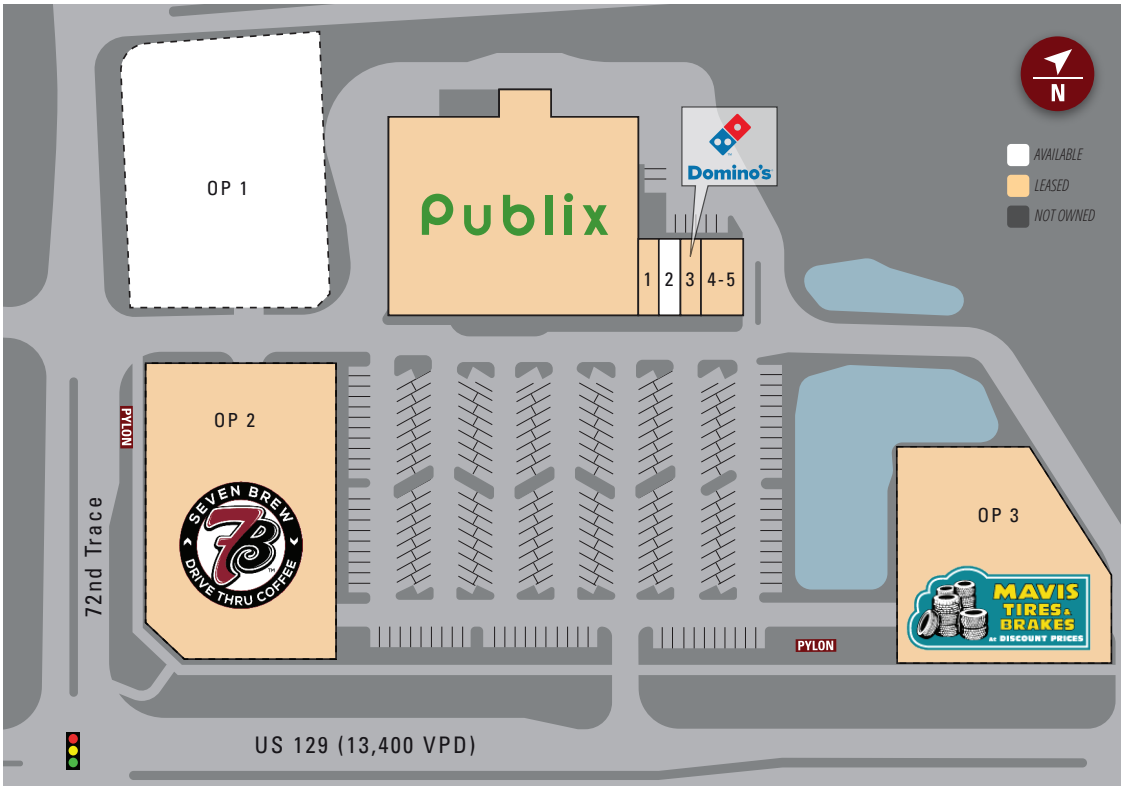

SITE PLAN

Suite	Tenant	Size
ANC	Publix	46,798
1	Trendy Nails	1,400
2	AVAILABLE (Vanilla Shell)	1,400
3	Domino's Pizza	1,400
4-5	Radiant Credit Union	2,800
OP1	AVAILABLE	±1.12 Acre
OP2	7Brew Coffee	±1.27 Acre
OP3	Mavis Discount Tires	±0.88 Acre
	TOTAL	53,798

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FOOT TRAFFIC OVERVIEW

EST. # OF CUSTOMERS ANNUALLY
167,700

EST. # OF VISITS ANNUALLY
1.3 Million

AVG. VISITS / CUSTOMER
8.02

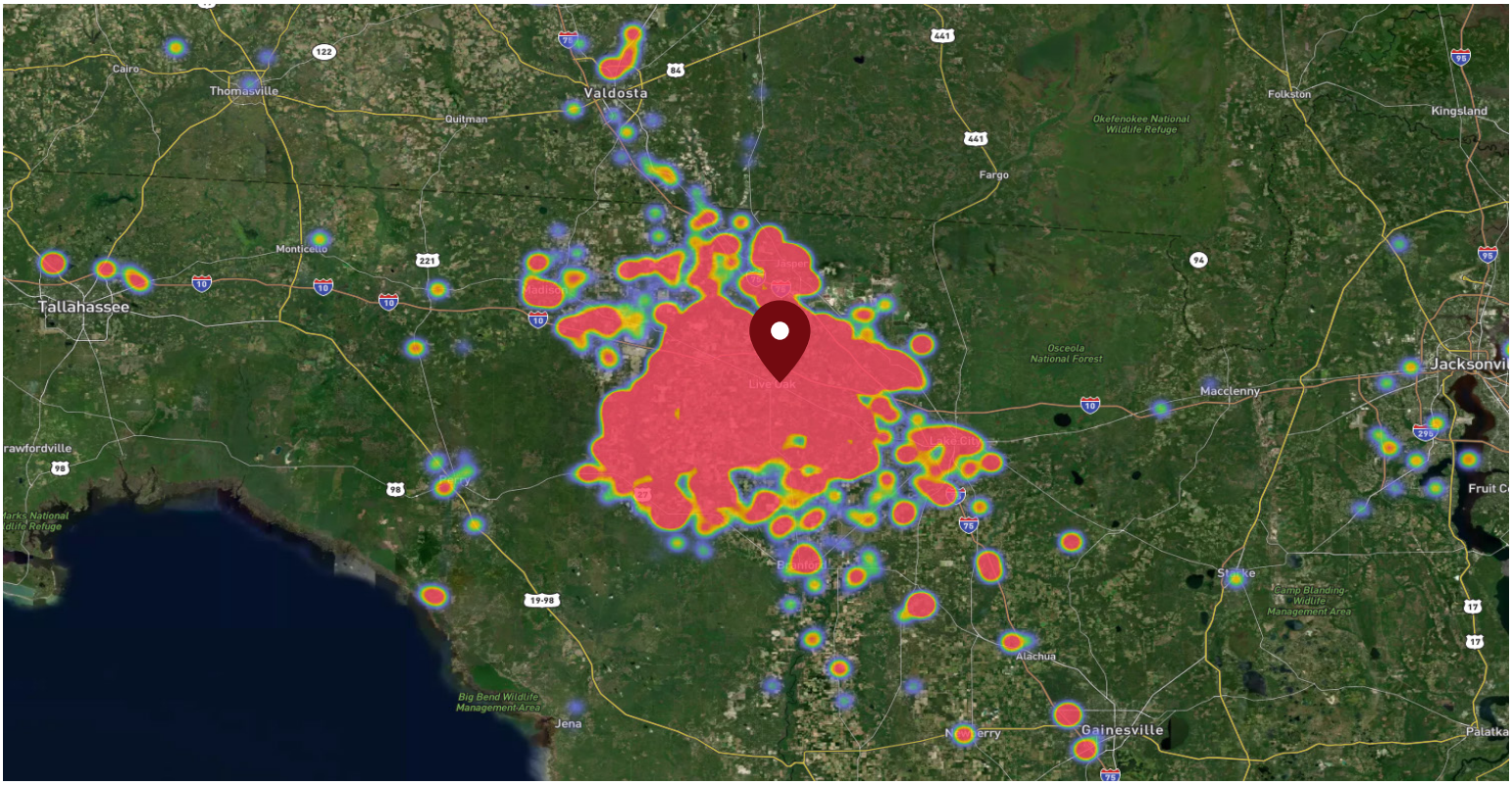
AVG. LENGTH-OF-STAY / VISIT
24 Min

TOP 3 DAYS	# OF VISITS
Saturday	229,080
Friday	217,068
Sunday	195,222

TOP 3 HOURS	# OF VISITS
12-1 PM	196,649
5-6 PM	189,045
4-5 PM	187,116

Data provided by Placer Labs Inc. (www.placer.ai) May 1, 2025 - April 30, 2026

SITE VISIT DENSITY



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

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