



OUTPARCEL AVAILABLE

NEC of HWY 90 & FL 276 | Marianna FL 32446

Property Highlights

- ▶ 2.48 acres available
- ▶ Signalized intersection of Highway 90 & FL-276 (25,500 AADT)
- ▶ 375' of frontage along Highway 90
- ▶ Positioned at a key intersection that captures traffic to/from I-10 & Alabama
- ▶ Within 0.5 miles of Jackson County Hospital, a major traffic generator with 1,432 Patient Days, 16,652 Outpatients, and 11,364 ER visits
- ▶ Surrounding retailers include McDonald's, Zaxby's, First Federal Bank, Sonic, DG Market, Trulieve, etc.
- ▶ Population of 21,156 within a 10-mile radius of subject site
- ▶ Demographics include an average household income of more than \$71,000 within a 10-mile radius

DEMOGRAPHICS

Population



3 Mile	8,212
5 Mile	12,116
10 Mile	21,156

Households



3 Mile	3,320
5 Mile	4,918
10 Mile	8,583

Household Income



3 Mile	\$68,634
5 Mile	\$73,581
10 Mile	\$71,249

Traffic Counts



HWY 90	16,300
FL 276	9,200

Daytime Demos

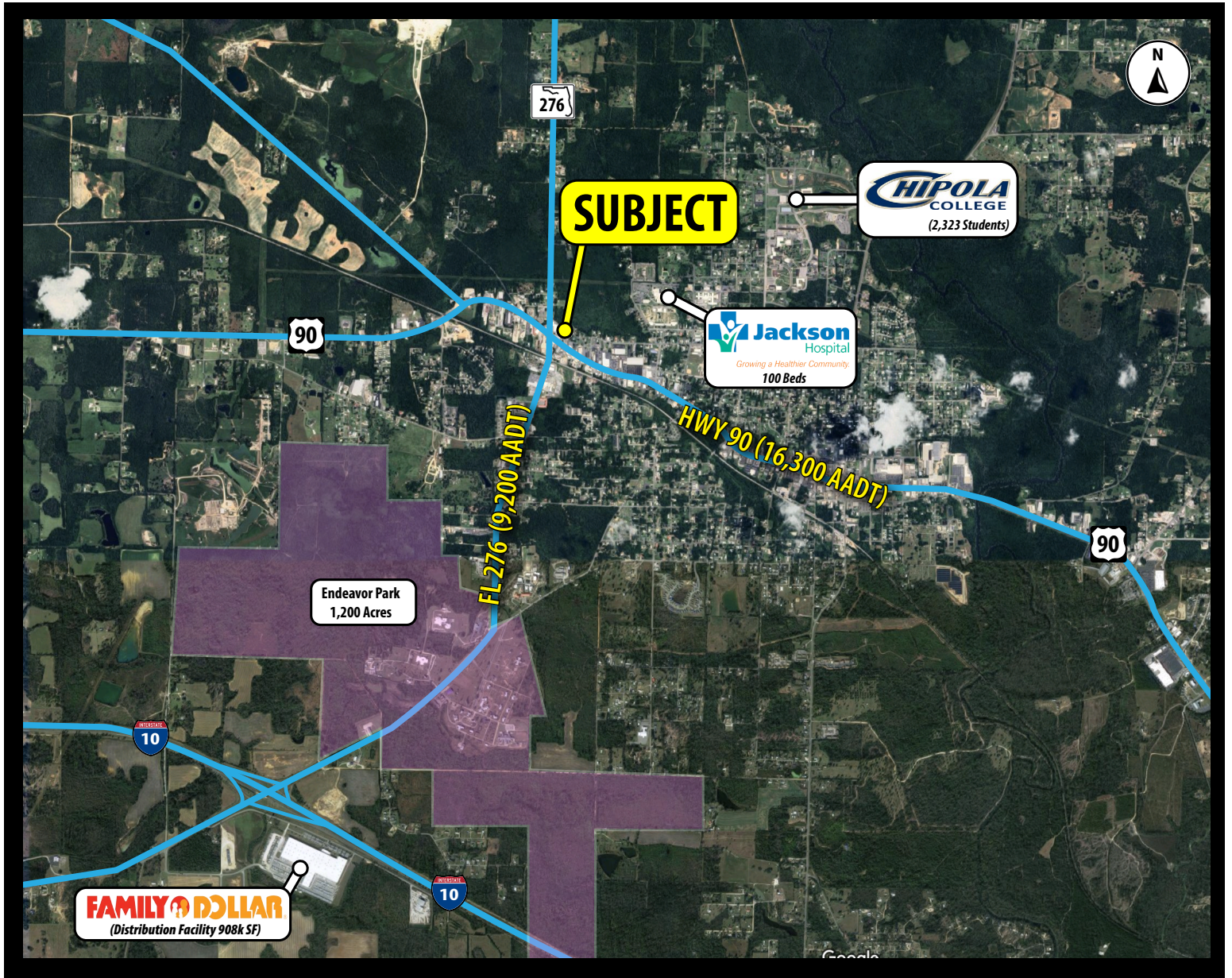


Employees	Businesses	Daytime Population
1 Mile 6,130	1 Mile 669	1 Mile 9,536
3 Mile 9,282	3 Mile 900	3 Mile 14,401
5 Mile 11,145	5 Mile 1,161	5 Mile 20,556

CALL FOR DETAILS 813-712-3078

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