

Publix #1092 - Avalon Park

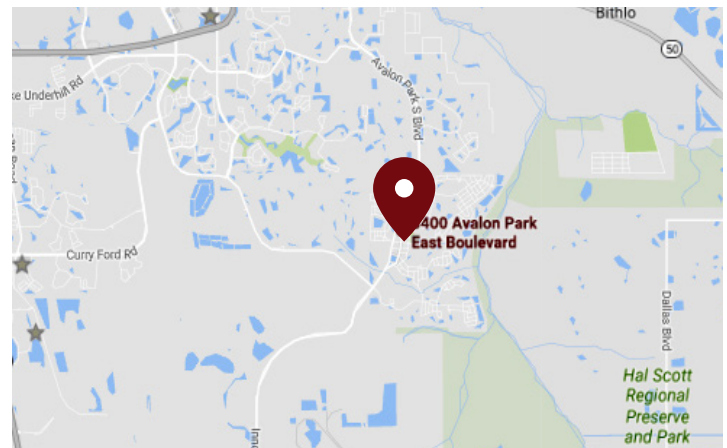
3400 Avalon Park East Boulevard
Orlando, FL 32828
Lat 28.514, Long -81.154

FULLY LEASED



PROPERTY HIGHLIGHTS

- Orlando MSA
- Publix-Anchored Center in the Heart of Downtown Avalon Park
- Avalon Park is a Neighborhood Community
- 3,400 Single-Family Homes and 1,431 Multi-family Homes
- Home to Two Elementary Schools, a Middle School, a High School and Avalon Center for Technical Excellence
- Traffic Count: 16,143 VPD



DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Total Population	11,569	48,321	113,066
Daytime Population	9,031	34,636	95,306
Total Households	3,700	15,517	37,977
Avg. HH Income	\$134,511	\$126,615	\$105,875

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

Rochelle DuBrule

407.581.6248 | rdubrue@crossmanco.com
3333 South Orange Avenue, Suite 201, Orlando, 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.

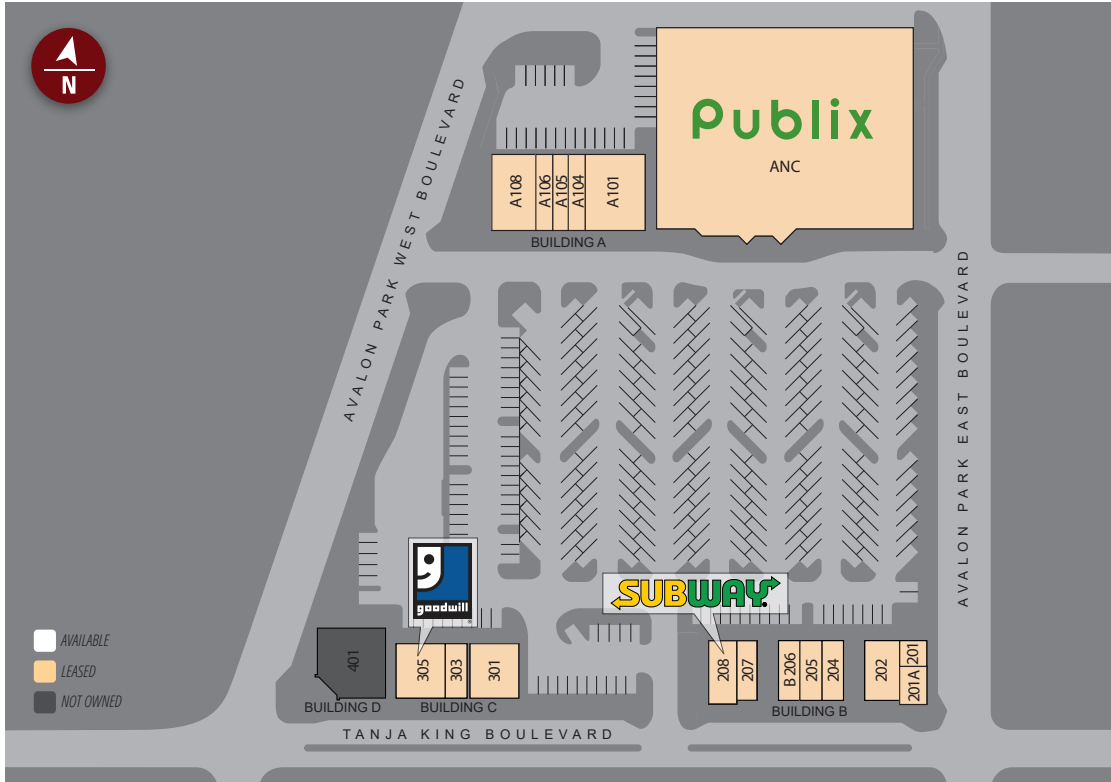


www.crossmanco.com

Publix #1092 - Avalon Park

3400 Avalon Park East Boulevard
 Orlando, FL 32828
 Lat 28.514, Long -81.154

SITE PLAN



Suite	Tenant	Size
ANC	Publix	44,271
A101	Orlando Health	3,850
A104	Viola's Ice Cream Social	1,050
A105	Bamboo Wok	1,050
A106	HVAC Academy	1,050
A108	Pesaro's Pizza	2,800
B201	Avalon Park Cleaners	756
B201A	Complete Pool Services of Orlando	1,069
B202	Avalon Liquor Store	1,662
B204	Avalon Mail Center	1,138
B205	Avalon Pockets	1,067
B206	Avalon All-Star Cuts	1,138
B207	Central Nails	973
B208	Subway	1,447
C301	Definitive Beauty	2,118
C303	Avalon Family Vet	1,000
C305	Goodwill Industries	2,055
D401	Dental Care Avalon Park	5,395

TOTAL 73,889



Rochelle DuBrule

407.581.6248 | rdubrue@crossmanco.com

3333 South Orange Avenue, Suite 201, Orlando, 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 #1092 - Avalon Park

3400 Avalon Park East Boulevard
Orlando, FL 32828
Lat 28.514, Long -81.154

FOOT TRAFFIC OVERVIEW

EST. # OF CUSTOMERS ANNUALLY

 **115,300**

EST. # OF VISITS ANNUALLY

 **999,900**

AVG. VISITS / CUSTOMER

 **8.68**

AVG. LENGTH-OF-STAY / VISIT

 **31 Min**

TOP 3 DAYS



Sunday	171,681
Saturday	150,550
Monday	145,423

OF VISITS

TOP 3 HOURS

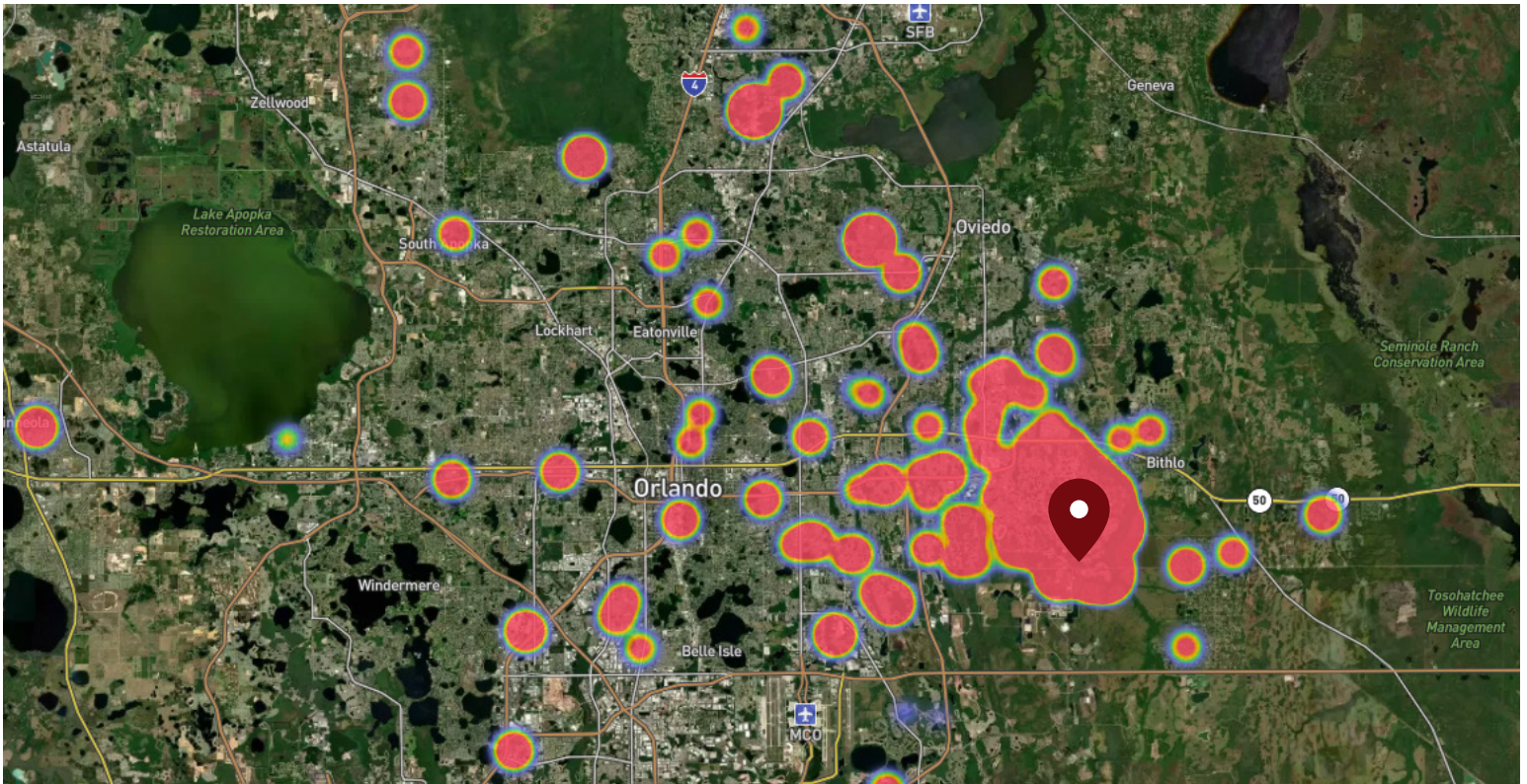


6-7 PM	165,757
5-6 PM	163,006
4-5 PM	145,214

OF VISITS

Data provided by Placer Labs Inc. (www.placer.ai) March 1, 2022 - February 28, 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)

Rochelle DuBrule

407.581.6248 | rdubrue@crossmanco.com

3333 South Orange Avenue, Suite 201, Orlando, 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 #1092 - Avalon Park

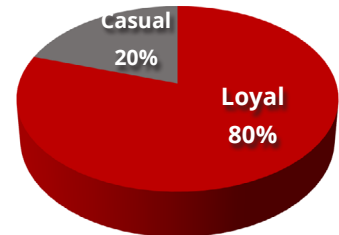
3400 Avalon Park East Boulevard
Orlando, FL 32828
Lat 28.514, Long -81.154

RANKING PERCENTILE - FOOT TRAFFIC

Area Shopping Centers	State	15 Miles	5 Miles
Publix at Avalon Park	94%	97%	100%

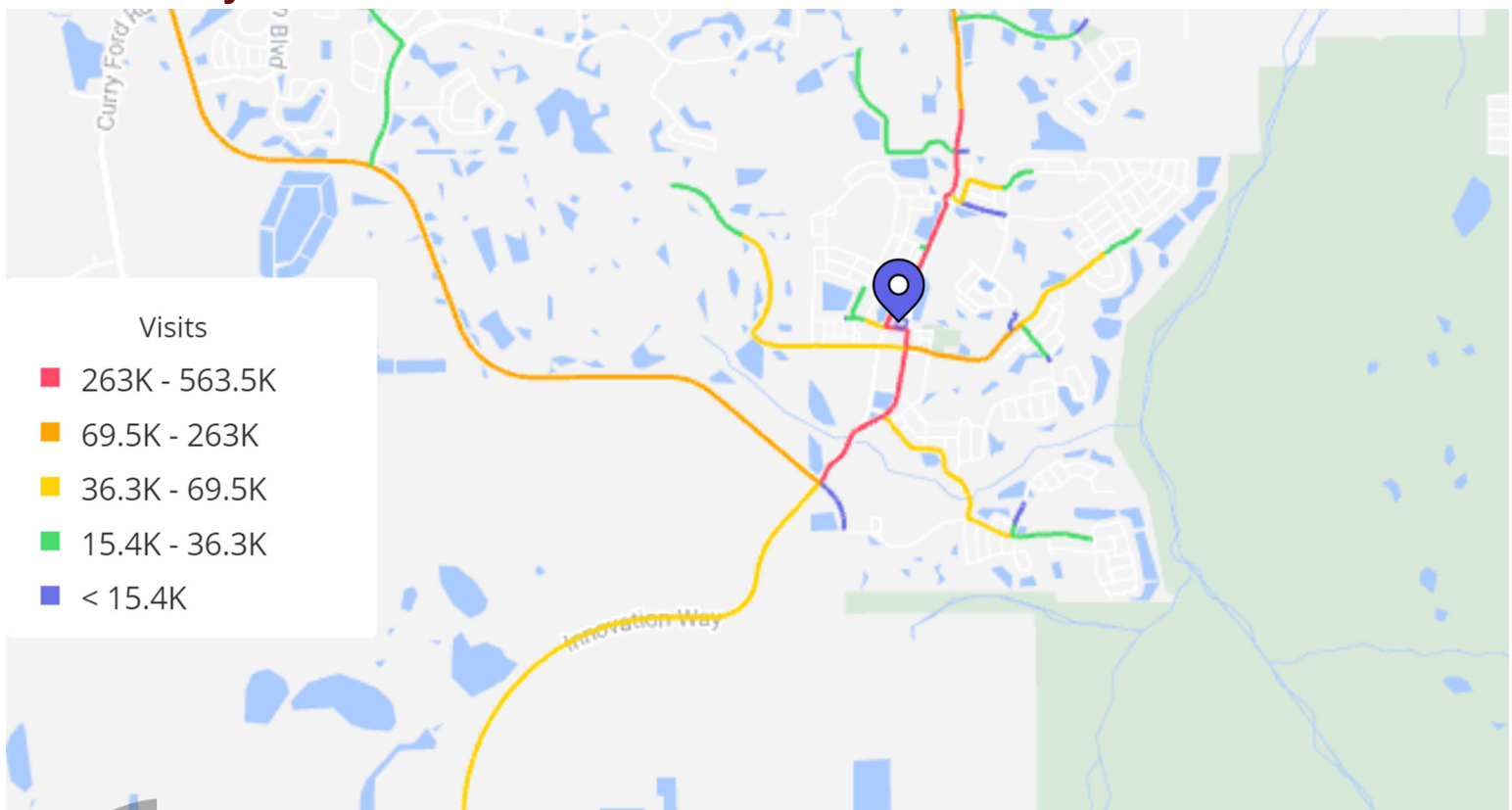
Area Superstores	State	15 Miles	5 Miles
Walmart Neighborhood Market	83%	81%	77%

CUSTOMER LOYALTY



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

CUSTOMER JOURNEY



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

Rochelle DuBrule

407.581.6248 | rdubrue@crossmanco.com

3333 South Orange Avenue, Suite 201, Orlando, 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