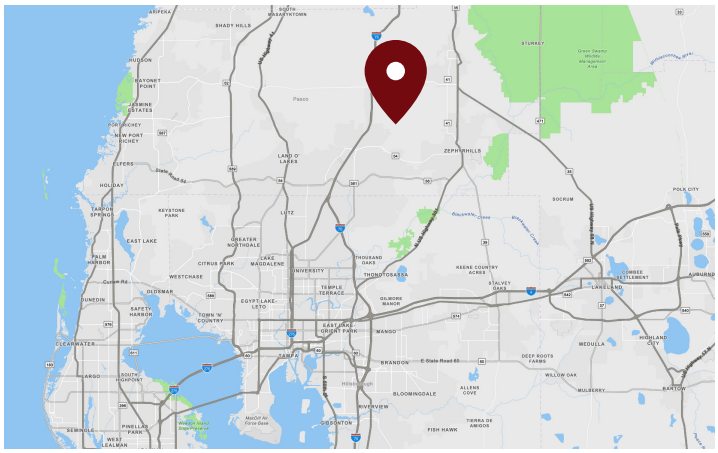
Publix #1877 - Innovation Springs

32265 Overpass Road
Wesley Chapel, FL 33545
Lat 28.270, Long -82.285

FULLY LEASED

PROPERTY HIGHLIGHTS

- Publix-Anchored Center
- Localized at the Signalized Intersection of Overpass Road & Curley Road
- 2.5 Miles East of I-75
- Serves Epperson, Which is a 900 Acre Community with 4,000 Single-Family Homes
- High Income Area - Average HH Income $154,400 in a 1-Mile Radius
- Area Traffic Count: 11,300 VPD



DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Total Population	7,357	41,609	86,156
Daytime Population	4,866	29,258	66,787
Total Households	2,457	13,539	30,800
Avg. HH Income	$152,400	$142,360	$130,433

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

Sandra Woodworth

813.210.7509 | **swoodworth@crossmanco.com**
9950 Princess Palm Avenue, Suite 340, Tampa, FL

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Crossman & Company
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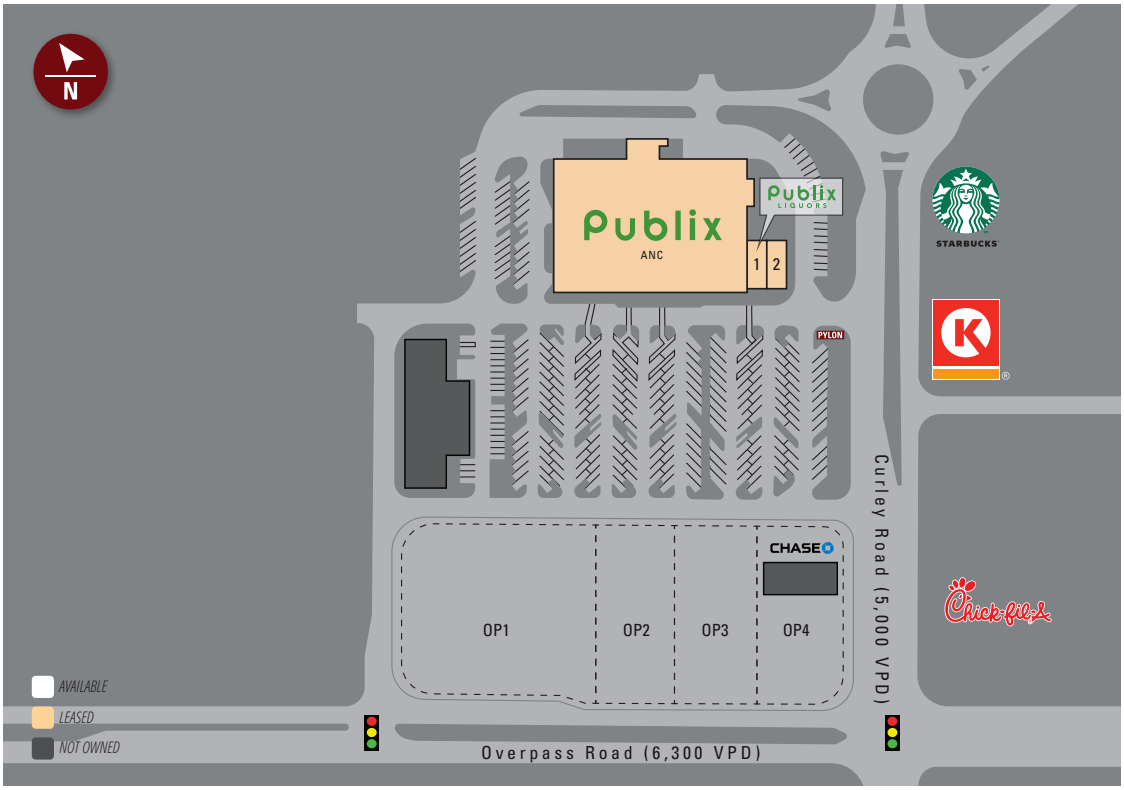

SITE PLAN

Suite	Tenant	Size
ANC	Publix	55,701
1	Publix Liquors	2,100
2	5th Nail Lounge	2,100
	TOTAL	59,901

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FOOT TRAFFIC OVERVIEW

EST. # OF CUSTOMERS ANNUALLY
159,200

EST. # OF VISITS ANNUALLY
1.2 Million

AVG. VISITS / CUSTOMER
7.77

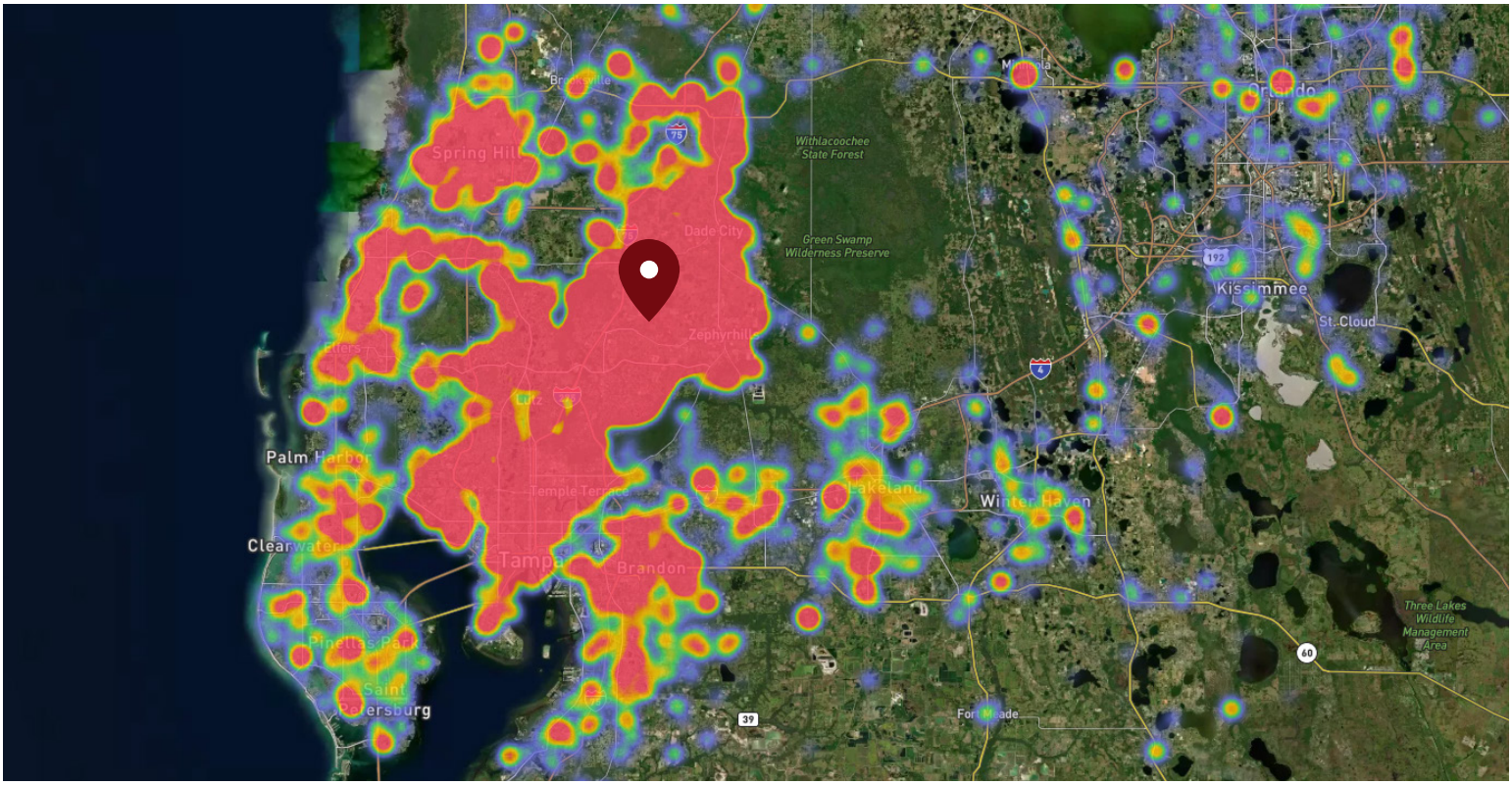
AVG. LENGTH-OF-STAY / VISIT
26 Min

TOP 3 DAYS	# OF VISITS
Saturday	198,533
Sunday	195,366
Friday	184,861

TOP 3 HOURS	# OF VISITS
5-6 PM	182,270
6-7 PM	180,910
4-5 PM	164,950

Data provided by Placer Labs Inc. (www.placer.ai) November 1, 2024 - October 31, 2025

SITE VISIT DENSITY



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

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