



OFFERING MEMORANDUM

Grocery-Anchored Shopping Plaza for Sale

OFFERING MEMORANDUM | 3873 COMMERCE STREET | JAY, FL

Exclusively Listed by

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Executive Summary



Price:	\$1,300,000
Building SF:	20,496
# of Buildings:	4
Price / SF:	\$58.47
Gross Scheduled Rent:	\$102,590
NOI:	\$74,211
CAP Rate:	5.71%
Lot Size:	2.56 Acres
Traffic Count:	3300 vpd
Zoning:	CV-2
Year Built:	1967
Renovated:	1972
APN:	41-5N-29-2590-00200-0013

Property Overview

Scott's Plaza presents a rare opportunity to acquire a grocery-anchored neighborhood shopping center serving the City of Jay and the surrounding rural communities of northern Santa Rosa County, Florida. As one of the area's primary retail destinations, the property benefits from a long-established operating history, strong community presence, and strategic location in the commercial heart of Jay.

The property consists of approximately 20,496 square feet of retail and commercial space situated on 2.56 acres, featuring multiple buildings configured around a central parking field with frontage and access from both Alabama Street and Spring Street. The center is anchored by Greer's Market, a well-known regional grocery operator that serves as a daily-needs destination for residents throughout the trade area.

Scott's Plaza occupies a highly visible location within Jay's primary commercial corridor and serves a market with limited competing retail inventory. The center provides essential goods and services that generate recurring customer traffic and support long-term tenancy demand. The property's location, established customer base, and neighborhood-serving tenant mix create a durable retail asset positioned to continue serving the community for years to come.

Investment Highlights

- Grocery-Anchored Retail Center featuring Greer's Market, a recognized regional grocery operator.
- 20,496± SF Shopping Center situated on 2.56± acres.
- Dominant Local Retail Destination serving Jay and surrounding rural communities.
- Strategic In-Town Location with frontage on Alabama Street and Spring Street.
- Established Community Asset with decades of operating history and strong local recognition.
- Multiple Tenant Opportunities providing diversified income potential.
- Value-Oriented Pricing with an asking price below the property's recent appraised value.
- Limited Competitive Supply within the immediate trade area.
- Essential-Service Tenant Base supporting consistent customer traffic and long-term viability.
- Potential Upside Through Leasing, Rent Growth, and Property Modernization.

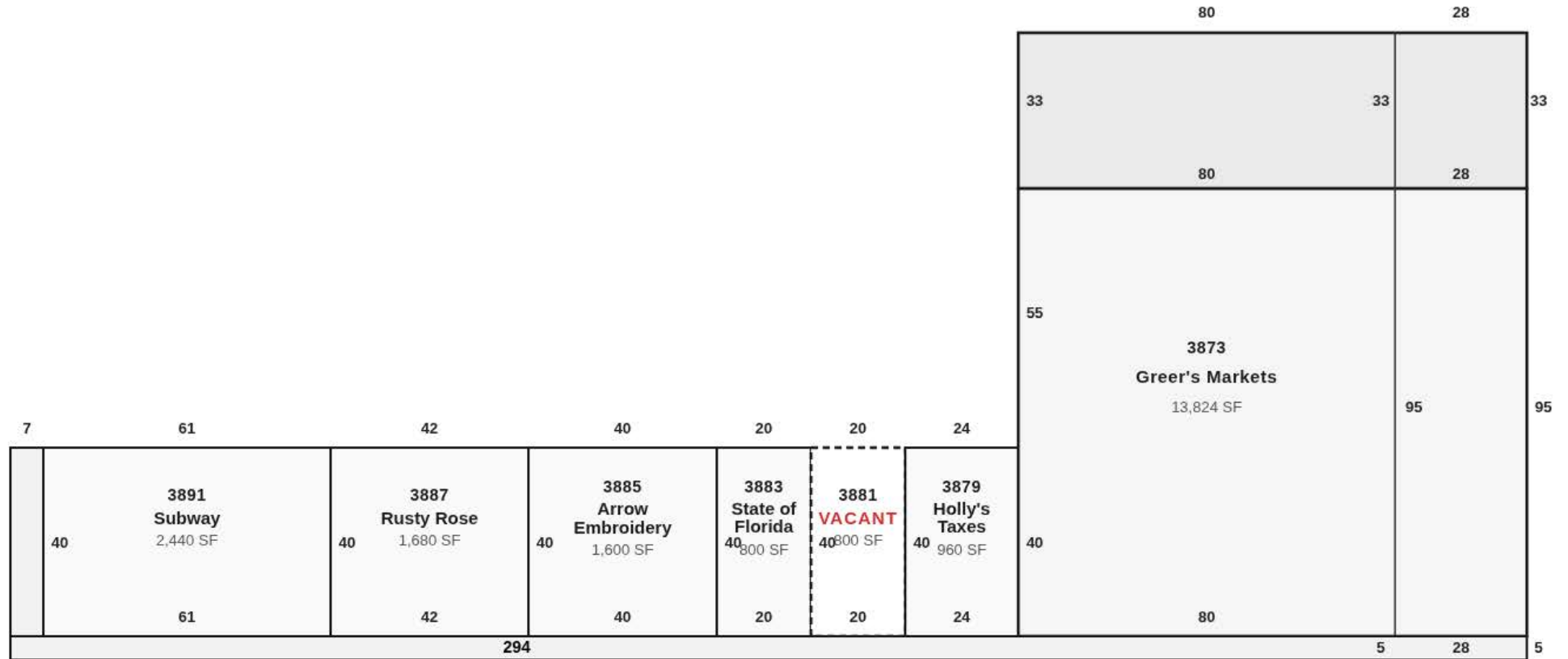


Property Photos



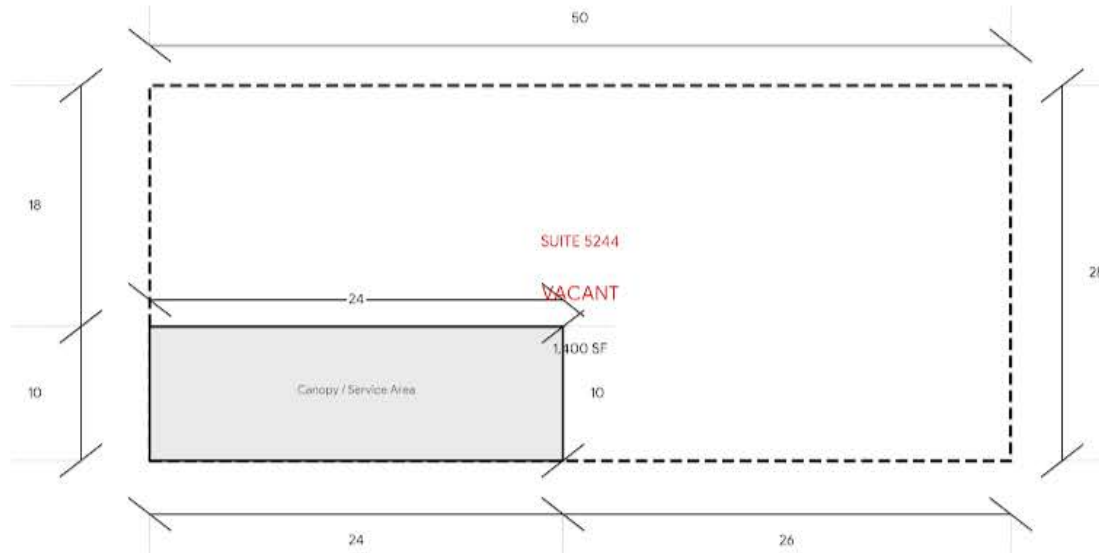
SCOTT'S PLAZA — BUILDING ONE

Commercial Leasing Layout & Current Tenant Profile

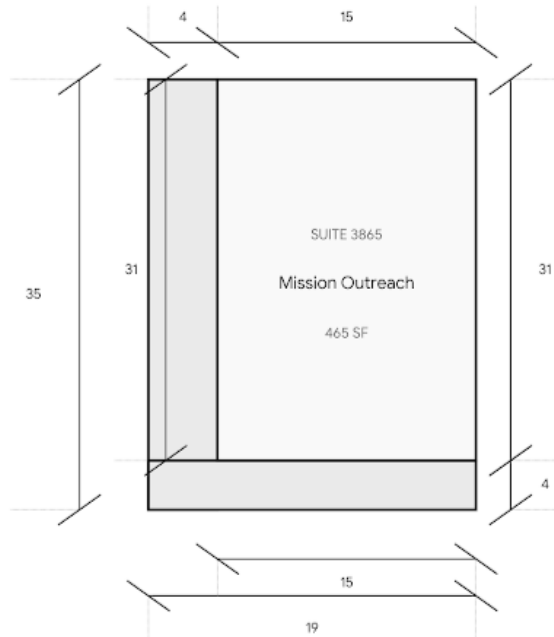


Floor Plans

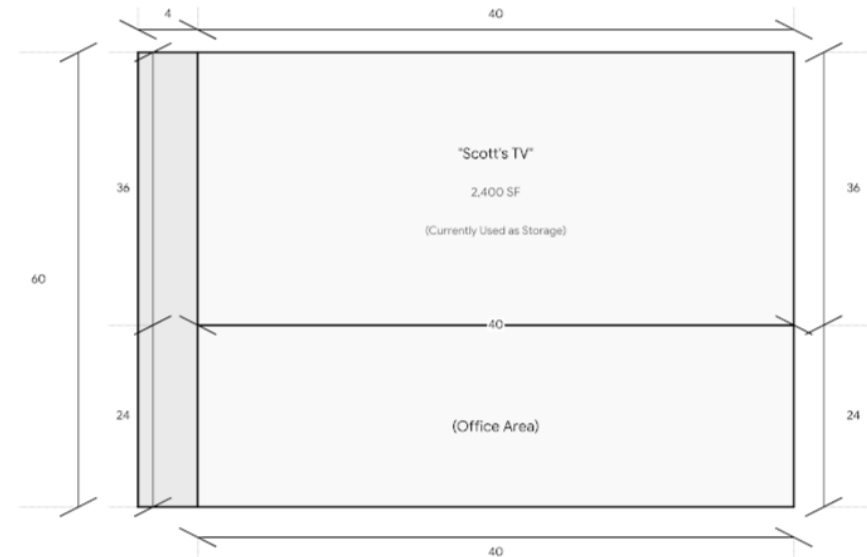
SCOTT'S PLAZA — BUILDING TWO (FMR. GAS STATION)



SCOTT'S PLAZA — BUILDING THREE



SCOTT'S PLAZA — BUILDING FOUR





Market Overview

Jay serves as the commercial hub for northern Santa Rosa County, supporting surrounding agricultural communities and rural residential neighborhoods. Due to limited retail development in the immediate market area, existing neighborhood centers enjoy strong market positioning and reduced competitive pressure.

The area's economy is supported by agriculture, timber, oil production, and local service businesses. As the primary grocery-anchored retail center in the community, Scott's Plaza benefits from necessity-based consumer spending that is generally less susceptible to economic fluctuations than discretionary retail categories.

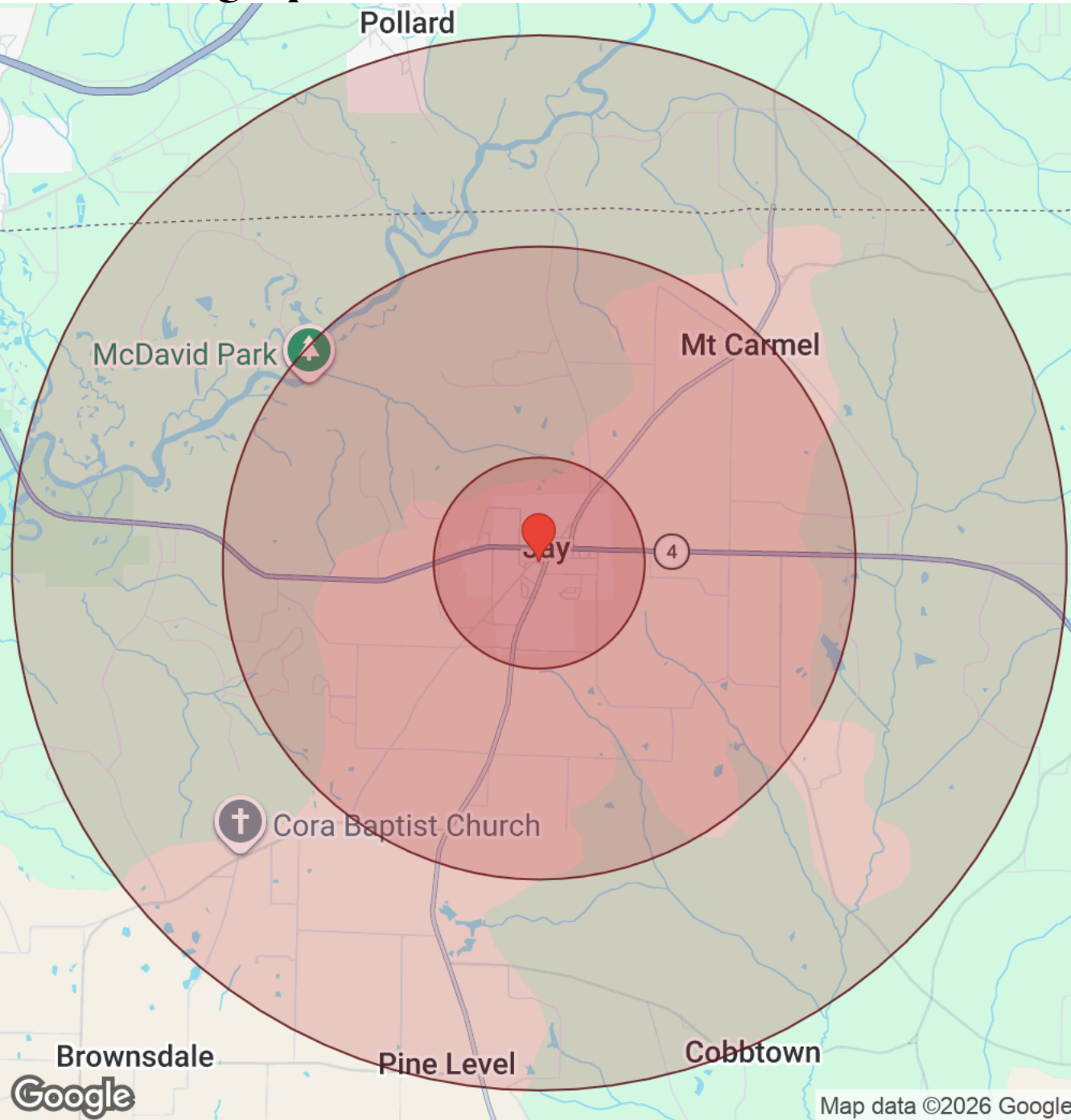
Large Service Area

The property serves approximately:

- 727 residents within 1 mile
- 2,286 residents within 3 miles
- 3,275 residents within 5 miles

Median household income exceeds \$65,000 across the trade area, supporting demand for neighborhood retail and essential services.

Demographics



Population	1 Mile	3 Miles	5 Miles
Male	353	1,111	1,604
Female	374	1,175	1,671
Total Population	727	2,286	3,275

Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	675	2,121	3,045
Black	4	12	24
Am In/AK Nat	6	21	27
Hawaiian	1	2	2
Hispanic	13	42	55
Asian	6	19	23
Multiracial	20	65	92
Other	1	4	7

Housing	1 Mile	3 Miles	5 Miles
Total Units	330	1,035	1,475
Occupied	294	924	1,323
Owner Occupied	226	714	1,038
Renter Occupied	68	210	285
Vacant	36	111	152

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	125	392	567
Ages 15 - 24	89	278	389
Ages 25 - 54	268	842	1,198
Ages 55 - 64	96	302	443
Ages 65+	150	470	678

Income	1 Mile	3 Miles	5 Miles
Median	\$65,940	\$65,328	\$68,700
Under \$15k	35	103	143
\$15k - \$25k	29	95	127
\$25k - \$35k	25	79	98
\$35k - \$50k	22	69	104
\$50k - \$75k	61	197	255
\$75k - \$100k	39	121	218
\$100k - \$150k	38	116	176
\$150k - \$200k	42	130	165
Over \$200k	2	15	36

Distance: ● 1Mile ● 3Miles ● 5Miles

Attractive In-Place Cash Flow

- Gross Scheduled Income: \$102,590
- Effective Gross Income: \$85,190
- Net Operating Income: \$74,211
- Going-In Cap Rate: 5.71%
- Price Per Square Foot: Approximately \$63.43



Investment Opportunity

Scott's Plaza offers investors the opportunity to acquire a stabilized, grocery-anchored shopping center with established cash flow, long-standing community presence, and limited local competition. The combination of an essential-service anchor tenant, below-appraisal pricing, and a dominant market position creates a compelling investment opportunity in a supply-constrained retail market.


This offering is particularly well suited for private investors, family offices, and 1031 exchange buyers seeking durable income from a necessity-based retail asset with long-term community significance.

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