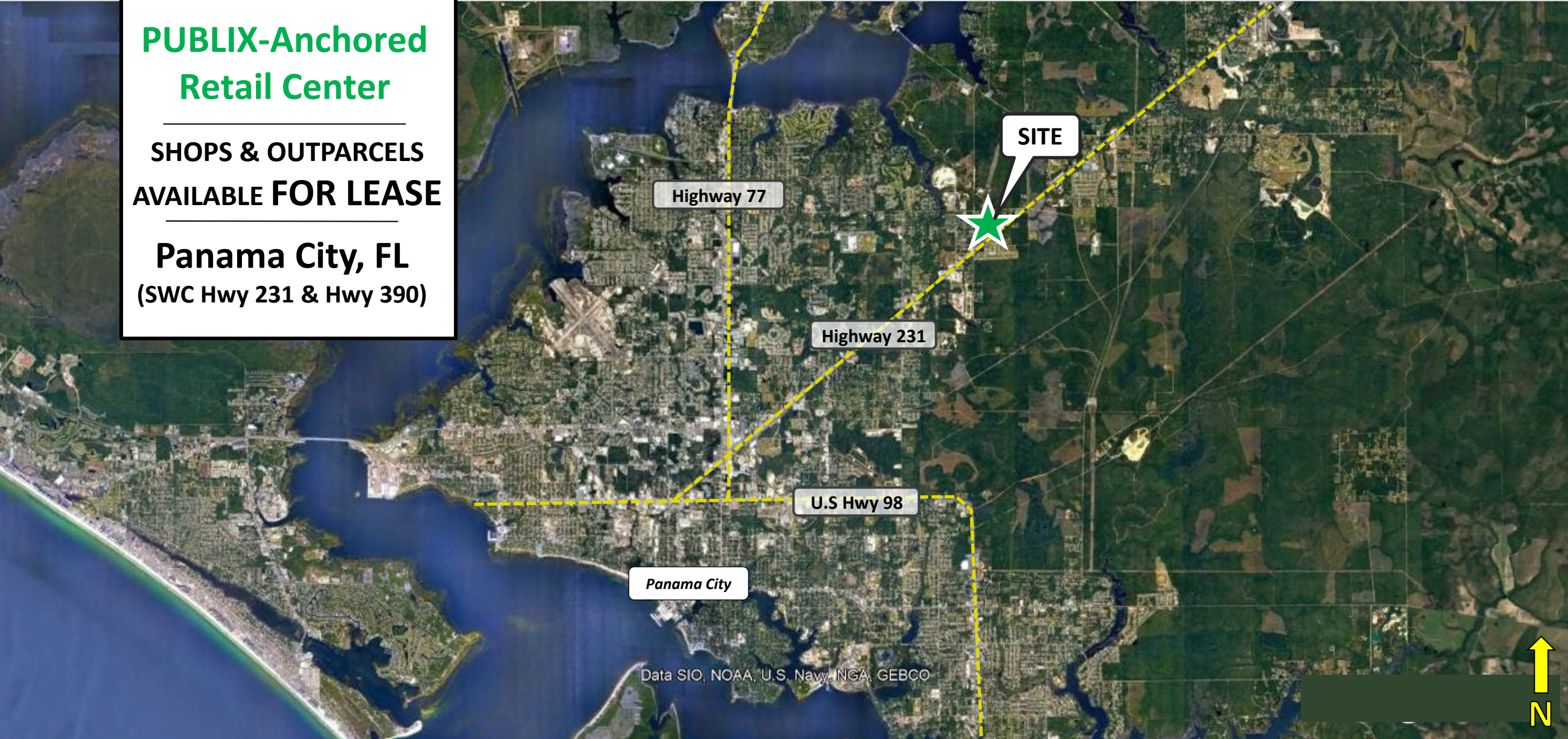


PUBLIX-Anchored Retail Center

SHOPS & OUTPARCELS
AVAILABLE FOR LEASE

Panama City, FL
(SWC Hwy 231 & Hwy 390)



Highway 77

SITE

Highway 231

U.S Hwy 98

Panama City

Data SIO, NOAA, U.S. Navy, NGA, GEBCO



John Abernathy
Direct: 205.972-9627

Luke Wingo
Direct: 205.972-9644

Shop Space & Outparcels Available
SWC Highway 231 & Highway 390
Panama City, FL 32404

SITE OVERVIEW & DEMOGRAPHICS

Site Overview

- **2,800 SF Retail Shops Available For Lease.**
 - 8,400 SF under lease (Publix Liquor, AT&T, Great Clips, Lisa's Nails, Marco's Pizza)
- **1 Outparcel Available For Sale or Lease**
- Publix opened January 24, 2024.
- Located directly across from Titus Park, a D.R. Horton multi-phase project consisting of 1,000 homes. Phase 1 (150 homes) is completed, while Phase 2 is currently under construction.
- Northeast Panama City is the next major area of growth in the market for the foreseeable future.
- New "connector road" will be built through the center, connecting Hwy 231 to Hwy 390, and vice versa. This road is anticipated to become a major thoroughfare for residents in NE Panama City.

Demographics

	Population	Average Income
1 Mile	1,270	\$85,178
3 Mile	12,021	\$96,450
5 Mile	41,947	\$80,588

Traffic Counts



35,000 VPD
Highway 231



9,400 VPD
Highway 390

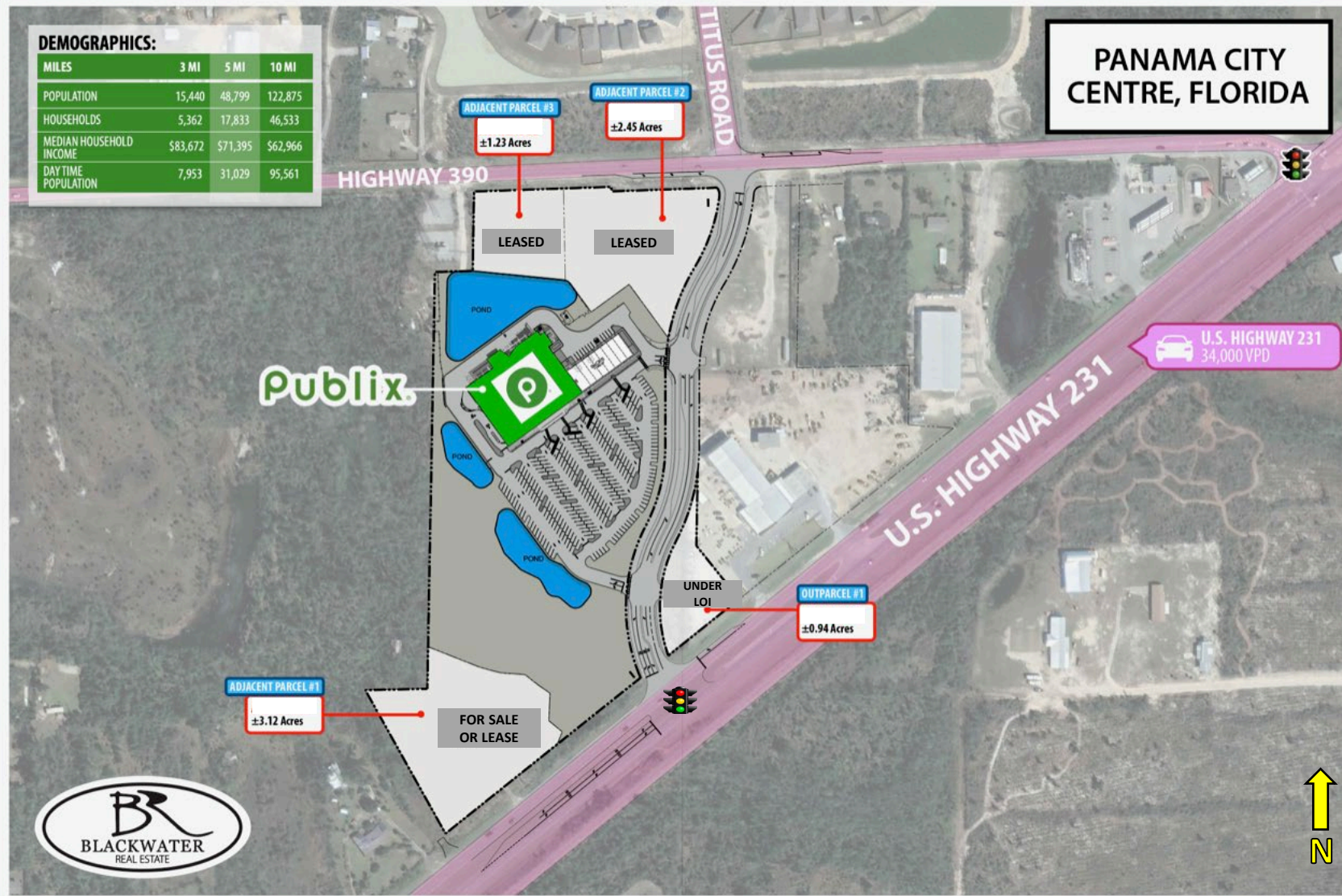


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SITE PLAN (AERIAL)



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RETAIL SHOPS AVAILABLE FOR LEASE



2,800 SF
AVAILABLE

AERIAL PHOTOS

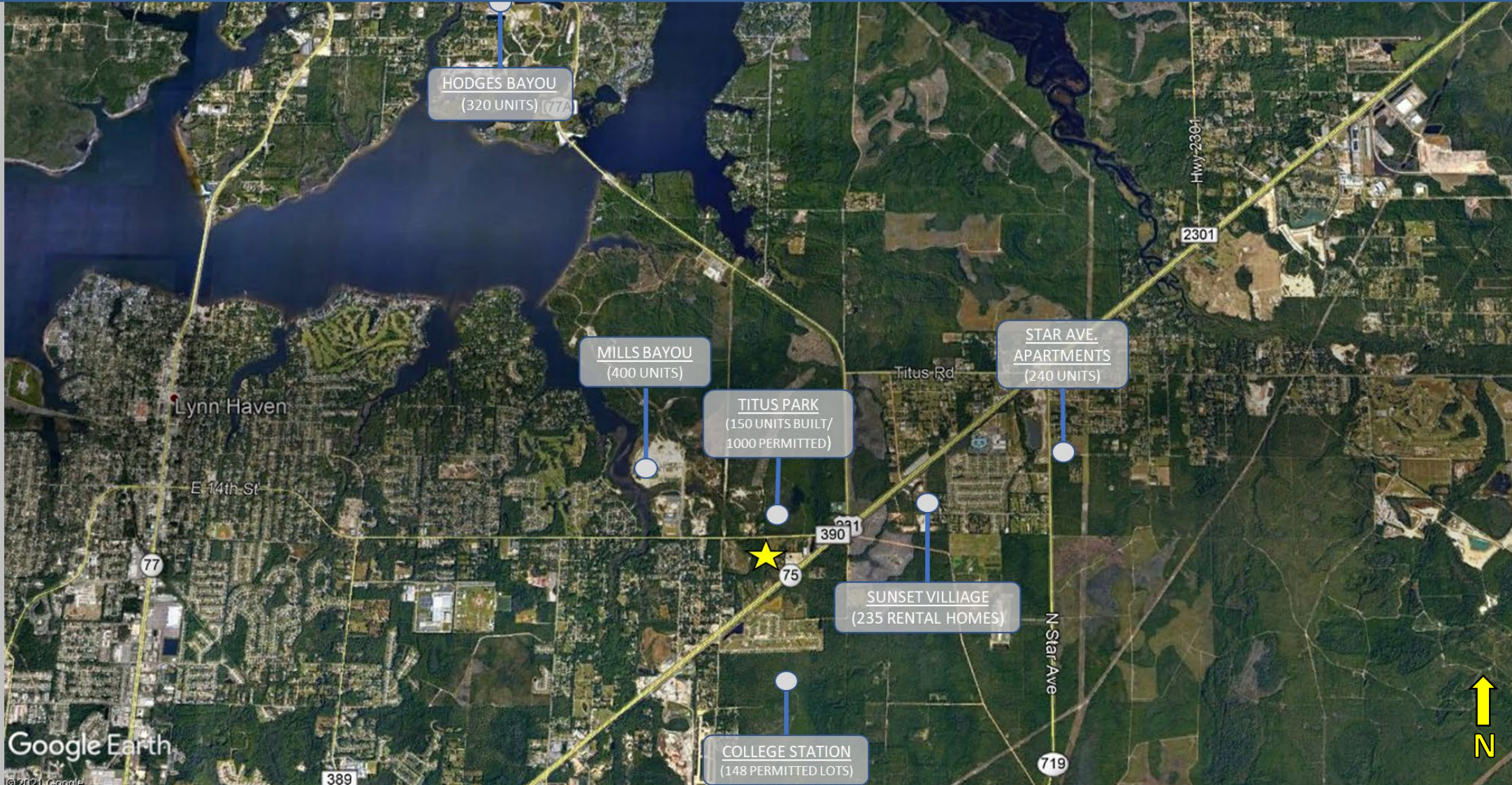


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NEW RESIDENTIAL NEARBY



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