

# Publix #1236 - 127th Shopping Center

12850 Biscayne Boulevard  
North Miami, FL 33181  
Lat 25.894, Long -80.162

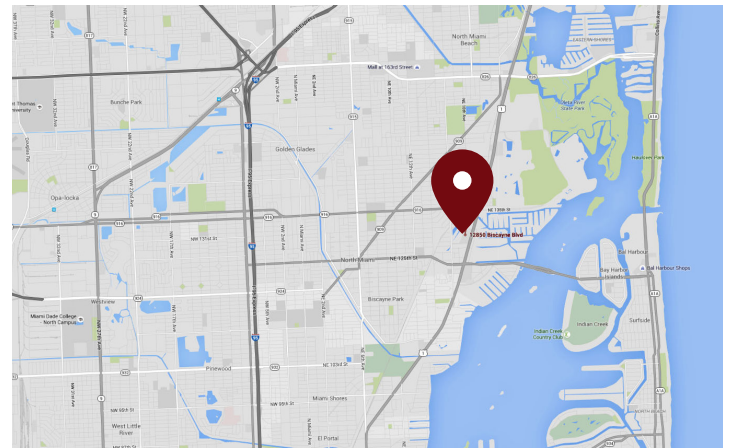
**GROUND LEASE**



**960 SF & ±1.28 ACRE OP AVAILABLE**

## PROPERTY HIGHLIGHTS

- Miami-Dade County Market
- Rapidly Growing Keystone Islands Neighborhood, with Many High-End Condos and New Developments
- Located on Central US1 Corridor with Excellent Visibility
- High-End Market with High Population Density
- Just off the Bridge to Luxurious Bal Harbour
- Brand New, 49,000 SF Publix Opened December 2017



| DEMOGRAPHICS       | 1 Mile   | 3 Miles  | 5 Miles  |
|--------------------|----------|----------|----------|
| Total Population   | 28,593   | 157,347  | 416,376  |
| Daytime Population | 32,273   | 146,495  | 392,452  |
| Total Households   | 11,753   | 57,732   | 161,915  |
| Avg. HH Income     | \$83,099 | \$98,583 | \$94,888 |

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

## Adriana Collazo

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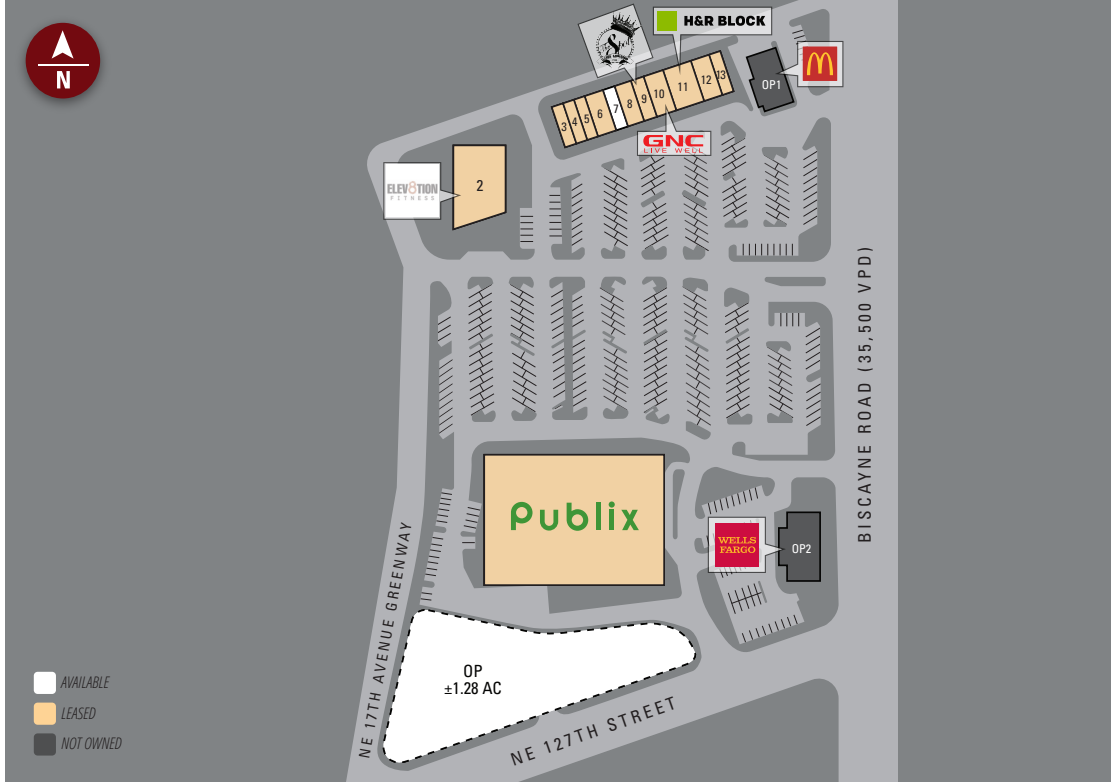


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## SITE PLAN



| Suite | Tenant                      | Size     |
|-------|-----------------------------|----------|
| ANC   | Publix                      | 49,098   |
| 2     | Elev8tion Fitness           | 8,032    |
| 3     | Nail Spa of America         | 960      |
| 4     | Miami Postal Pack & Ship    | 960      |
| 5     | Ivanov Orthodontic Services | 965      |
| 6     | Siegel TLC Animal Clinic    | 1,920    |
| 7     | **Coming Available**        | 960      |
| 8     | Manley's Jewelry            | 1,075    |
| 9     | The Spot Classic Barbershop | 1,245    |
| 10    | GNC                         | 1,530    |
| 11    | H&R Block                   | 2,873    |
| 12    | Clinicare Medical Center    | 1,920    |
| 13    | Poke & More                 | 960      |
| OP    | AVAILABLE                   | ±1.28 AC |
| OP1   | McDonald's (Not Owned)      |          |
| OP2   | Wells Fargo (Not Owned)     |          |

**TOTAL 72,498**



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Crossman & Company

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## FOOT TRAFFIC OVERVIEW

EST. # OF CUSTOMERS ANNUALLY

 **273,900**

EST. # OF VISITS ANNUALLY

 **2.4 Million**

AVG. VISITS / CUSTOMER

 **8.71**

AVG. LENGTH-OF-STAY / VISIT

 **26 MIN**

TOP 3 DAYS



|           |         |
|-----------|---------|
| Friday    | 356,772 |
| Saturday  | 352,816 |
| Wednesday | 352,770 |

# OF VISITS

TOP 3 HOURS

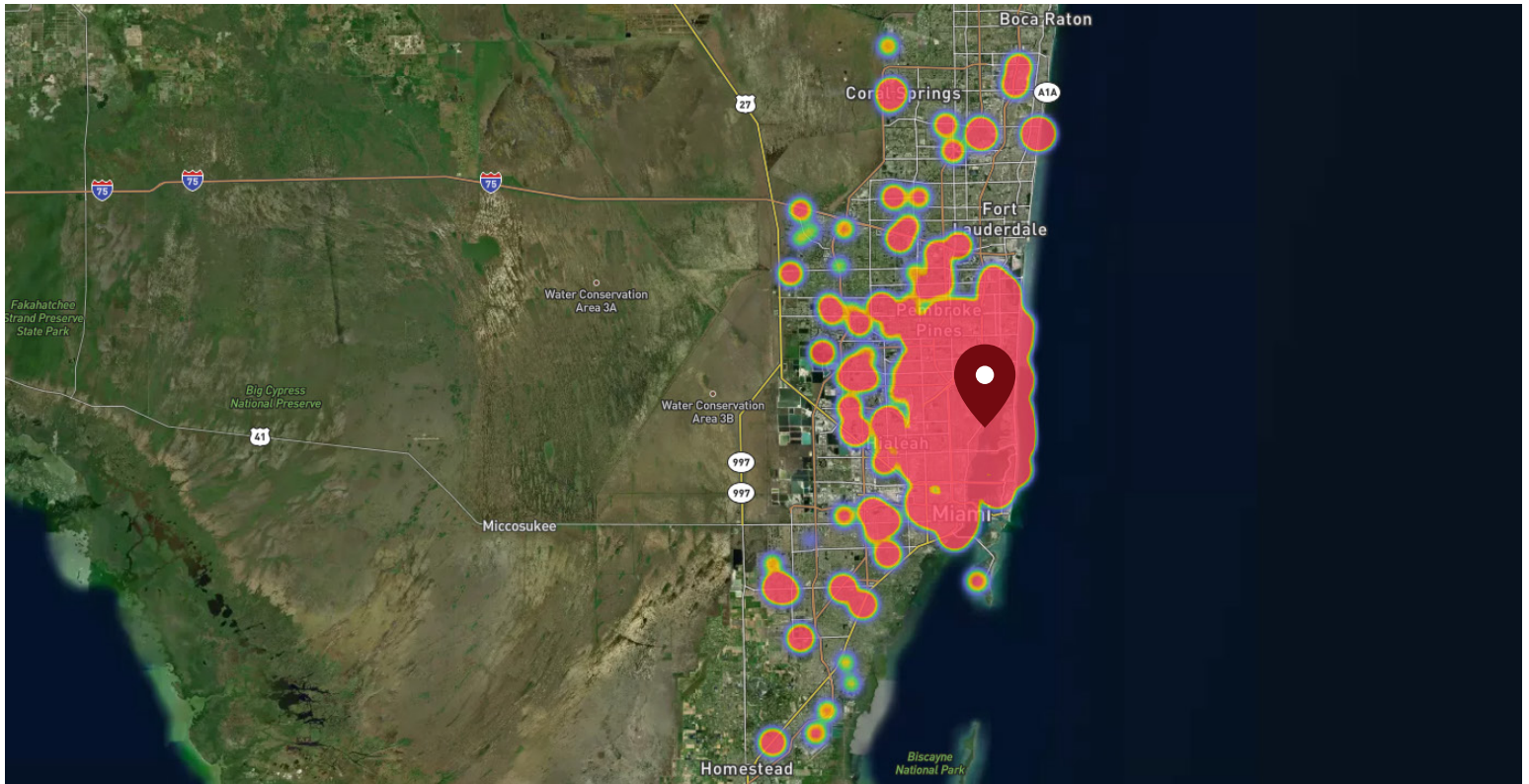


|        |         |
|--------|---------|
| 2-3 PM | 331,241 |
| 3-4 PM | 314,839 |
| 4-5 PM | 294,714 |

# OF VISITS

Data provided by Placer Labs Inc. (www.placer.ai) July 1, 2023 - June 30, 2024

## SITE VISIT DENSITY



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

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