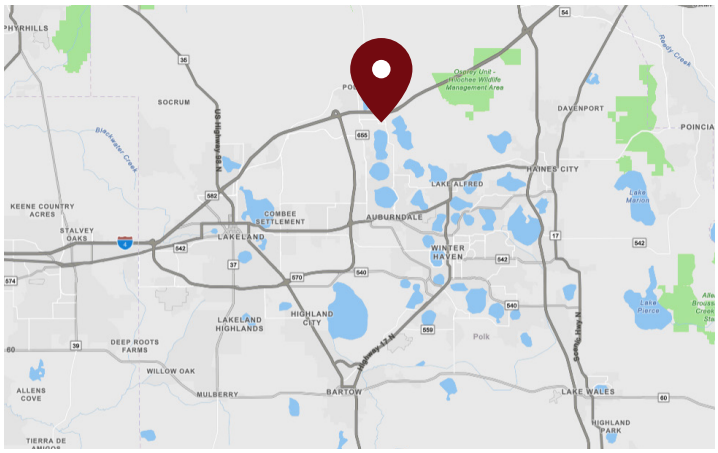
Publix #1788 - Publix at Lake Juliana

640 State Road 559
Auburndale, FL 33823
Lat 28.145, Long -81.800

FULLY LEASED

PROPERTY HIGHLIGHTS

- Polk County - Auburndale, FL
- Built 2023, New Publix Prototype with Drive Thru Pharmacy
- Strategically Located Less than 1 Mile from Interstate 4 (101,500 VPD)
- 6,300 New Residential Units
- Expansive Trade Area with no Other Prominent Grocer in 6.6 Miles in any Direction.
- Close to 1.1 Million SF Amazon Warehouse Employs 500+ People



DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Total Population	1,659	11,306	31,701
Daytime Population	1,396	8,219	21,654
Total Households	667	4,039	11,032
Avg. HH Income	$115,241	$110,341	$98,554

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

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Crossman & Company
www.crossmanco.com

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SITE PLAN

Suite	Tenant	Size
A	Publix	48,387
101	Publix Liquors	1,400
102	Score Nutrition	1,190
104	Ann's Spa & Nails Lounge	3,500
105	The UPS Store	1,400
106	Pizza Hut	1,400
107	Wakame Japanese & Thai	2,400
109	Huey Magoo's Chicken Tenders	2,710

TOTAL 62,387

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FOOT TRAFFIC OVERVIEW

EST. # OF CUSTOMERS ANNUALLY
160,000

EST. # OF VISITS ANNUALLY
1.3 Million

AVG. VISITS / CUSTOMER
8.17

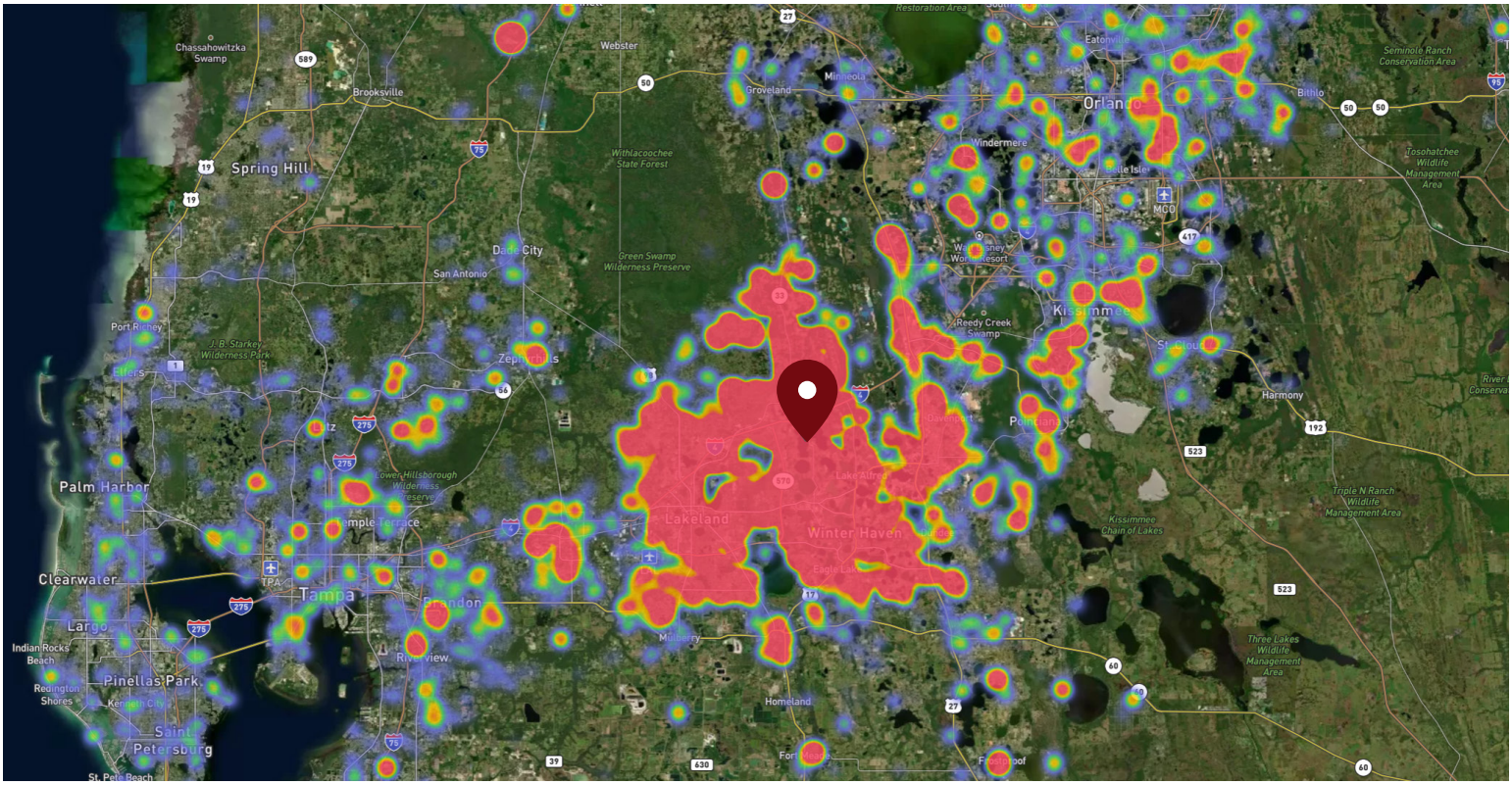
AVG. LENGTH-OF-STAY / VISIT
27 Min

TOP 3 DAYS	# OF VISITS
Saturday	220,291
Sunday	219,949
Friday	188,168

TOP 3 HOURS	# OF VISITS
5-6 PM	215,906
6-7 PM	204,934
4-5 PM	192,164

Data provided by Placer Labs Inc. (www.placer.ai) May 1, 2023 - April 30, 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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