

Publix #1092 - Avalon Park

3400 Avalon Park East Boulevard

Orlando, FL 32828

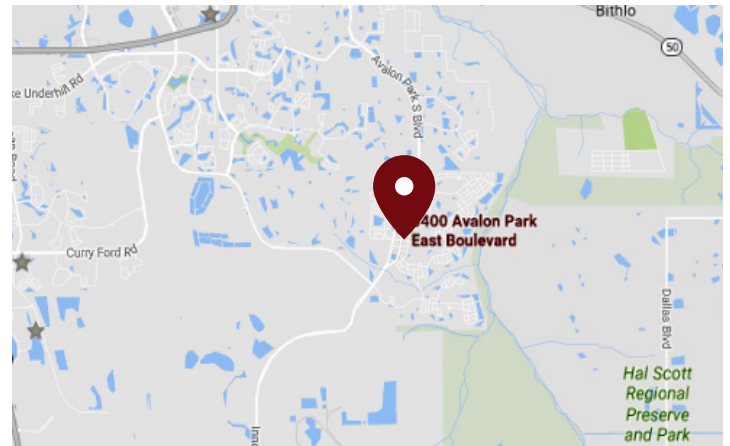
Lat 28.514, Long -81.154

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

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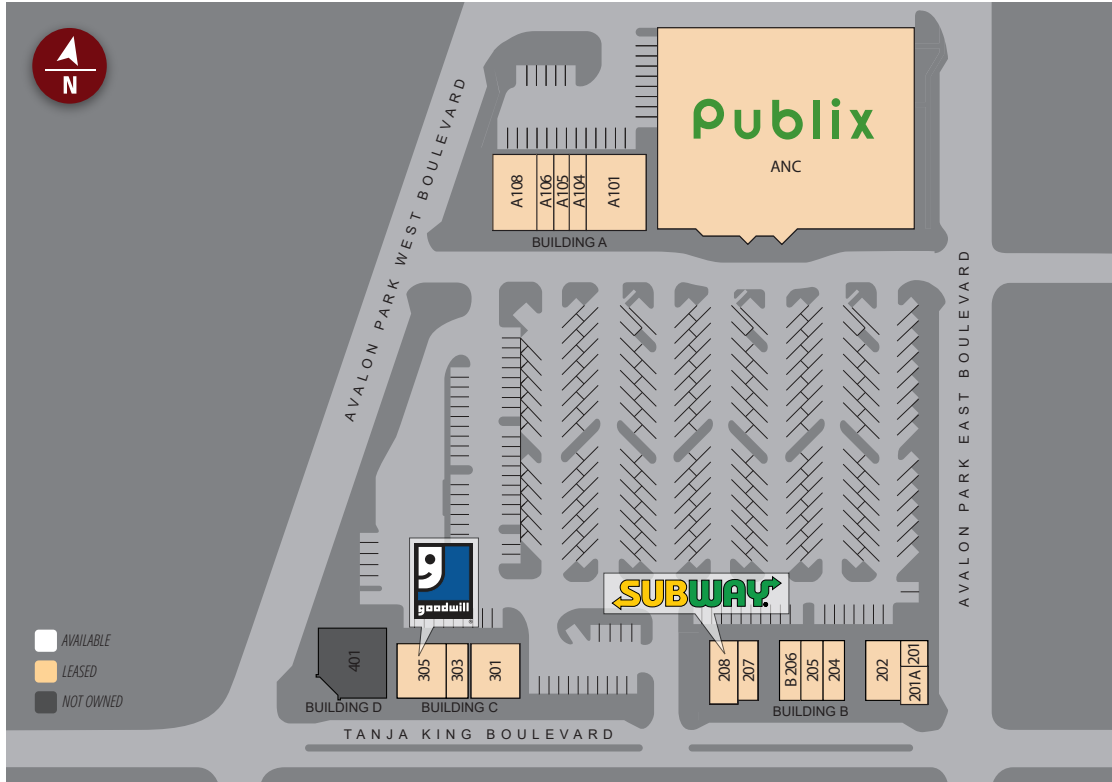
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SITE PLAN



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	Cellini's Barbershop	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



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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
Saturday
Monday

OF VISITS

171,681
150,550
145,423

TOP 3 HOURS



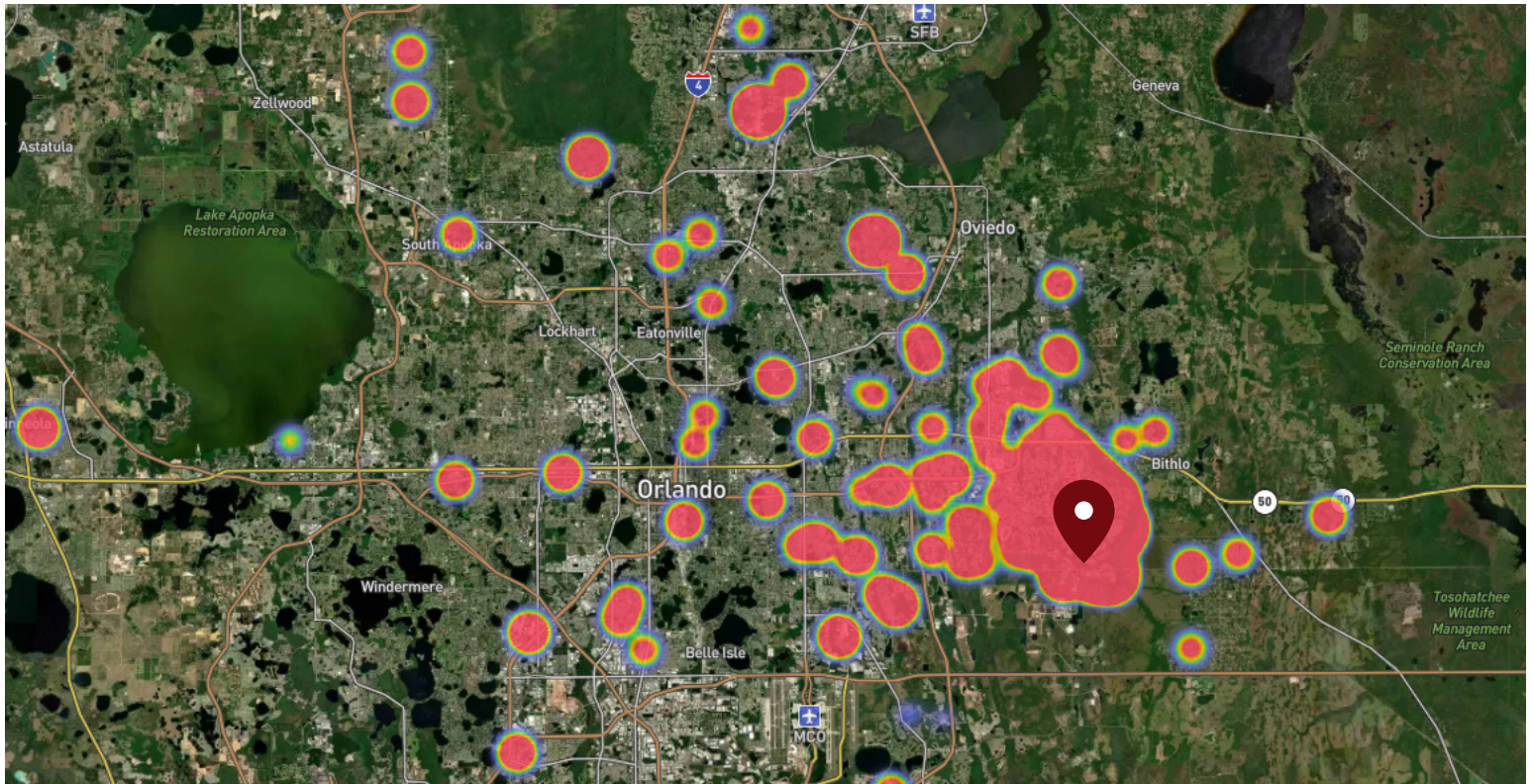
6-7 PM
5-6 PM
4-5 PM

OF VISITS

165,757
163,006
145,214

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

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Crossman & Company

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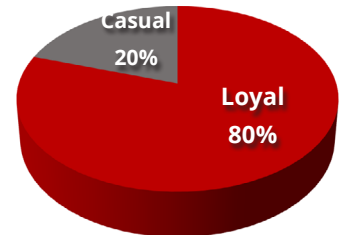
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RANKING PERCENTILE - FOOT TRAFFIC

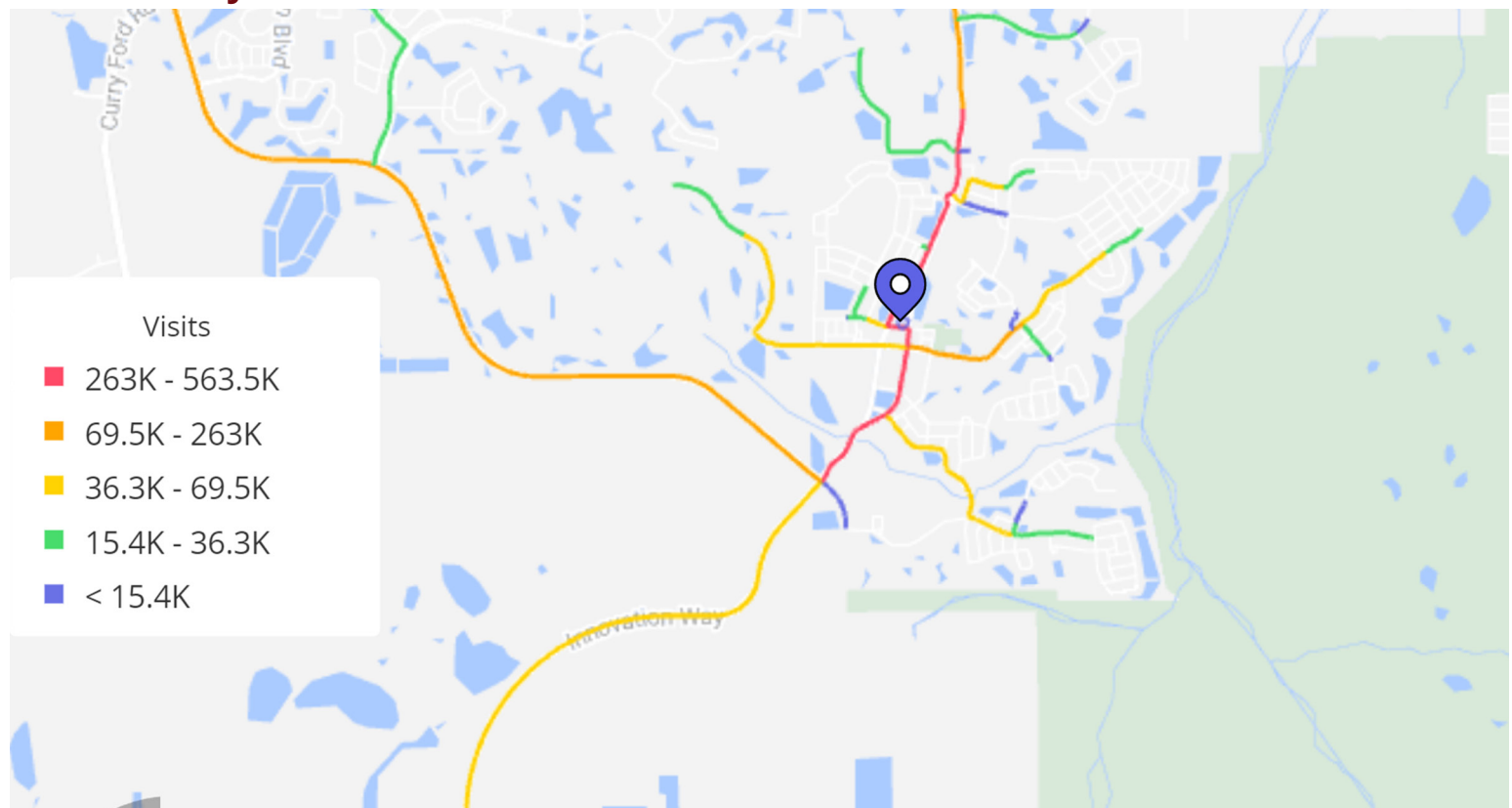
Area Shopping Centers	State	15 Miles	5 Miles
Publix at Avalon Park	94%	97%	100%
Area Superstores	State	15 Miles	5 Miles
Walmart Neighborhood Market	83%	81%	77%

CUSTOMER LOYALTY



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

CUSTOMER JOURNEY



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