

Publix #1670 - Alafia Commons

5655 Circa Fishhawk Boulevard
Lithia, FL 33547
Lat 27.854, Long -82.256

FOR LEASE



1,200 - 1,645 SF AVAILABLE

PROPERTY HIGHLIGHTS

- New Publix Development
- Located at the Signalized Intersection of Fishhawk Boulevard & Circa Fishhawk Boulevard
- Serves Surrounding Neighborhoods Including Fishhawk Ranch, a 3,000 Acre Master Planned Community Home to Approximately 17,000 Residents with Additional Residential Units in Development or Planned
- Densely Populated, High Income Area
- Population over 53,000 and Incomes over \$140,000 in a Three-Mile Radius
- Restaurant End Cap with Outdoor Seating
- Traffic Count: 28,500 VPD



DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Total Population	7,143	53,287	157,192
Daytime Population	5,438	37,325	112,017
Total Households	2,161	17,481	53,527
Avg. HH Income	\$150,774	\$143,359	\$122,957

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

Sandra Woodworth

813.210.7509 | swoodworth@crossmanco.com
9950 Princess Palm Avenue, Suite 340, Tampa, FL

Licensed Real Estate Broker. No warranty expressed or implied has been made to the accuracy of the information provided herein, no liability assumed for error or omission.



Crossman & Company

www.crossmanco.com

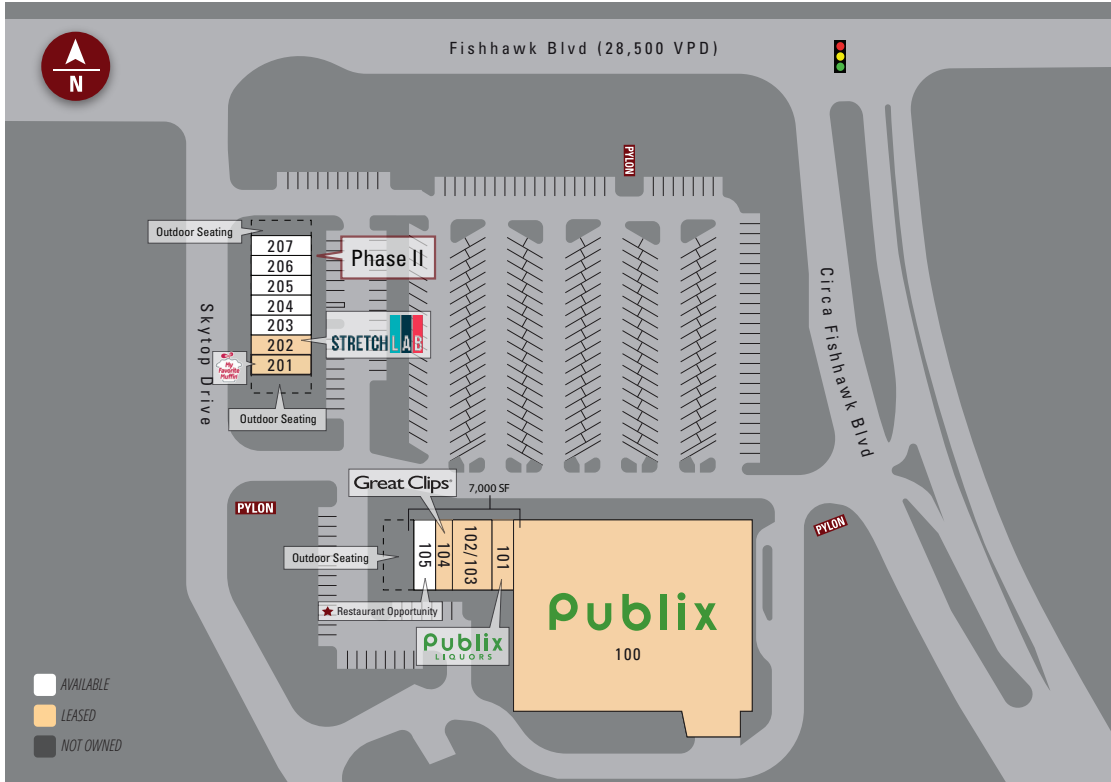
Publix #1670 - Alafia Commons

5655 Circa Fishhawk Boulevard

Lithia, FL 33547

Lat 27.854, Long -82.256

SITE PLAN



Suite	Tenant	Size
100	Publix	46,811
101	Publix Liquors	1,400
102/103	Encore Nail Bar	2,800
104	Great Clips	1,155
105	AVAILABLE	1,645

TOTAL 53,811

Phase II		
201	My Favorite Muffin	1,200
202	StretchLab	1,200
203	AVAILABLE	1,200
204	AVAILABLE	1,200
205	AVAILABLE	1,200
206	AVAILABLE	1,200
207	AVAILABLE	1,200

TOTAL 8,400



Sandra Woodworth

813.210.7509 | swoodworth@crossmanco.com

9950 Princess Palm Avenue, Suite 340, Tampa, FL

Licensed Real Estate Broker. No warranty expressed or implied has been made to the accuracy of the information provided herein, no liability assumed for error or omission.



www.crossmanco.com

Publix #1670 - Alafia Commons

5655 Circa Fishhawk Boulevard

Lithia, FL 33547

Lat 27.854, Long -82.256

FOOT TRAFFIC OVERVIEW

EST. # OF CUSTOMERS ANNUALLY

 **89,100**

EST. # OF VISITS ANNUALLY

 **678,900**

AVG. VISITS / CUSTOMER

 **7.61**

AVG. LENGTH-OF-STAY / VISIT

 **36 MIN**

TOP 3 DAYS



Sunday
Saturday
Friday

OF VISITS

119,562
106,677
96,384

TOP 3 HOURS



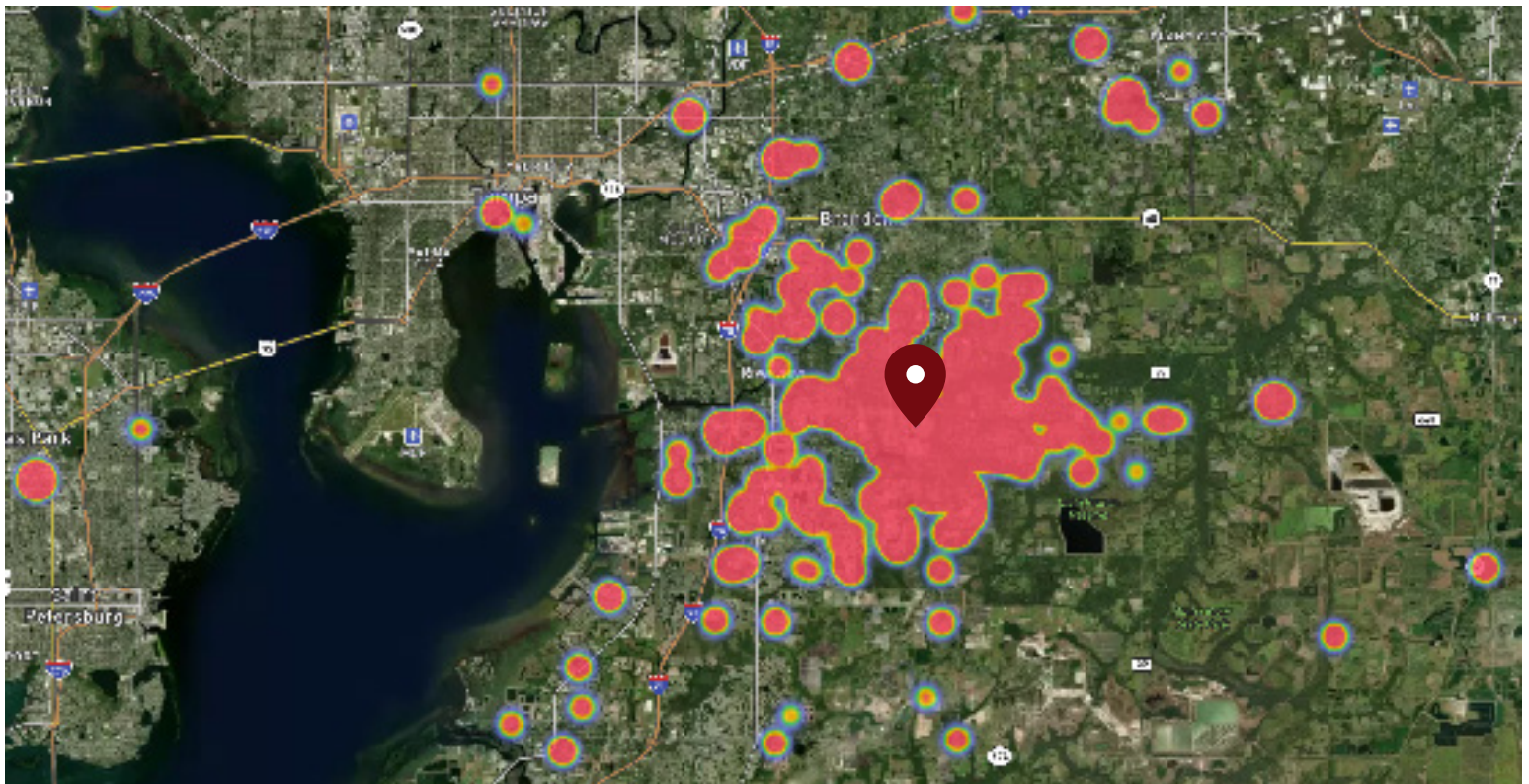
4-5 PM
5-6 PM
3-4 PM

OF VISITS

124,508
121,496
111,059

Data provided by Placer Labs Inc. (www.placer.ai) February 1, 2022- January 31, 2023

SITE VISIT DENSITY



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

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

Sandra Woodworth

813.210.7509 | swoodworth@crossmanco.com

9950 Princess Palm Avenue, Suite 340, Tampa, FL

Licensed Real Estate Broker. No warranty expressed or implied has been made to the accuracy of the information provided herein, no liability assumed for error or omission.



www.crossmanco.com