

Publix #1135 - Fishhawk Ranch

5642 Fishhawk Crossing Road

Lithia, FL 33547

Lat 27.853, Long -82.204

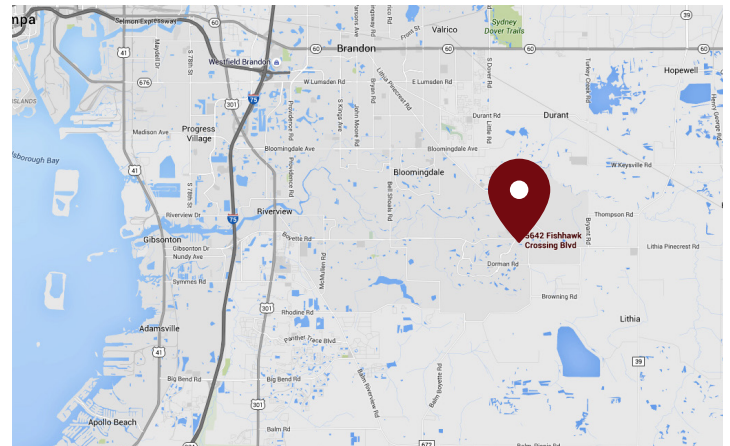
FOR LEASE



1,050 SF AVAILABLE

PROPERTY HIGHLIGHTS

- Publix-Anchored Center
- Located at the Signalized Intersection of Fishhawk Boulevard and Fishhawk Crossings
- Services the Master Planned Community of FishHawk Ranch, Which Encompasses More than 3,000 Acres, Approximately 3,700 Houses with 10,000 Residents. New Phases are Currently Under Construction. Upon Completion, the Subdivision will Include 5,000 Homes
- Across from the Fishhawk County Sports Complex, with Eight Ball Fields, Four Football/ Soccer Fields and Batting Cages
- Traffic Count: 16,795 VPD



DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Total Population	5,306	33,688	80,530
Daytime Population	4,859	23,447	57,163
Total Households	1,640	10,380	25,833
Avg. HH Income	\$176,727	\$170,565	\$144,269

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

Sandra Woodworth

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SITE PLAN



Suite	Tenant	Size
ANC	Publix	45,600
1	Canopy Road Café	1,400
2-3	Stronglife Chiropractic, Physical Therapy & Weight Loss	2,625
4	Dog Gone Holistic	2,100
5	Hair Cuttery	1,225
6	Verizon	1,400
7	Publix Liquors	1,400
8	Great Expressions Dental	2,800
9	PrimeHealth Urgent Care	1,400
10	AVAILABLE	1,050
11	Signature Nails	2,100
12	UPS	1,050
13	Marco's Pizza	1,400
14	Jake's Wayback Burger	1,750
OP	Wells Fargo	

TOTAL 67,300



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FOOT TRAFFIC OVERVIEW

EST. # OF CUSTOMERS ANNUALLY



118,113

EST. # OF VISITS ANNUALLY



1 Million

AVG. VISITS / CUSTOMER



8.65

AVG. LENGTH-OF-STAY / VISIT



40 MIN

TOP 3 DAYS



Sunday
Saturday
Friday

OF VISITS

159,437
157,585
147,538

TOP 3 HOURS



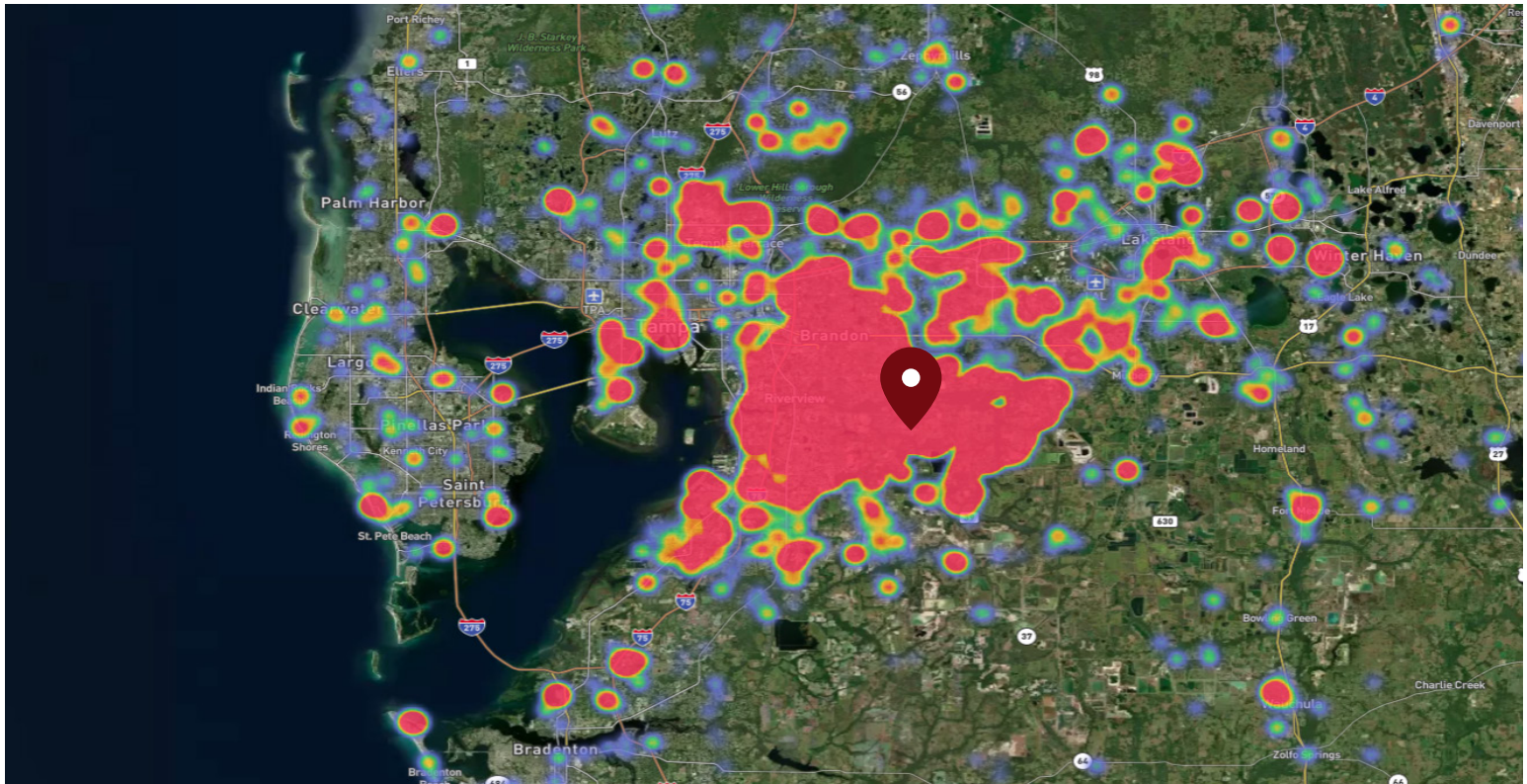
4-5 PM
5-6 PM
3-4 PM

OF VISITS

177,875
168,802
165,871

Data provided by Placer Labs Inc. (www.placer.ai) March 1, 2022 - February 28, 2023

SITE VISIT DENSITY



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

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