

Publix #1271 - Hays Road Town Center

14851 State Road 52
Hudson, FL 34669
Lat 28.330, Long -82.571

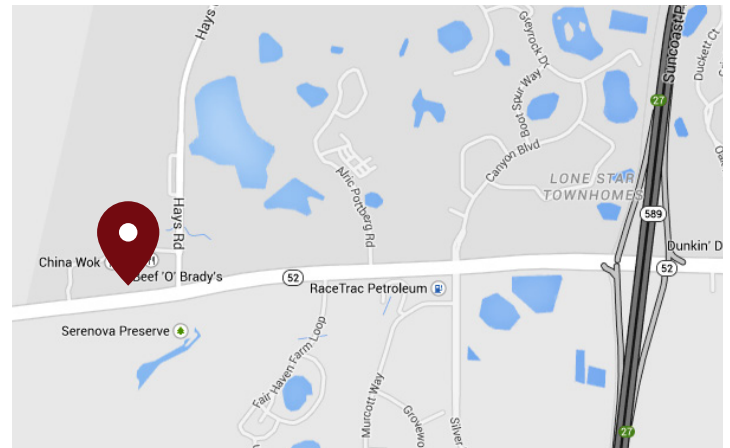
FOR LEASE



1,750 SF AVAILABLE

PROPERTY HIGHLIGHTS

- Hudson, Florida - Pasco County
- Publix-Anchored Center
- New Construction; Built 2011
- One-Mile West of the Suncoast Parkway, 7.9 Miles West US 41, and 8.5 Miles East of US-19
- Signalized Intersection with Excellent Visibility
- 1st Generation Available Shop Space
- 1,535 Feet of Frontage Along SR-52, a Six-Lane Highway
- Traffic Count: 37,100 VPD



DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Total Population	461	17,135	41,598
Daytime Population	549	12,518	29,599
Total Households	159	6,731	16,300
Avg. HH Income	\$120,976	\$104,961	\$100,825

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

Sandra Woodworth

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SITE PLAN



Suite	Tenant	Size
A	Publix	45,600
A101	Penthouse Cleaners	1,050
A102	Subway	1,400
A103	AVAILABLE (24 x 70)	1,744
A104	Mach Dentistry	1,400
A105	AVAILABLE	1,750
A106-107	Karate School	2,106
A108	Marco's Pizza	1,385
A109	Vet Hospital	1,750
B101	Great Clips	1,190
B102	Blu Nails Spa & Tanning	1,400
B103	Blu Nails Spa & Tanning	1,598
B104	Mike's Liquors	1,400
B105	HNTB Corporation	1,400
B106	Chinese Wok	1,400
B107	UPS	1,400
B108	Beef O'Brady's	2,800

TOTAL 70,773



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FOOT TRAFFIC OVERVIEW

EST. # OF CUSTOMERS ANNUALLY

 **240,200**

EST. # OF VISITS ANNUALLY

 **1.7 Million**

AVG. VISITS / CUSTOMER

 **6.95**

AVG. LENGTH-OF-STAY / VISIT

 **28 MIN**

TOP 3 DAYS



Saturday	164,475
Friday	162,948
Thursday	157,951

OF VISITS

TOP 3 HOURS

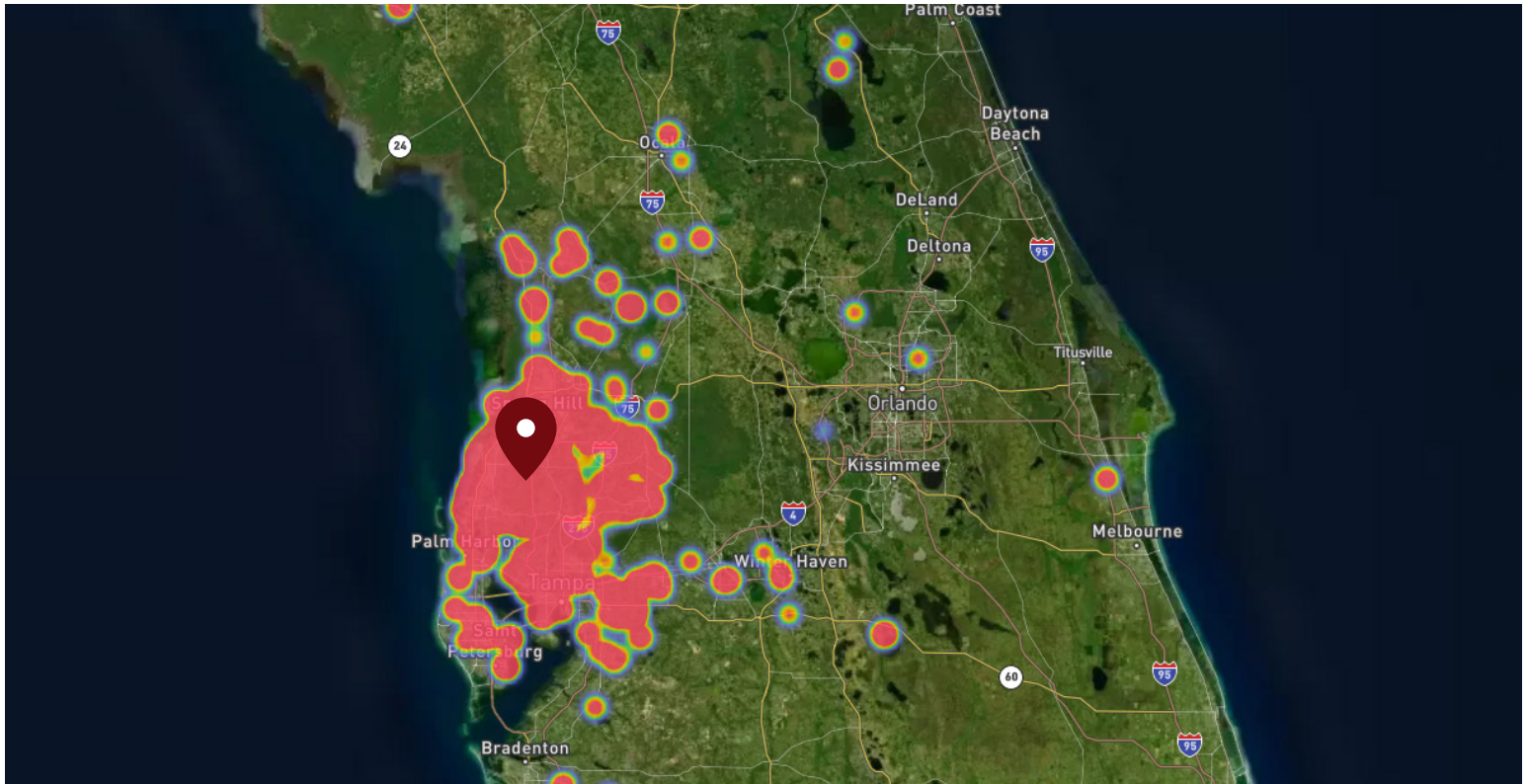


5-6 PM	150,664
4-5 PM	146,237
6-7 PM	140,622

OF VISITS

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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