

Available



Phase 2 and 3 Now Available in Sweet Bay Town Center - Panama City, FL

Promenade St and W Hwy 390 Panama City, FL 32405

SweetBay Town Center

Phase 2 & 3



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SweetBay Town Center

A Lifestyle Center



An Upscale Shopping Venue

The SweetBay Town Center is part of the SweetBay Master Planned Community Development in Panama City, FL. It is one of the state's largest infill projects with a top-ranking charter school, University Academy (K-8), and approval for 3,200 residential units. There are future plans for additional apartments and varying residential developments in proximity to Town Center.

The SweetBay Town Center is a Publix-anchored, mixed-use lifestyle center featuring retail, restaurant, medical, hotel, and traditional office space opportunities. There are outparcel opportunities, as well as street-lined retail.

Phase 1 of SweetBay Town Center sits on 8.3 acres and features a 50,487 SF Publix and adjacent liquor store. The remainder of Phase 1 is fully leased with an 18,000 SF mixture of high-end local and national tenants such as Starbucks, unique restaurants, and service-related retailers.

Phase 2 and 3 are adjacent to the Publix and retailers in Phase 1. Outparcel and build-to-suit opportunities are available to serve not only the SweetBay community but also the Panama City area.

Town Center Availability

Phase 1: 8.3 acres - 18,000 SF inline retail space

Phase 2: 3.65 acres - ±30,000 SF Retail and restaurant space

Phase 3: 2.43 acres - ±10,000 SF Retail space with corner outparcel and possible hotel pad

| DEMOGRAPHICS | |
|---------------------------------|-----------|
| Total Population | |
| 1 miles | 4,418 |
| 3 miles | 30,216 |
| 5 miles | 61,185 |
| Total Daytime Population | |
| 1 miles | 3,623 |
| 3 miles | 23,402 |
| 5 miles | 59,982 |
| Average Household Income | |
| 1 miles | \$144,317 |
| 3 miles | \$106,524 |
| 5 miles | \$100,344 |
| Median Age | |
| 1 miles | 43.8 |
| 3 miles | 40.7 |
| 5 miles | 40.6 |

3200
HOMES AT FULL
BUILD-OUT

870
UNITS BUILT
TO DATE

\$576K
AVERAGE
SWEETBAY
HOME SALE
PRICE

\$125K
AVERAGE
HOUSEHOLD
INCOME

700
PLANNED
APARTMENT
UNITS

SweetBay Town Center



Phase 1

- 48,387 SF Publix with a 2,100 SF liquor store, one of their newest prototypes
- 18,000 SF of inline retail including Starbucks, unique restaurants, and service-related retailers
- Community-based green space adjacent to Phase 1 and 2

Phase 2

- A Retail, Food and Entertainment Hub will feature 30,000 SF of inline and outparcel opportunities for national and high-end local retailers and restaurants

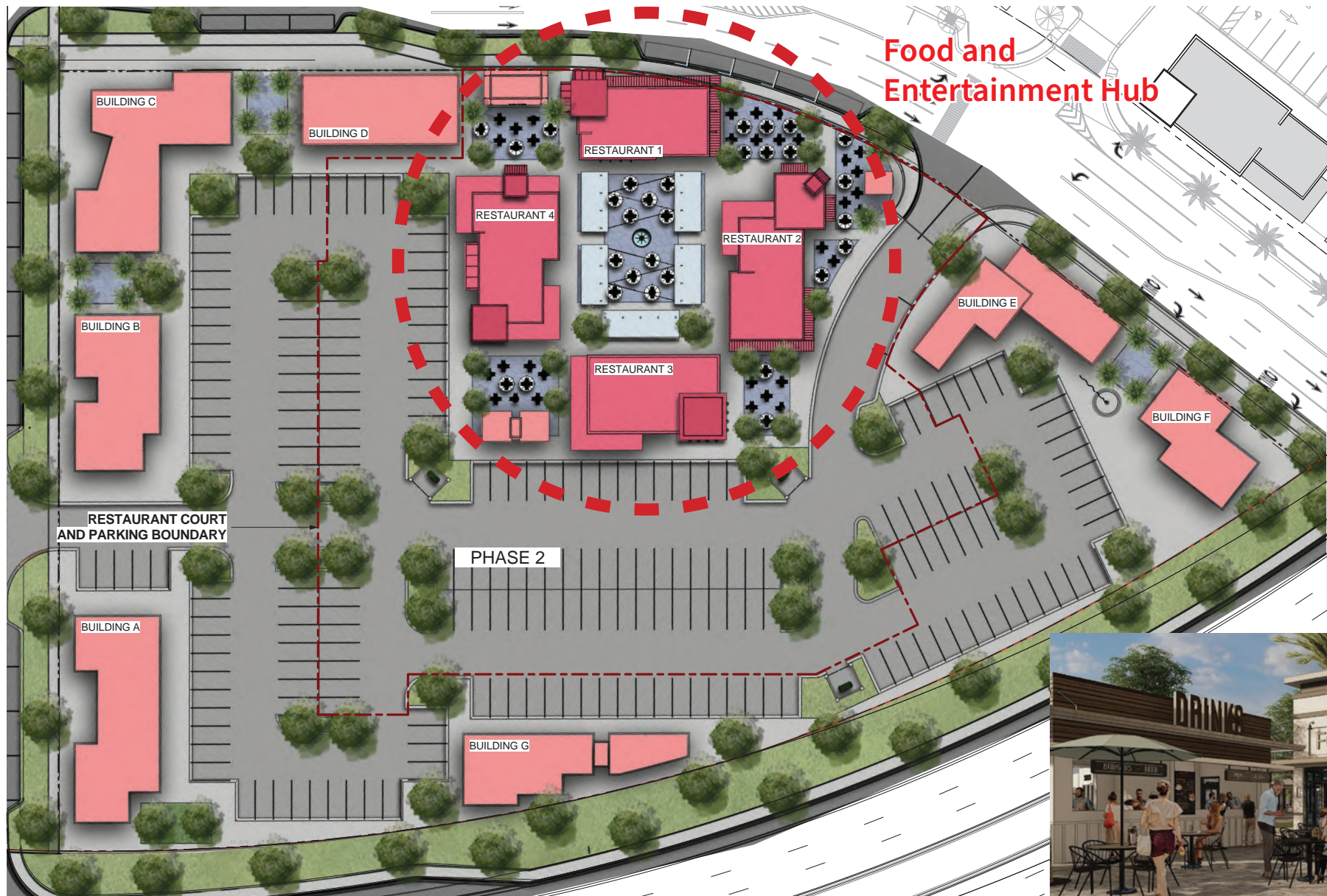
Phase 3

- Retail with corner outparcel and possible hotel pad

Phase 4

- Medical, office, a bank and/or other uses

SweetBay Town Center Phase 2 Site Plan



SweetBay Town Center

Food and Entertainment Hub



A vibrant retail and restaurant hub, creating a dining destination for residents and visitors.

Well positioned to accommodate displaced mall tenants and new brands entering the market.

Seeking innovative, high-quality tenants to complement our vision for this lifestyle center.



SweetBay - Life at Water's Edge



Time for Yourself
Time for Your Partner
Time for Neighbors
Time for Nature



Retail Trade Area



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