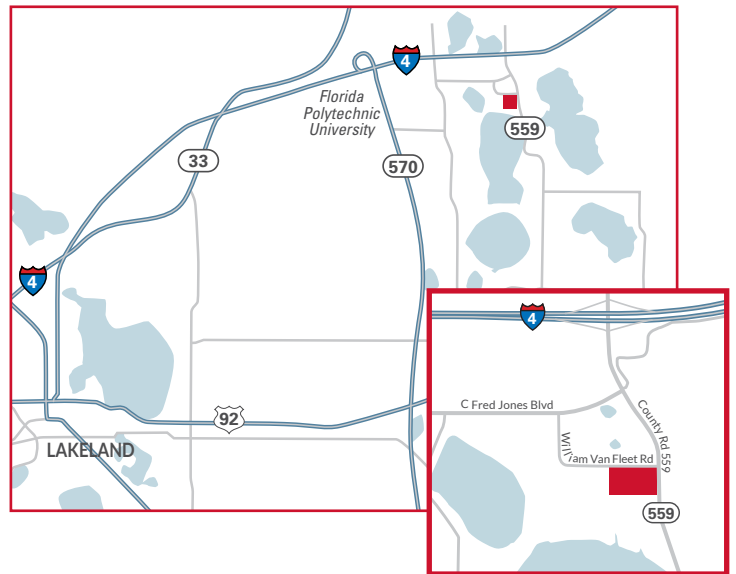


Publix at Lake Juliana

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



- New construction opening Fall 2022
- 66,400 square foot neighborhood center anchored by 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 (I-4)
- Over the last five years the trade area has seen excellent housing growth with the addition of over 2,100 new homes
- 5 minutes from Florida Polytechnic University
- 20 minutes from Disney



DEMOGRAPHIC PROFILE

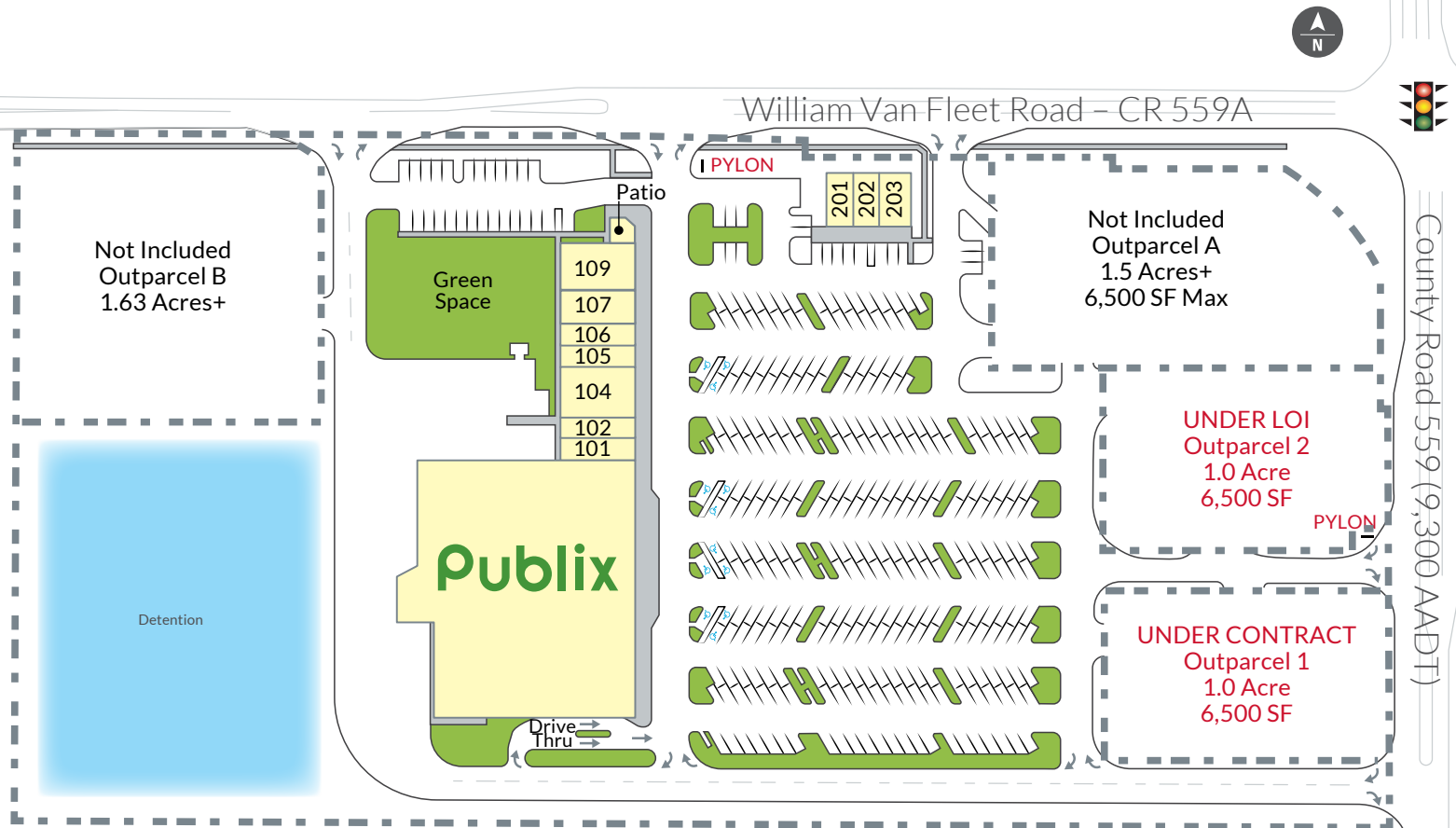


2020 Trade Area Estimated Population 37,511
 2025 Trade Area Projected Population 41,969



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	Score Nutrition
104	3,500 SF	Grand Nail Lounge
105	1,400 SF	UNDER LOI
106	1,400 SF	UNDER LOI
107	2,400 SF	Wakame Japanese and Thai Cuisine
109	2,710 SF	Huey Magoo's Chicken Tenders
201	1,200 SF	AVAILABLE
202	1,200 SF	AVAILABLE
203	1,600 SF	AVAILABLE

For More Information Call:

Janet Galvin (Archon) 407.278.5535 x404

janet@archonca.com

Bob Peck 407.898.0117 (Outparcels)

rpeck@watkinsreg.com

watkinsreg.com

1958 Monroe Drive NE

Atlanta | Georgia | 30324

404.872.8666

