

# Marianna Center

## 2999 Jefferson Street, Marianna, FL



**Available** 1,500 SF  
**Rate** \$15 / SF  
**Type** NNN  
**Term** Negotiable

Prime 1,500 SF retail space available in the Marianna Center, anchored by Chevron at the high-traffic corner of Jefferson St. and Kelson Ave. This NNN lease offers excellent visibility, strong foot traffic, and easy access with ample parking. Surrounded by residential neighborhoods and major retailers, it's ideal for service or retail businesses. Lease rate is \$15/SF with negotiable terms. A great opportunity to grow your brand in a thriving commercial hub. Make this blank canvas your own!

### Features

- Anchored by Chevron station
- SWC Jefferson Street/Kelson Avenue
- Busy residential center
- Great access from both roads
- Rent = \$1,875 / month
- NNN = \$648.38 / month

### Traffic Counts

- Jefferson Street 7,440 VPD
- Kelson Avenue 5,113 VPD

2025 Regis Online

Demographics	1 Mile	2 Mile	3 Mile
Population	3,489	9,541	12,999
Households	1,321	3,749	5,075
Avg Household Income	\$66,647	\$76,636	\$79,082

2025 Regis Online



*Information presented has been gathered from sources deemed reliable, but is not guaranteed by Majors Management, LLC, or its employees, and is subject to change, corrections, errors and omissions, or withdrawal without notice.*

## Leasing Information

**770-338-2620**  
**leasing@majorsmgmt.com**



MajorsManagement.com

## Majors Management, LLC

**1255 Lakes Pkwy, #180**  
**Lawrenceville, GA 30043**





Exterior



Exterior



Exterior



Interior

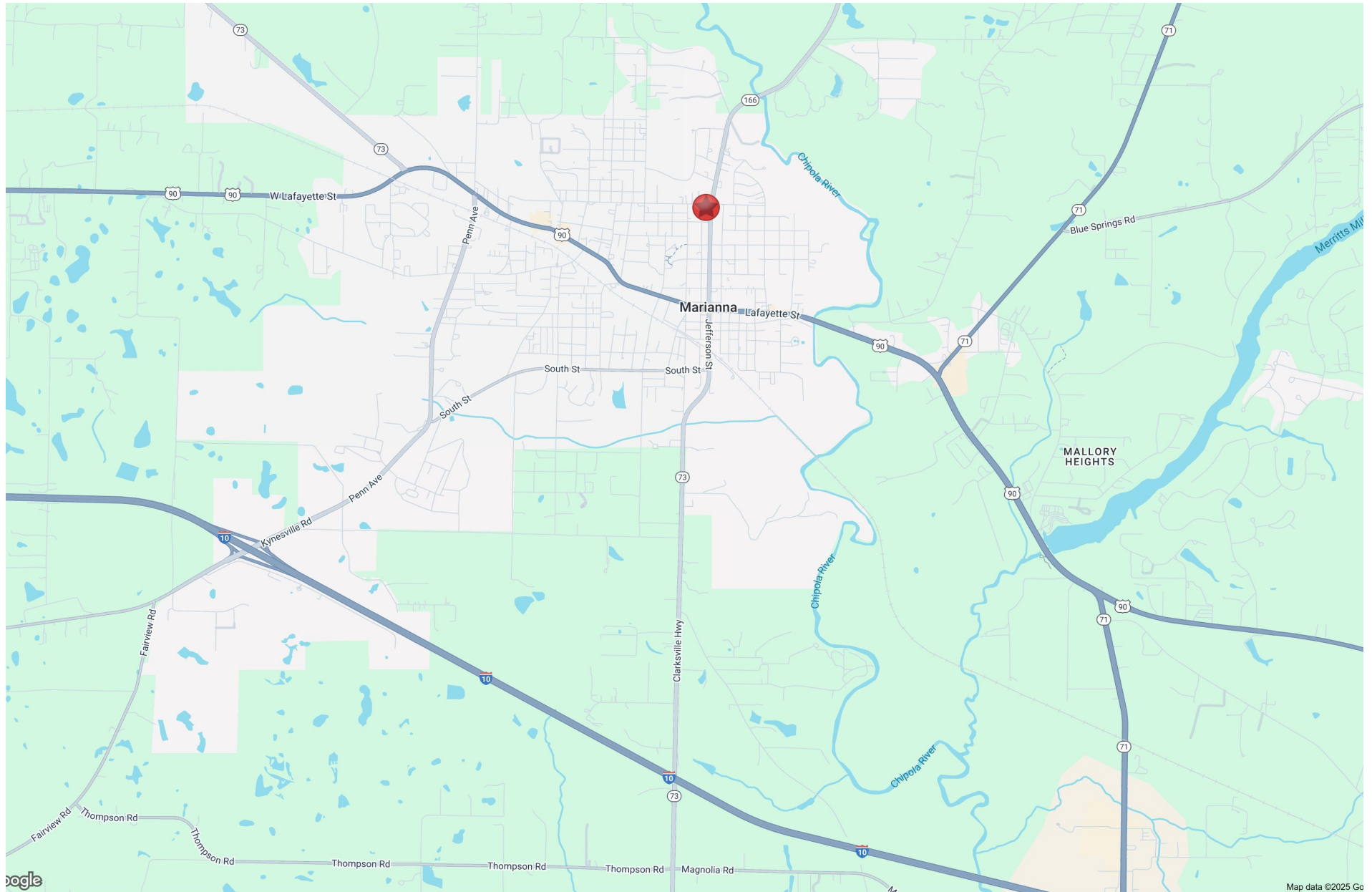
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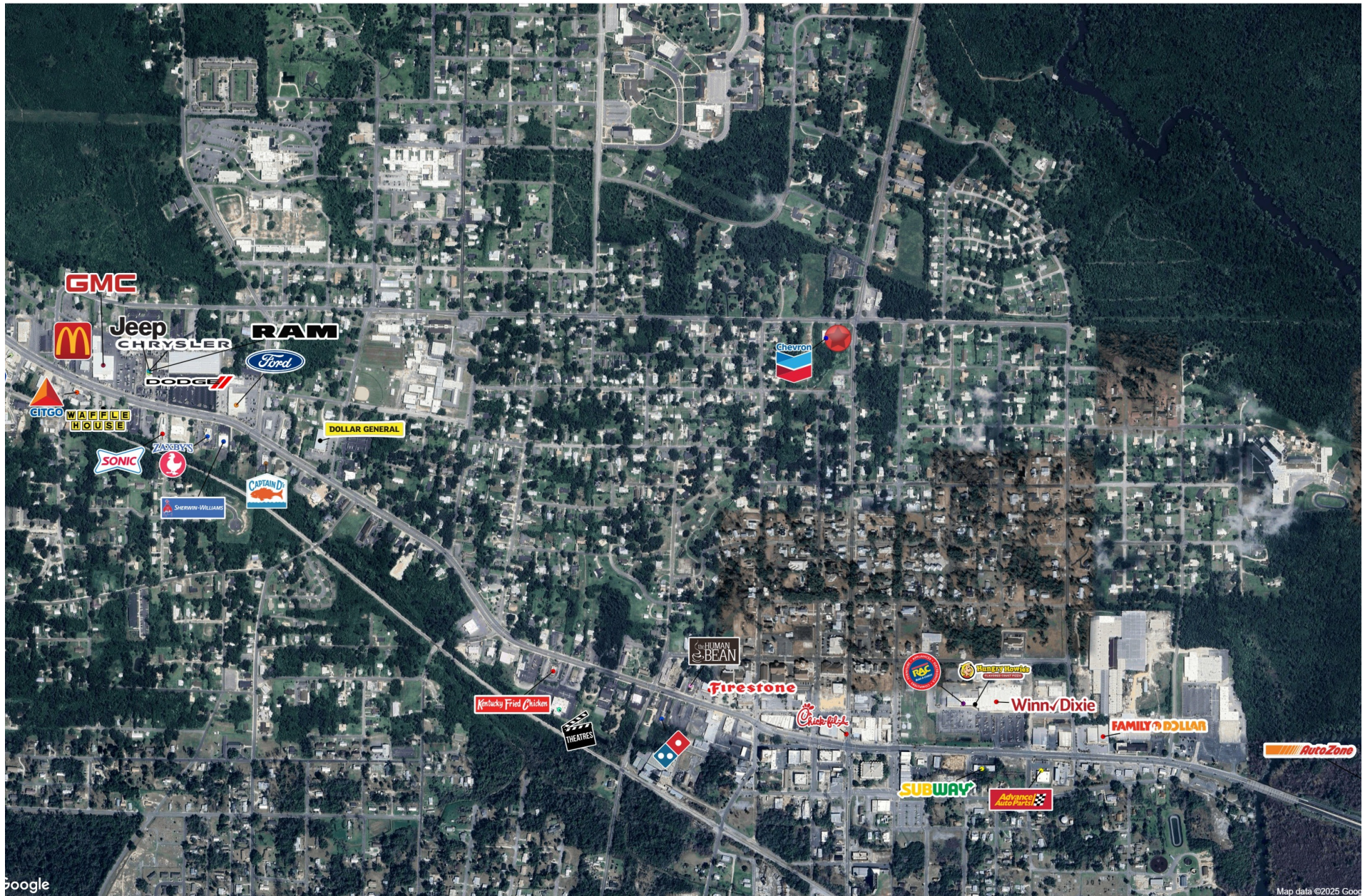
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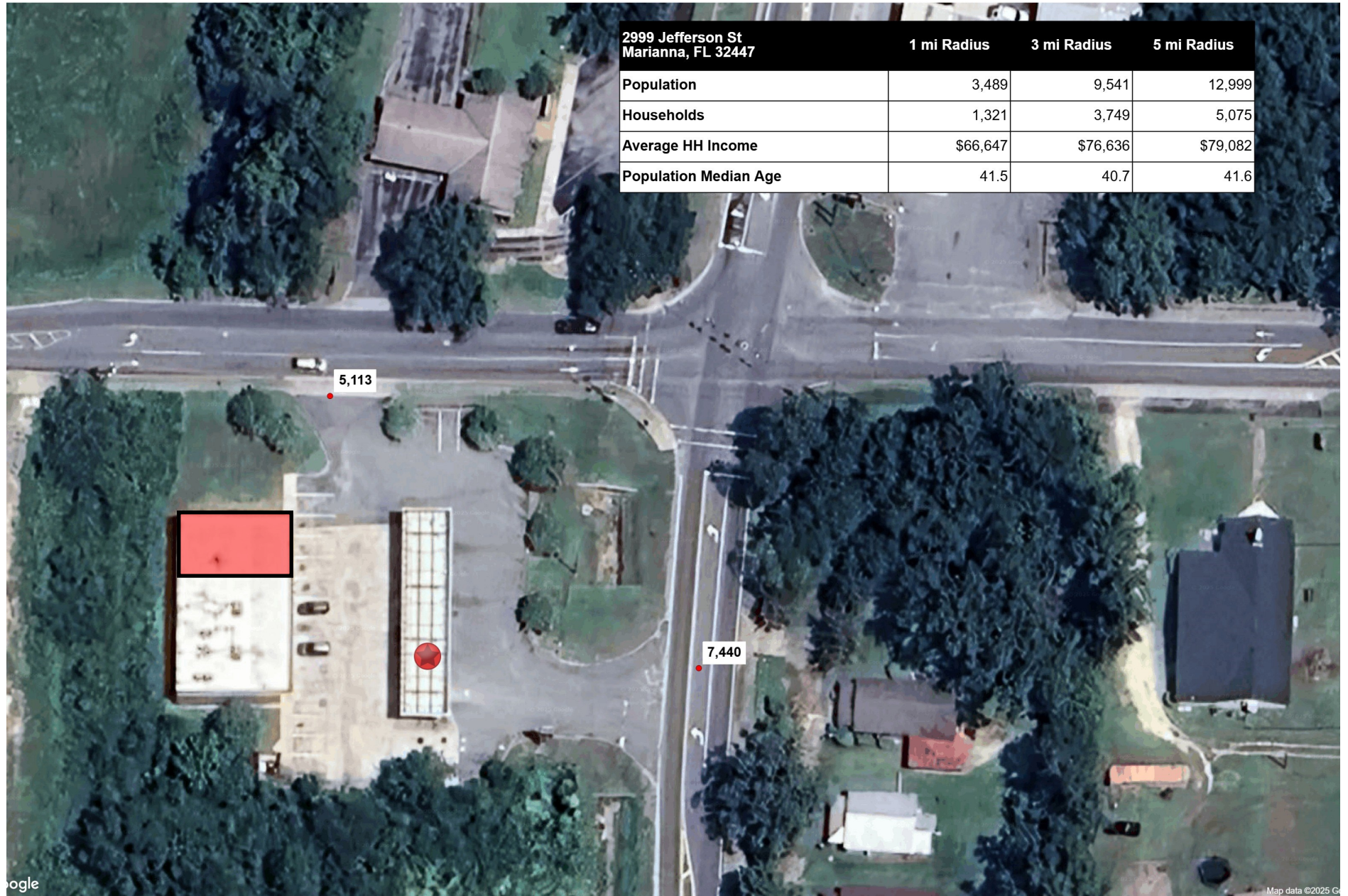


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2999 Jefferson St Marianna, FL 32447	1 mi radius	3 mi radius	5 mi radius
<b>Population</b>			
2025 Estimated Population	3,489	9,541	12,999
2030 Projected Population	3,514	9,602	13,093
2020 Census Population	3,424	9,369	12,727
2010 Census Population	3,382	9,688	13,551
Projected Annual Growth 2025 to 2030	0.1%	0.1%	0.1%
Historical Annual Growth 2010 to 2025	0.2%	-0.1%	-0.3%
2025 Median Age	41.5	40.7	41.6
<b>Households</b>			
2025 Estimated Households	1,321	3,749	5,075
2030 Projected Households	1,310	3,711	5,030
2020 Census Households	1,328	3,722	5,026
2010 Census Households	1,408	3,912	5,271
Projected Annual Growth 2025 to 2030	-0.2%	-0.2%	-0.2%
Historical Annual Growth 2010 to 2025	-0.4%	-0.3%	-0.2%
<b>Race and Ethnicity</b>			
2025 Estimated White	63.8%	64.0%	64.9%
2025 Estimated Black or African American	26.4%	28.0%	27.1%
2025 Estimated Asian or Pacific Islander	3.0%	1.6%	1.6%
2025 Estimated American Indian or Native Alaskan	0.3%	0.3%	0.4%
2025 Estimated Other Races	6.4%	6.0%	6.0%
2025 Estimated Hispanic	5.5%	5.2%	5.2%
<b>Income</b>			
2025 Estimated Average Household Income	\$66,647	\$76,636	\$79,082
2025 Estimated Median Household Income	\$55,928	\$58,741	\$58,041
2025 Estimated Per Capita Income	\$26,187	\$30,545	\$31,402

**Leas-  
ing Information**



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