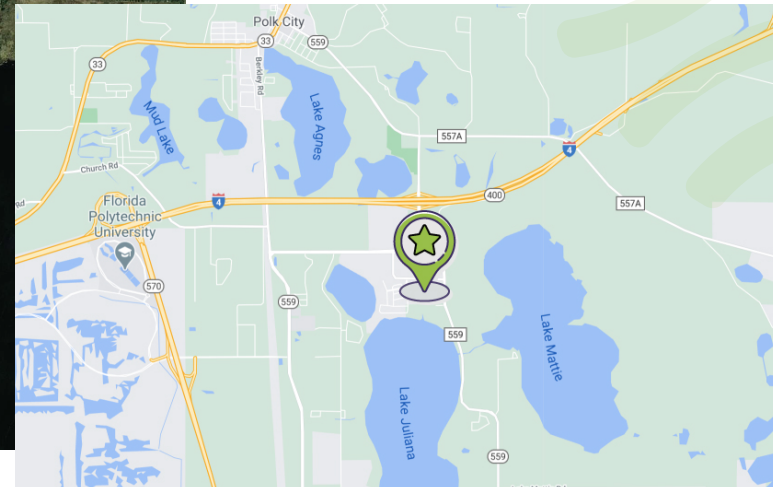


62,400 SF
Neighborhood
Center

PUBLIX AT LAKE JULIANA

SWQ of County Rd 559 and William Van Fleet Rd, Auburndale, FL 33868



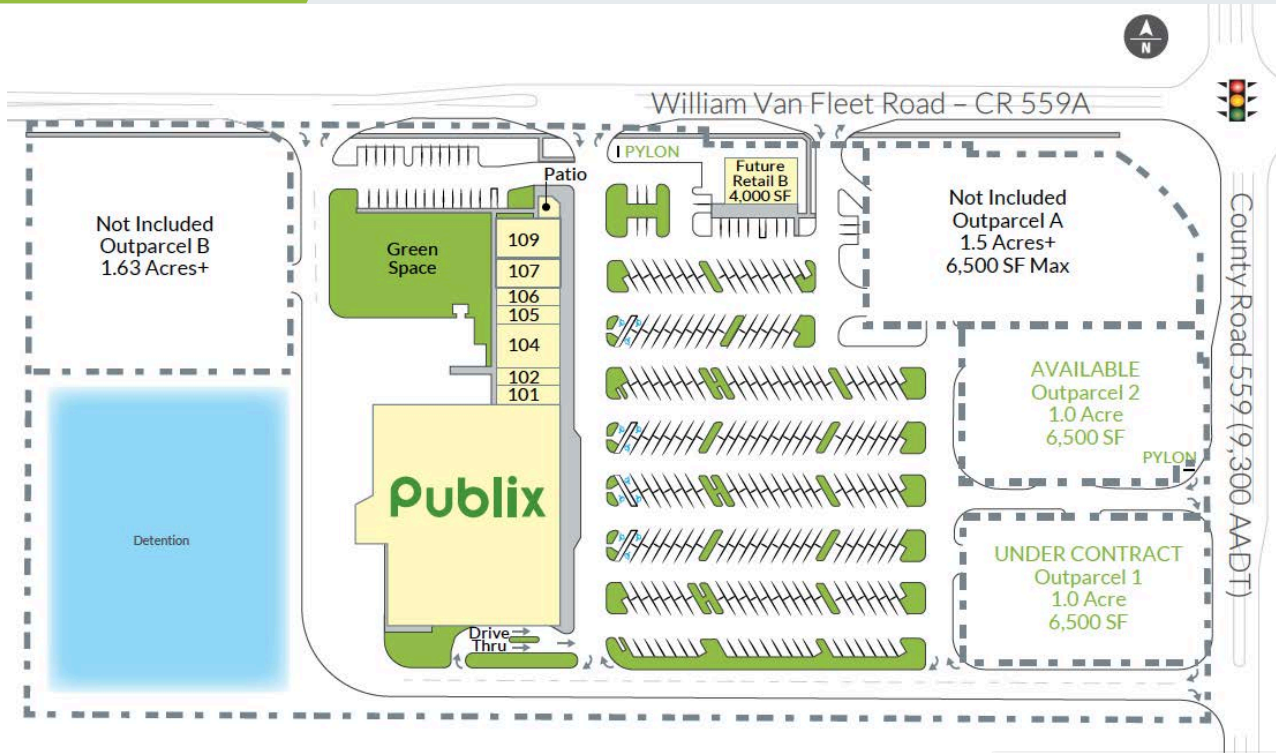
PROPERTY HIGHLIGHTS:

- 🌳 **62,400 square foot** neighborhood center anchored by **Publix**.
- 🌳 Positioned to conveniently serve residents of the Berkley Road corridor, the CR 559 corridor, Lake Alfred and Polk City
- 🌳 **Housing Growth:** 2,000+ new homes
- 🌳 **Convenient Location:** 20 minutes from Disney & 5 minutes from Florida Polytechnic University
- 🌳 **Major Roads:** County Rd 559: 9,300 $\pm$ AADT, SR 400 (I-4): 98,180 $\pm$ AADT

Site Plan

PUBLIX AT LAKE JULIANA

SWQ of County Rd 559 and William Van Fleet Rd, Auburndale, FL 33868



SUITE #	SQ. FT.	STATUS
	48,387 SF	Publix
101	1,400 SF	Publix Liquors
102	1,190 SF	AVAILABLE
104	3,500 SF	Grand Nail Lounge
105	1,400 SF	AVAILABLE
106	1,400 SF	AVAILABLE
107	2,400 SF	Wakame Japanese and Thai Cuisine
109	2,710 SF	AVAILABLE

DEMOGRAPHICS	5 Mile	10 Mile	15 Mile
Total Population	27,892	157,647	492,871
Households	9,884	61,498	188,295
Median HH Income	\$65,048	\$49,481	\$53,000

Archon Commercial Advisors is an affiliate of SITE SOURCE



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