

# Publix #1657 - Briar Bay

13005 SW 89th Place  
Miami, FL 33176  
Lat 25.648, Long -80.339

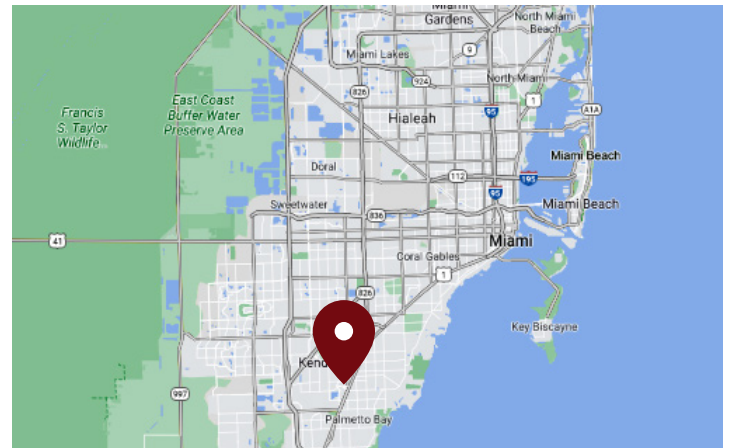
## UNDER DEVELOPMENT



## 1,200 SF AVAILABLE

### PROPERTY HIGHLIGHTS

- Lots of Traffic on 136th Street in High-Income Neighborhood of The Falls
- Large Concentration of Condominiums in the Immediate Vicinity, with Sprawl of High-Value Single-Family Homes Within 1-3 Miles
- Directly Across the Street from The Falls Shopping Mall, a Simon Property with 840k GLA
- Two-Story Publix with Parking Garage and Ample Outdoor Parking
- Large Footprint Store Makes it one of the Largest Publix Grocery Stores in the Market



DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Total Population	9,811	100,008	278,299
Daytime Population	14,458	115,450	306,816
Total Households	3,944	35,226	101,464
Avg. HH Income	\$151,166	\$159,002	\$130,652

Data provided by Placer Labs Inc. ([www.placer.ai](http://www.placer.ai)) & Esri

### Adriana Collazo

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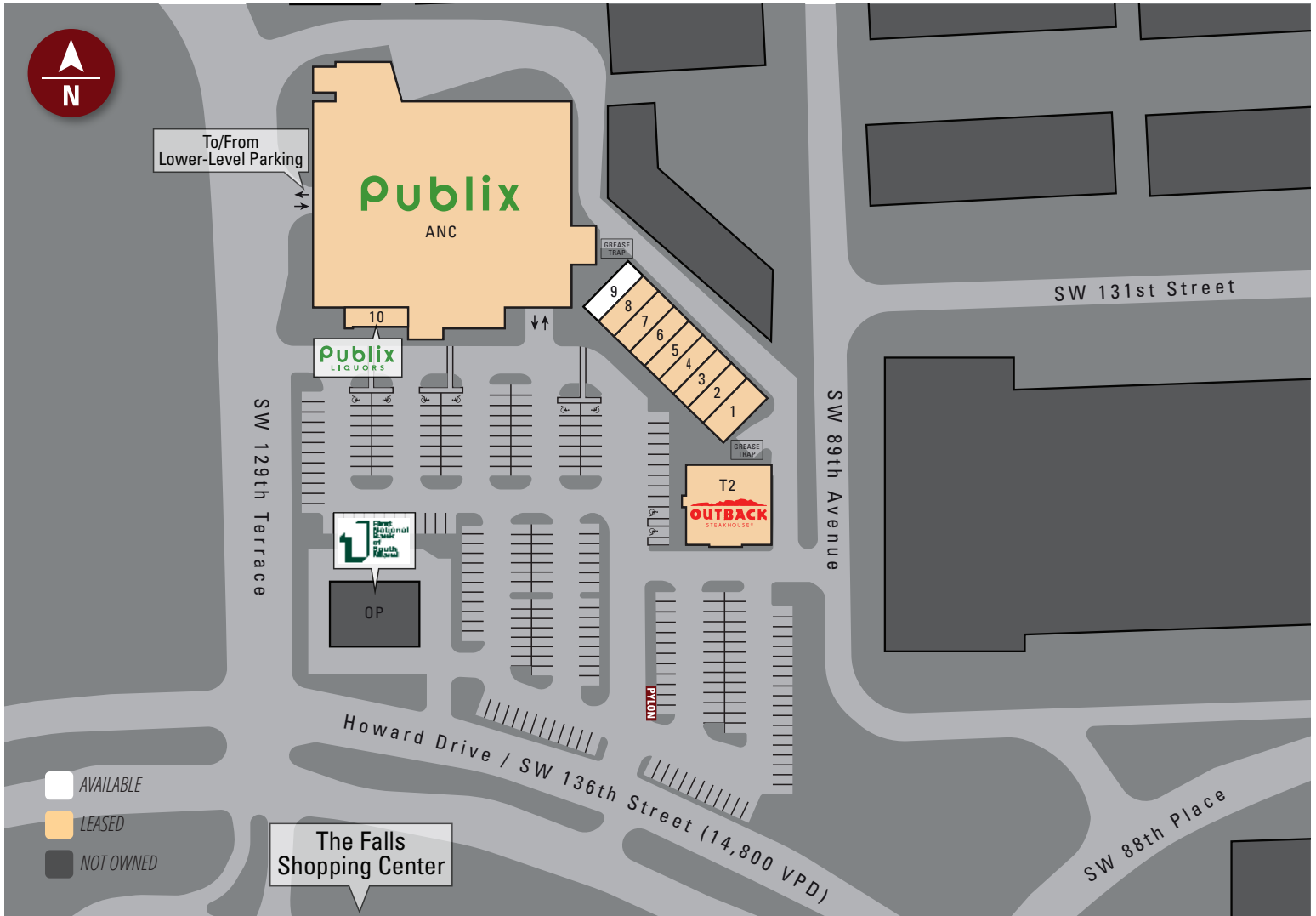
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Suite	Tenant	Size
ANC	Publix	53,287
1	Macondo Coffee Roasters	1,620
2	Takee Outee	1,200
3	Hair Doctors	960
4	**Signed LOI**	1,200
5	**Signed LOI**	1,200
6	DNTL+	1,200
7	Pacific National Bank	1,200

Suite	Tenant	Size
8	Wolf Gang Bakery	1,200
9	AVAILABLE	1,200
10	Publix Liquors	1,200
T2	Outback Steakhouse	6,089
<b>TOTAL</b>		<b>71,556</b>



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Crossman & Company

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## FOOT TRAFFIC OVERVIEW

EST. # OF CUSTOMERS ANNUALLY



EST. # OF VISITS ANNUALLY



AVG. VISITS / CUSTOMER



AVG. LENGTH-OF-STAY / VISIT



TOP 3 DAYS



Friday	149,106
Sunday	146,779
Saturday	143,937

# OF VISITS

TOP 3 HOURS

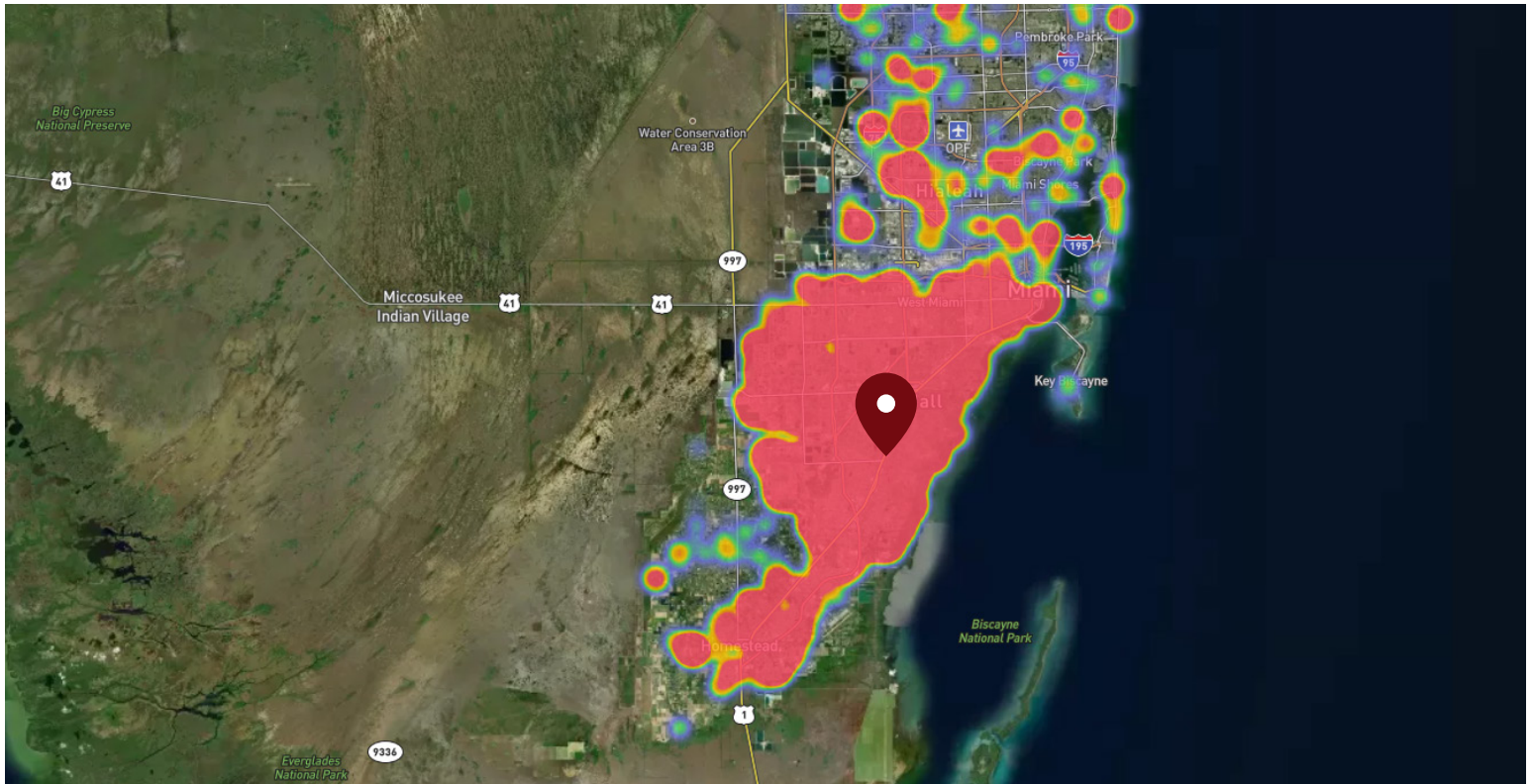


6-7 PM	179,178
7-8 PM	172,105
5-6 PM	162,325

# OF VISITS

Data provided by Placer Labs Inc. (www.placer.ai) July 1, 2021 - June 30, 2022

## SITE VISIT DENSITY



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

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