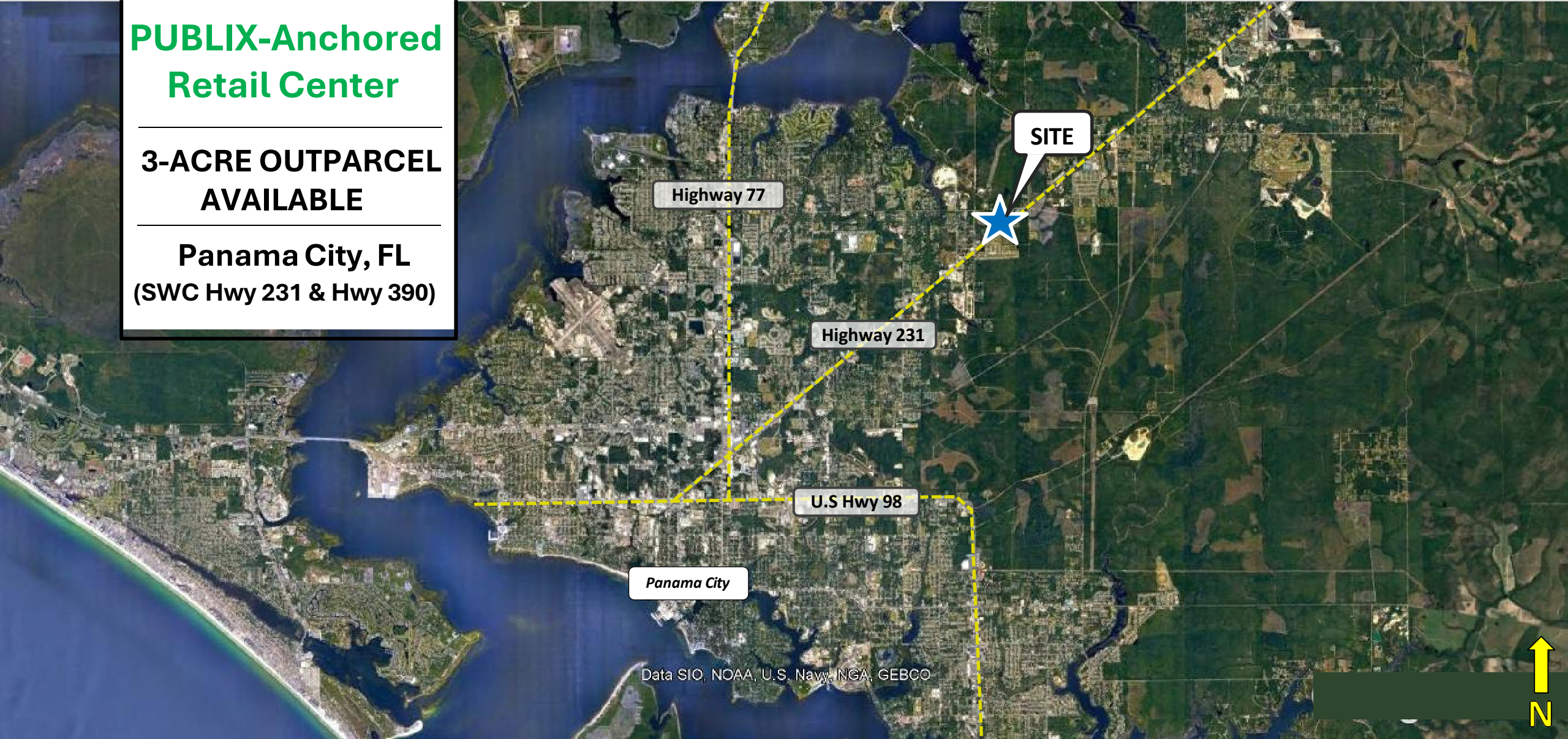


PUBLIX-Anchored Retail Center

**3-ACRE OUTPARCEL
AVAILABLE**

**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

3-Acre Outparcel Available
SWC Highway 231 & Highway 390
Panama City, FL 32404

SITE OVERVIEW & DEMOGRAPHICS

Site Overview

- Publix opened January 2024
- The shopping center includes tenants like McDonalds, Circle K, Starbucks, AT&T, UPS Store, Marco's Pizza, and more.
- 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



John Abernathy
Direct: 205.972-9627

Luke Wingo
Direct: 205.972-9644

3-Acre Outparcel Available
SWC Highway 231 & Highway 390
Panama City, FL 32404

DEMOGRAPHICS:

MILES	3 MI	5 MI	10 MI
POPULATION	15,440	48,799	122,875
HOUSEHOLDS	5,362	17,833	46,533
MEDIAN HOUSEHOLD INCOME	\$83,672	\$71,395	\$62,966
DAY TIME POPULATION	7,953	31,029	95,561

PANAMA CITY CENTRE, FLORIDA

Publix.

HIGHWAY 390

TITUS ROAD

U.S. HIGHWAY 231

U.S. HIGHWAY 231
34,000 VPD

ADJACENT PARCEL #3
AVAILABLE
±1.23 Acres

ADJACENT PARCEL #2
AVAILABLE
±2.45 Acres

OUTPARCEL #1
AVAILABLE
±0.94 Acres

ADJACENT PARCEL #1
AVAILABLE
±3.12 Acres

AVAILABLE



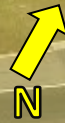
AT&T
ups
Liquors
marco's
Pizza
Great Clips



HIGHWAY 390



HIGHWAY 231



AVAILABLE

Publix

DOWNTOWN
PANAMA CITY

Highway 231

