

Publix #2043 - Lake Miriam Square

4730 S. Florida Avenue
Lakeland, FL 33813
Lat 27.978, Long -81.957

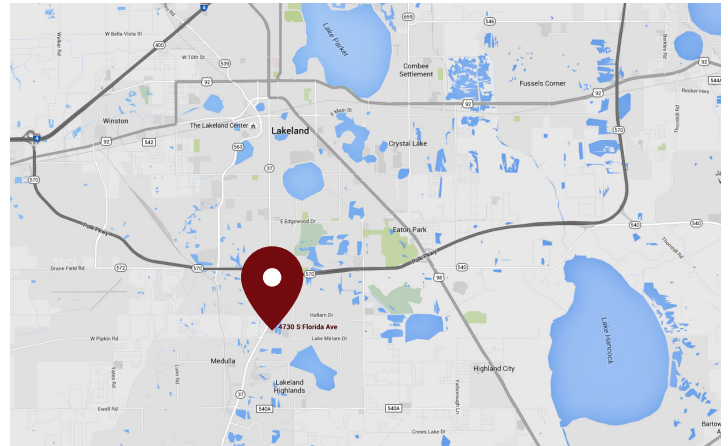
FOR LEASE



UP TO 19,930 SF AVAILABLE

PROPERTY HIGHLIGHTS

- Publix-Anchored Center
- Renovation Completed 4th Quarter 2025
- Located at the Signalized High Traffic Intersection of US 37/South Florida Avenue, a Major North/South Artery and Lake Miriam Drive
- 1.3 Miles South of Polk Parkway
- 4.5 Miles South of Downtown
- 5.8 Miles West of US Highway 98
- 6.4 Miles East of County Line Road
- Signalized Ingress/Egress and Multiple Points of Access
- Well Established Mix of Local and National Tenants
- Traffic Count: 56,100 VPD



DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Total Population	5,649	61,745	147,674
Daytime Population	9,642	59,188	148,882
Total Households	2,082	24,858	56,554
Avg. HH Income	\$105,737	\$108,395	\$95,653

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

Sandra Woodworth

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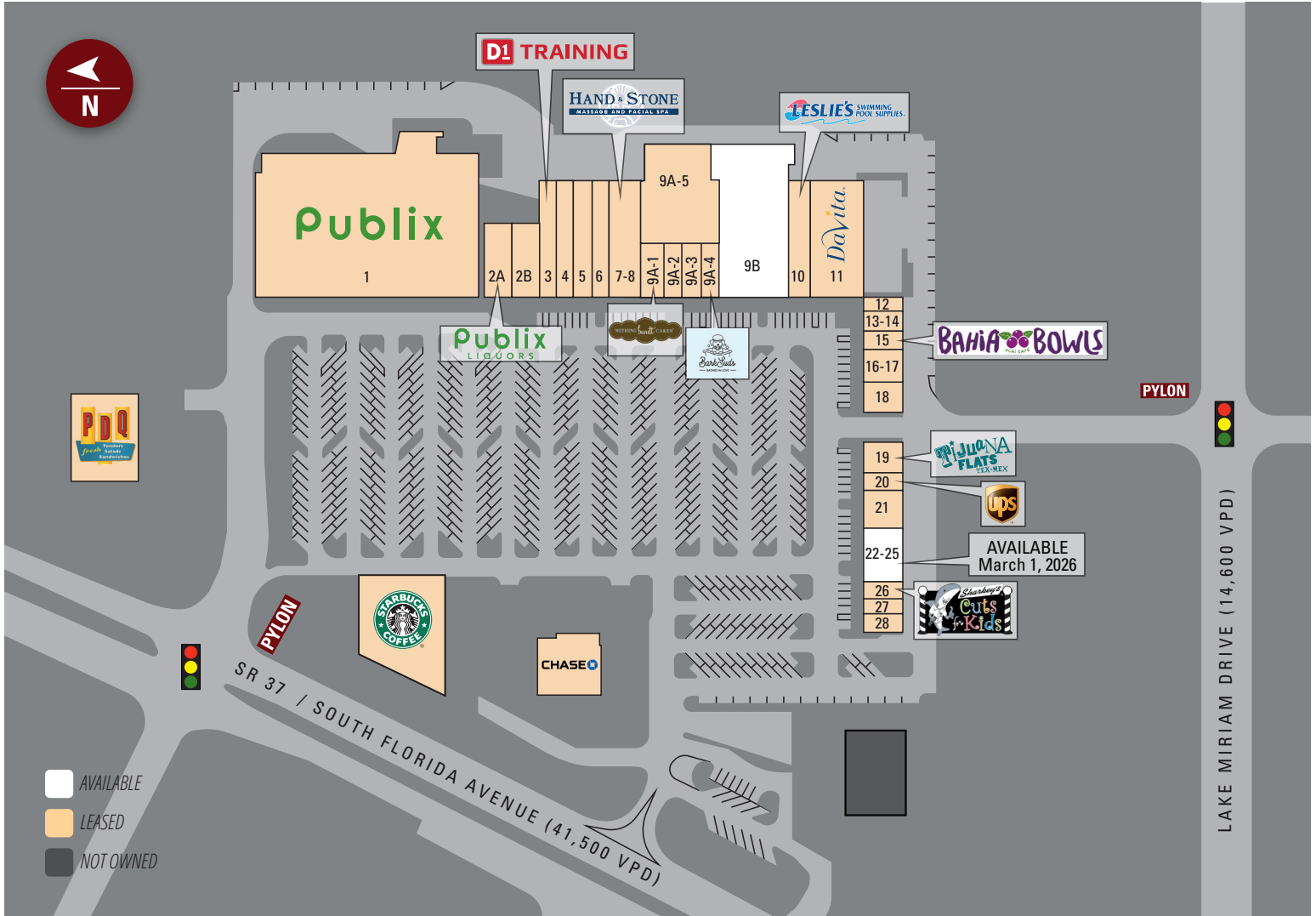
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Suite	Tenant	Size
1	Publix	55,701
2A	Publix Liquors	3,596
2B	Unavailable	3,532
3	D1 Sports Training	4,525
4	Gosh! Pan-Asian Bistro	3,031
5	Coast Dental	3,040
6	Glam Color Bar	3,040
7-8	Hand & Stone Massage	6,080
9A-1	Nothing Bundt Cakes	2,045
9A-2	SoFresh	1,366
9A-3	Mathnasium	1,320

Suite	Tenant	Size
9A-4	Barksuds	1,387
9B	AVAILABLE	19,930
10	Leslie's Poolmart	4,408
11	DaVita Dialysis	10,554
12	VY Nails	1,011
13-14	Palace Italian Restaurant	1,778
15	Bahia Bowls Acai Café	1,016
16-17	New Hope Chiropractic	1,761
18	Oksumi Ramen	2,068
19	Tijuana Flats	2,042
20	The UPS Store	1,026

Suite	Tenant	Size
21	Lake Miriam Chinese Kitchen	2,012
22-25	AVAILABLE (3/1/2026)	4,561
26	Sharkey's Cuts for Kids	1,016
27	Kirkland's Barber Shop	777
28	Executive Cleaners	1,250
OP A	Chase	±1 AC
OP B	Starbucks	±1 AC
OP C	PDQ	±1.2AC

TOTAL 144,285

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FOOT TRAFFIC OVERVIEW

EST. # OF CUSTOMERS ANNUALLY

 **286,300**

EST. # OF VISITS ANNUALLY

 **1.4 Million**

AVG. VISITS / CUSTOMER

 **4.79**

AVG. LENGTH-OF-STAY / VISIT

 **33 MIN**

TOP 3 DAYS



Friday	228,126
Saturday	210,202
Thursday	192,658

OF VISITS

TOP 3 HOURS

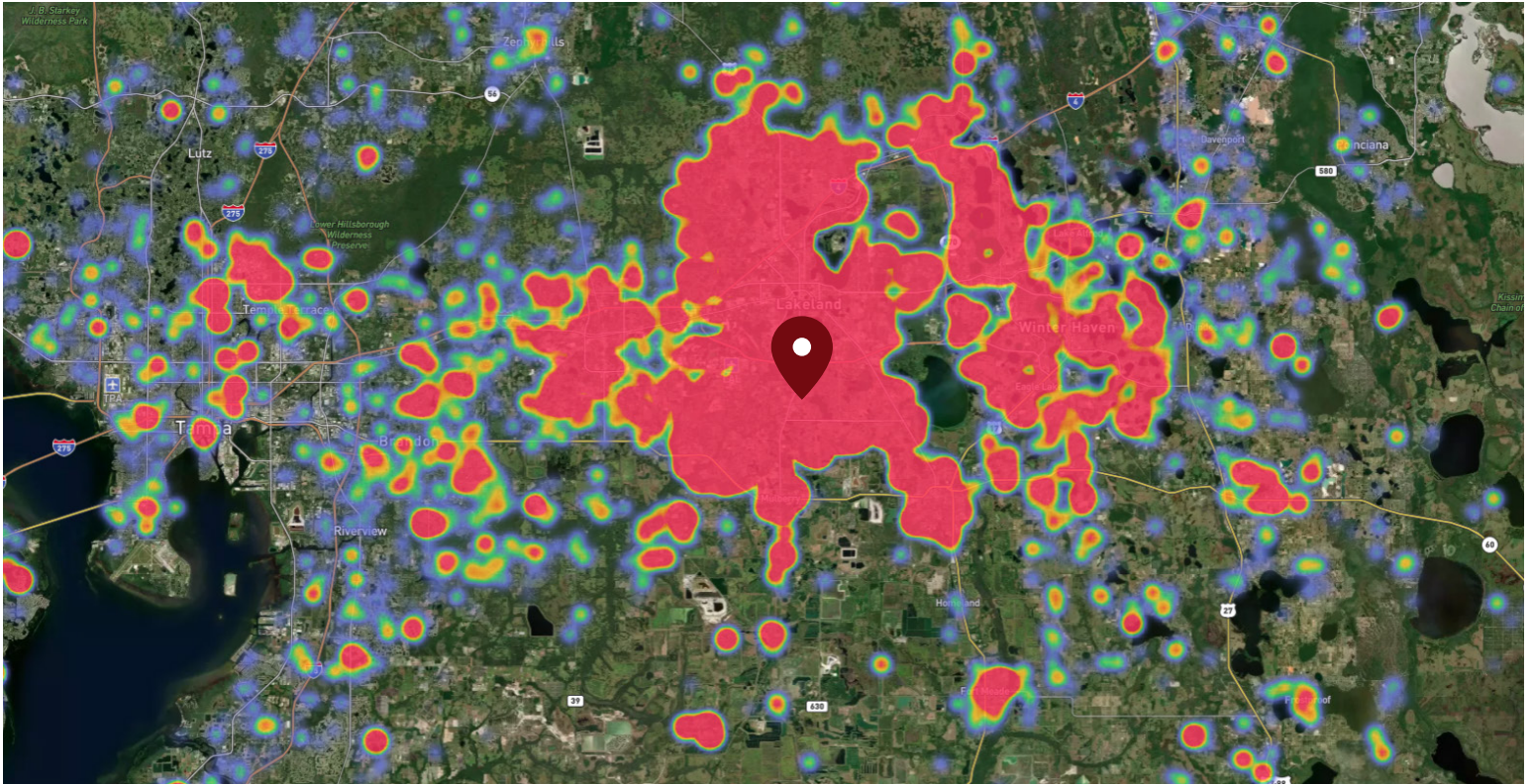


12-1 PM	223,662
1-2 PM	212,541
6-7 PM	199,427

OF VISITS

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

SITE VISIT DENSITY



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

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