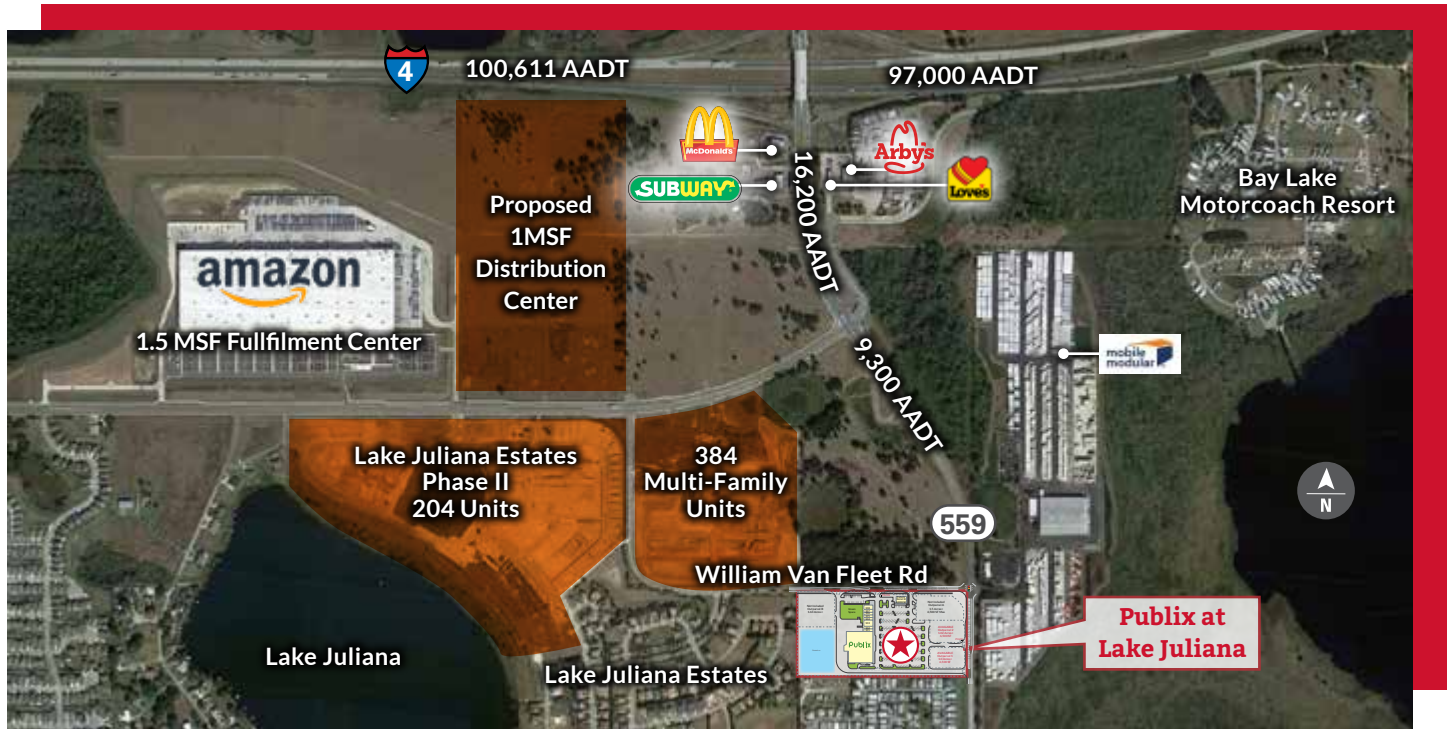
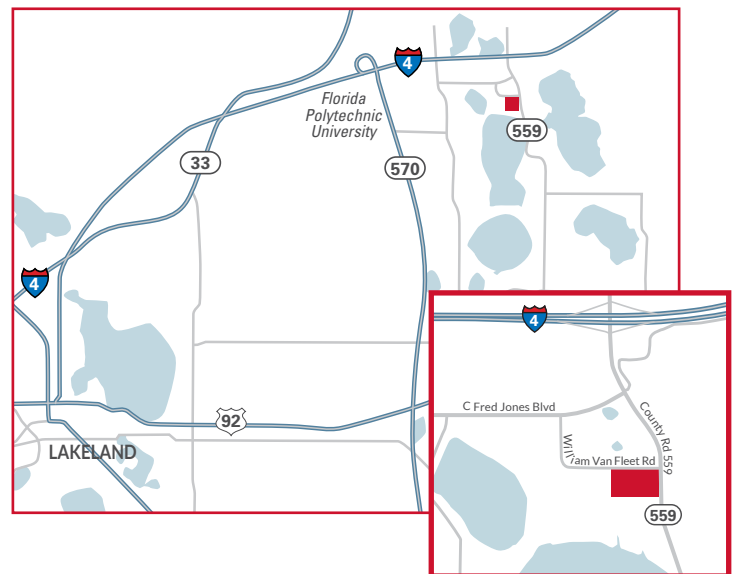


# Publix at Lake Juliana

SWQ of County Road 559 and William Van Fleet Road | Auburndale, Florida | 33823



- Proposed 62,400 square foot neighborhood center anchored by a Publix Super Market
- Positioned to conveniently serve residents of the Berkley Road corridor, the CR 559 corridor, Lake Alfred and Polk City
- One half mile south of interstate 4 (I4)
- Over the last five years the trade area has seen excellent housing growth with the addition of over 2,000 new homes
- 5 minutes from Florida Polytechnic University
- 20 minutes from Disney



DEMOGRAPHIC PROFILE

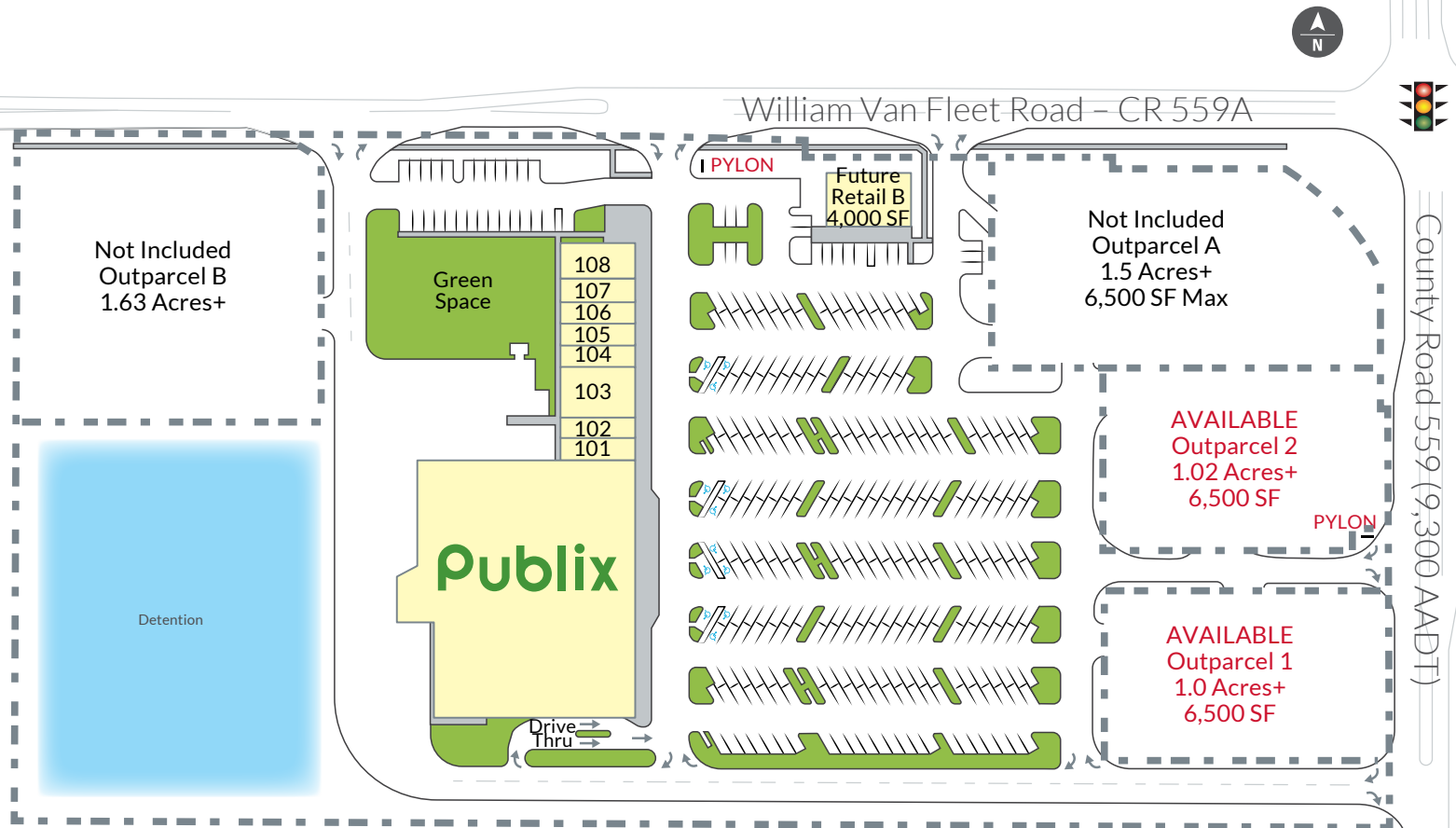


2020 Trade Area Estimated Population 37,511  
 2025 Trade Area Projected Population 41,969



2020 Trade Area Average Household Income \$69,644  
 2020 Trade Area Median Household Income \$64,341

# Publix at Lake Juliana



SUITE #	SQ. FT.	STATUS
	48,387 SF	Publix
101	1,400 SF	Publix Liquors
102	1,190 SF	AVAILABLE
103	3,500 SF	Grand Nail Lounge
104	1,400 SF	AVAILABLE
105	1,400 SF	AVAILABLE
106	1,400 SF	AVAILABLE
107	1,400 SF	AVAILABLE
108	2,310 SF	AVAILABLE

**For More Information Call:**

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