



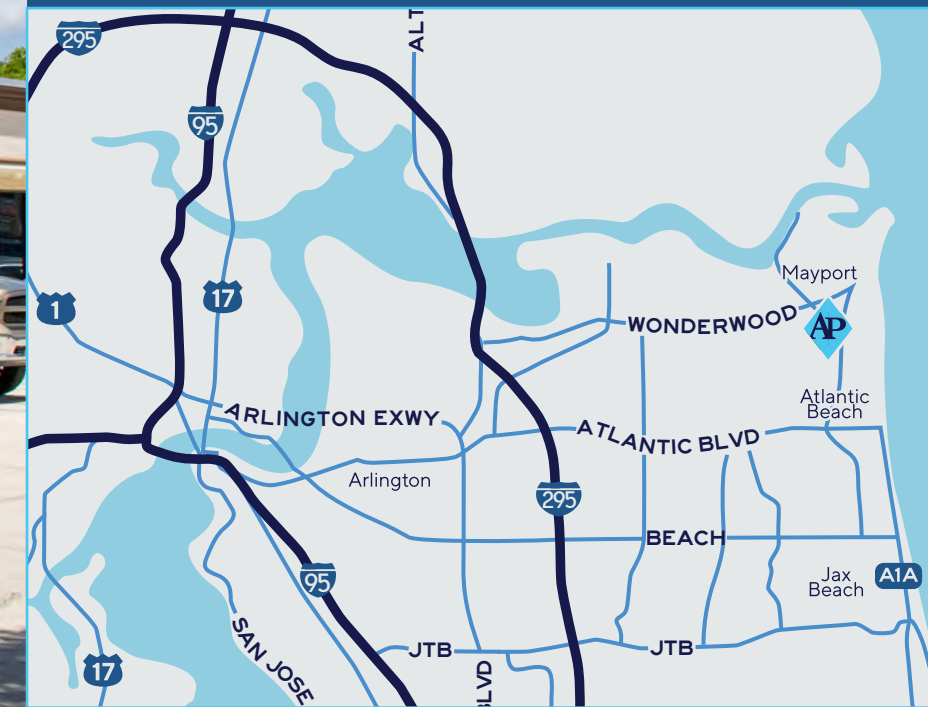
PAN AM PLAZA

📍 2292, 2294 Mayport Rd | Atlantic Beach, FL 32233



FEATURES

- ◆ 57,750 sf neighborhood retail center
- ◆ Just north of Atlantic Blvd and within two miles of the main gate of the Mayport Naval Air Station
- ◆ 1,169 feet of frontage along Mayport Rd where daily traffic exceeds 45,000
- ◆ The Navy Commissary is nestled between the two buildings, serving as a well-known landmark in the area



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DEMOGRAPHICS BY RADIUS

	1 mile	3 miles	5 miles
Population	12,414	41,185	108,768
Households	5,538	17,747	44,448
Average HH Income	\$108,513	\$123,558	\$121,146

NEARBY BUSINESS, RETAIL AND RESIDENTIAL



Mayport Naval Station

4 minute drive

Just north of the shopping center is Mayport Naval Station, the third largest Fleet Concentration Area in the United States with over 11,000 active duty, reserve, and civilian personnel.



Mayport Main Navy Exchange

1 minute walk

Pan Am Plaza is bisected by the entryway to the main Navy Exchange, where active duty military, retirees, Guard and Reserve members can purchase tax-free goods.



Recreation

within 5 minutes

The Plaza is close to two outdoor recreation destinations; Hanna Park along the ocean and Dutton Island Preserve along the intracoastal. These parks offer a combined 809 acres of camp grounds, fishing and trails, attracting nature seekers from around Northeast Florida and beyond.



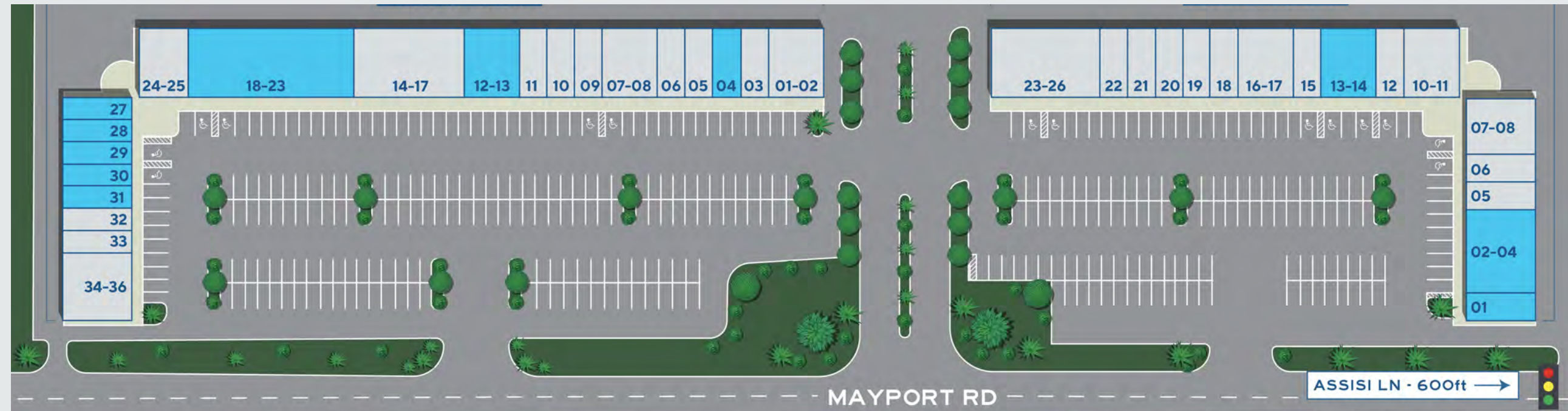
Diverse and Desirable Area

Area caters to a range of neighborhoods, from modest/middle class incomes west of the shopping center, to the very wealthy east of A1A, ensuring a diverse mix of traffic.

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SUITE	TENANT	SF
2292 MAYPORT RD		
01-02	Home Finder Realty	2,000
03	H&R Block	1,000
04	Available	1,000
05	Subway	1,000
06	Night Vibes Smoke Shop	1,000
07-08	Simply Tasty Thai	2,000
09	BAE Systems	1,000
10	Levy Nails	1,000
11	Omni Financial	1,000
12-13	Available	2,000
14-17	Rent-A-Center	4,000
18-23	Available	6,000
24-25	Veteran's Coin Laundry	1,750
27	Available	800
28	Available	800
29	Available	800
30	Available	800
31	Available	800
32	Pet Spa	800
33	Newton Insurance	800
34-36	First Coast Comedy	2,400

SUITE	TENANT	SF
2294 MAYPORT RD		
01	Available	1,000
02-04	Available	3,000
05	Calaben Filipino Restaurant	1,000
06	Four Seasons Massage	1,000
07-08	Myrtel's Awards & Gifts	2,000
10-11	JJM Mandarin	2,000
12	Beaches Mattress	1,000
13-14	Available	2,000
15	Hair Salon	1,000
16-17	USACE Finance Center	2,000
18	Trade Teams USA	1,000
19	Cattin Insurance	1,000
20	Cavco Canvas South	1,000
21	Ink Chamber Tattoo Parlor	1,000
22	Hangar Bay Cafe	1,479
23-26	Island Girl Cigar Bar	3,521