

# Publix #1173 - Magnolia Plaza

2419 Thomas Drive  
Panama City, FL 32408  
Lat 30.160, Long -85.754

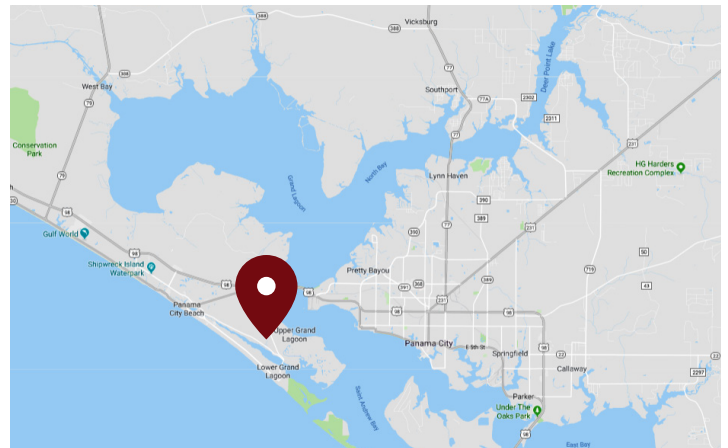
**FOR LEASE**



**2,760 - 3,025 SF AVAILABLE**

## PROPERTY HIGHLIGHTS

- Publix-Anchored Center
- Panama City is the Largest City Between Pensacola and Tallahassee and Serves as the Bay County Seat
- It is the Heart of the Panama City-Lynn Haven Panama City Beach MSA Which Includes Almost 170,000 People and is the Anchor of a 60-Mile Workforce Drivetime Area of 573,000 People
- Located in the Florida "Panhandle" on the Heavily Traveled Thomas Drive, Panama City Beach's Primary Neighborhood Artery
- Located at the Entrance to Bay Point Golf & Marina Resort, Host of the Annual Marina Outdoor and Boat Expo
- Seven Million Visitors Annually to Panama City Beach
- Traffic Count: 20,400 VPD



DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Total Population	5,376	23,049	44,632
Daytime Population	3,962	23,231	47,749
Total Households	2,381	10,457	19,750
Avg. HH Income	\$88,036	\$97,526	\$87,463

Data provided by Placer Labs Inc. ([www.placer.ai](http://www.placer.ai)) & Esri

## Jamie Golomb

Office: 334.409.6445 | Cell: 334.590.4332 | [jgolomb@crossmanco.com](mailto:jgolomb@crossmanco.com)  
505 Cloverdale Road, Suite 103, Montgomery, AL

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## SITE PLAN

Suite	Tenant	Size
	Publix	45,600
100	AVAILABLE	3,025
200	AVAILABLE	2,760
300	Jin Jin II	1,200
400	Beach Chiropractic	1,200
500	Golden Touch	1,200
600	Unique Nail Salon	1,200
700	Great Clips	1,150
800	Beach Liquors	9,100
900	Dominos Pizza	1,200

TOTAL 67,635



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## FOOT TRAFFIC OVERVIEW

EST. # OF CUSTOMERS ANNUALLY

 **308,100**

EST. # OF VISITS ANNUALLY

 **819,300**

AVG. VISITS / CUSTOMER

 **2.66**

AVG. LENGTH-OF-STAY / VISIT

 **31 MIN**

TOP 3 DAYS



Saturday	148,234
Sunday	132,428
Friday	116,366

# OF VISITS

TOP 3 HOURS

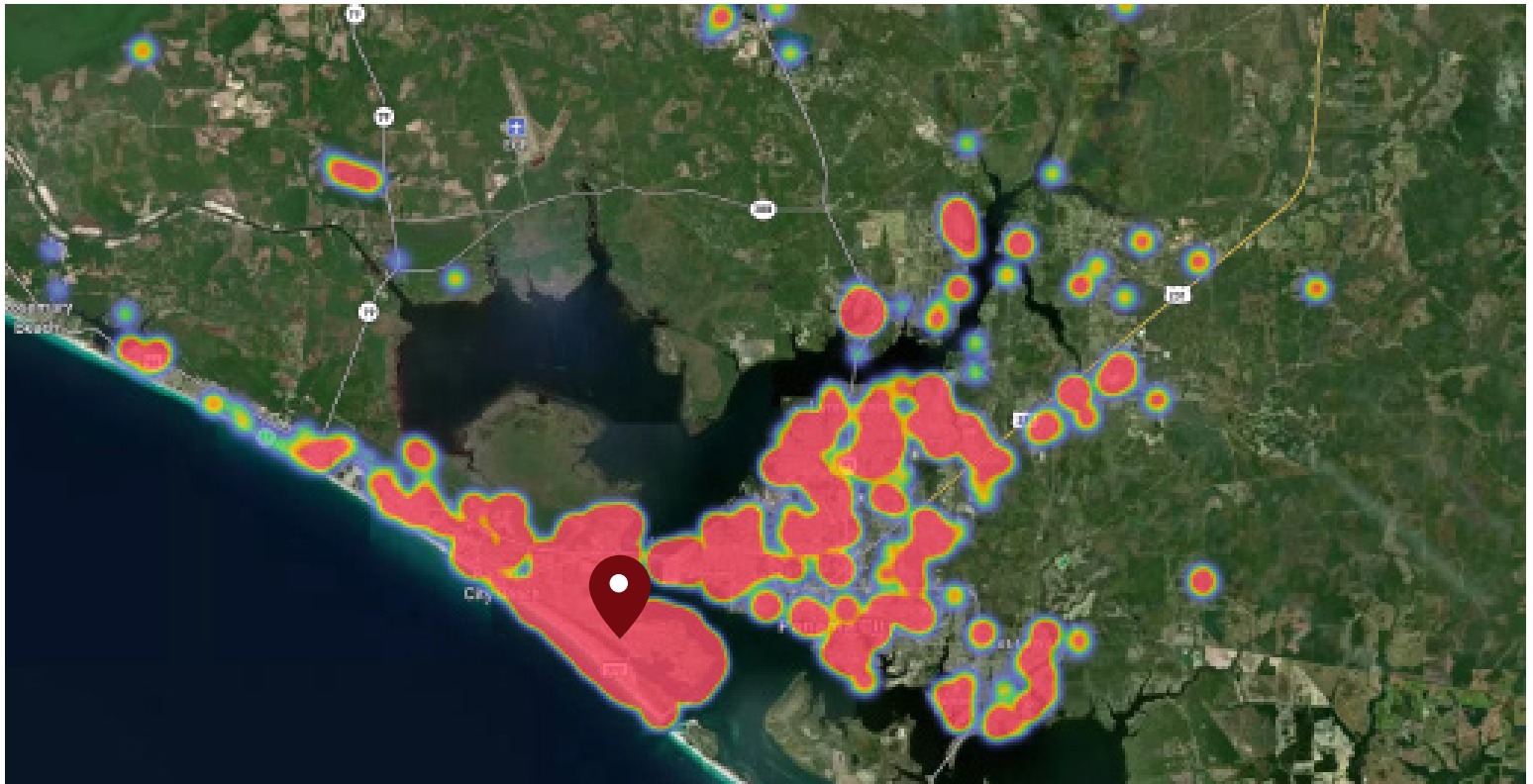


5-6 PM	126,188
4-5 PM	116,912
3-4 PM	113,679

# OF VISITS

Data provided by Placer Labs Inc. ([www.placer.ai](http://www.placer.ai)) March 1, 2022 - February 28, 2023

## SITE VISIT DENSITY



Red, orange, and yellow colors represent the location of 60% of site visitors

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