

Publix #1260 - Southshore Village

5052 N. US Highway 41
Apollo Beach, FL 33572
Lat 27.735, Long -82.430

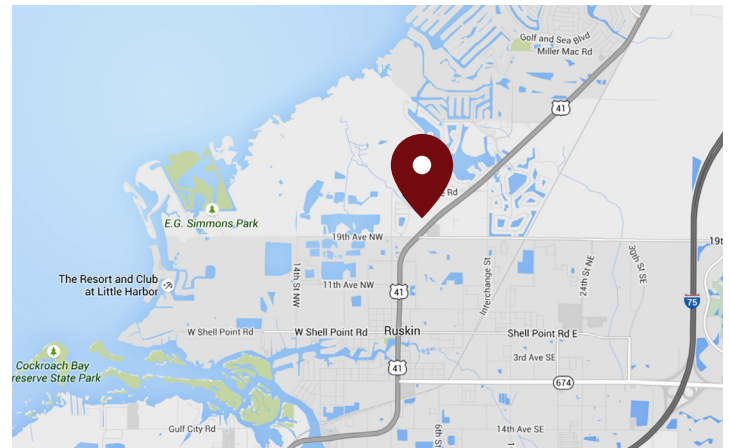
FOR LEASE



1,200 SF AVAILABLE

PROPERTY HIGHLIGHTS

- Publix-Anchored Center
- Ideally Located at the Intersection of U.S. 41 and 19th Avenue NW
- 5.0 Miles South of Big Bend Road
- 2.5 Miles West of Interstate-75
- 1.5 Miles North of SR-674
- Conveniently Located Near One Million SF Amazon Fulfillment Center which is Doubling Their Operational Capacity
- Explosive Residential Growth - 24,000 Residential Units Being Built or Planned
- Traffic Count: U.S. Highway 41 - 32,000 VPD



DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Total Population	4,557	45,640	91,389
Daytime Population	4,189	43,221	86,124
Total Households	1,585	16,279	35,969
Avg. HH Income	\$134,066	\$129,235	\$118,240

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

Sandra Woodworth

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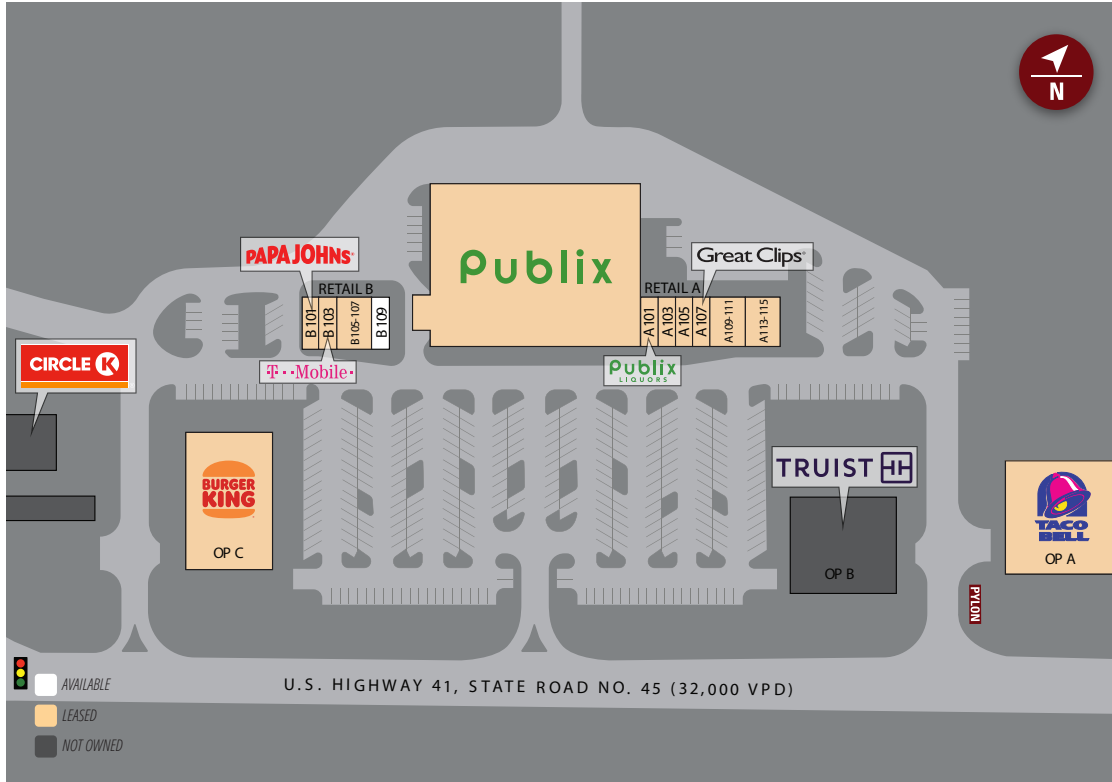


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SITE PLAN



Suite	Tenant	Size
	Publix	45,600
A101	Publix Liquors	1,200
A103	Posh Nails & Spa	1,200
A105	China 1	1,200
A107	Great Clips	1,200
A109-111	Monaco Dentistry	2,400
A113-115	East Bay Walk-In Veterinary Care	2,400
B101	Papa John's	1,200
B103	T-Mobile	1,200
B105-107	ZPAN	2,400
B109	AVAILABLE	1,200
OP A	Taco Bell	1.50 AC
OP C	Burger King	1.16 AC

TOTAL 61,200



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FOOT TRAFFIC OVERVIEW

EST. # OF CUSTOMERS ANNUALLY

 **227,400**

EST. # OF VISITS ANNUALLY

 **1.8 Million**

AVG. VISITS / CUSTOMER

 **8.12**

AVG. LENGTH-OF-STAY / VISIT

 **23 MIN**

TOP 3 DAYS



Friday	291,457
Saturday	285,903
Sunday	269,988

OF VISITS

TOP 3 HOURS

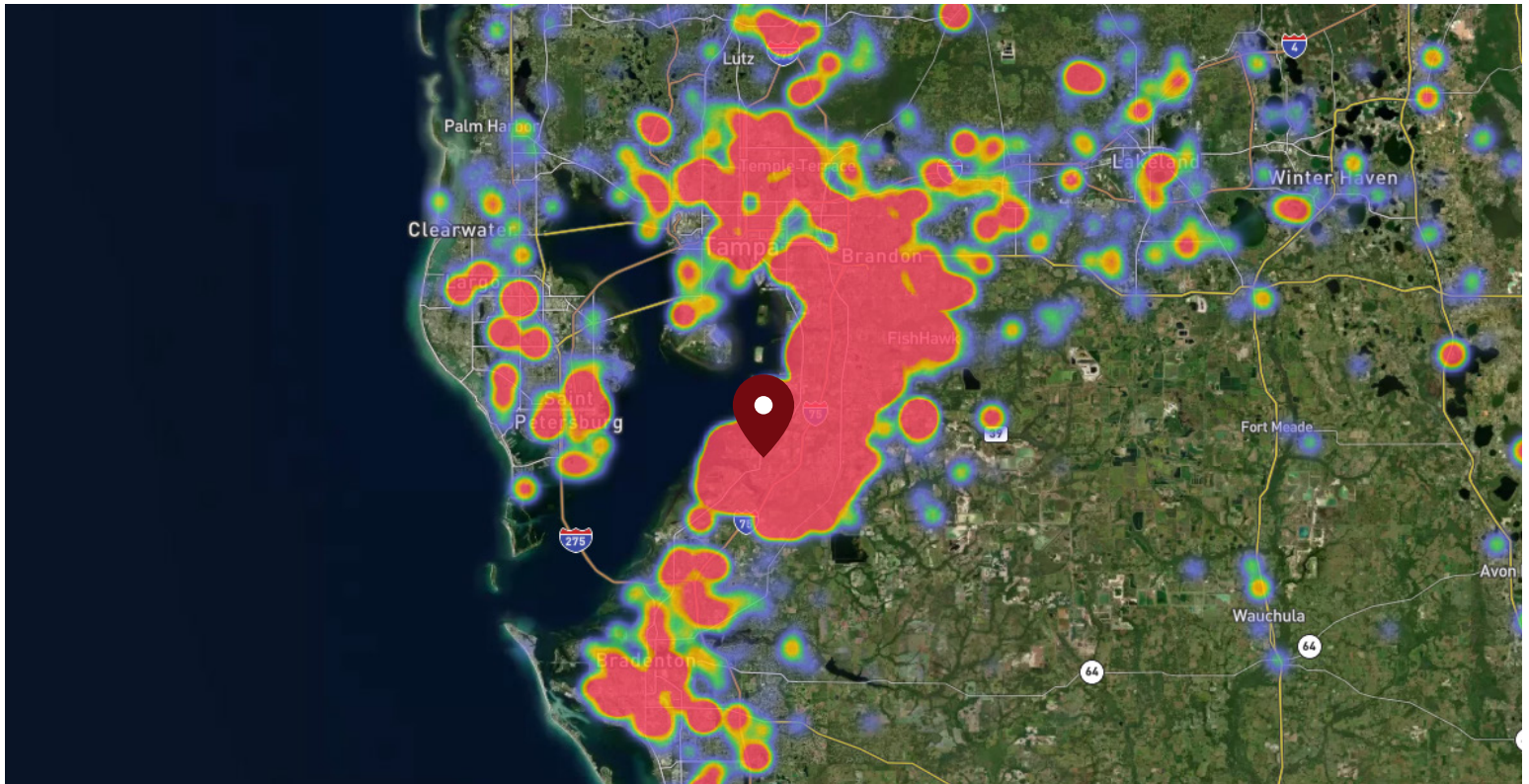


5-6 PM	247,934
6-7 PM	245,988
4-5 PM	229,894

OF VISITS

Data provided by Placer Labs Inc. (www.placer.ai) June 1, 2025 - May 31, 2026

SITE VISIT DENSITY



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

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