



**COLDWELL  
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COMMERCIAL**

**COLDWELL BANKER  
COMMERCIAL REALTY**

**FOR LEASE**

## **THE CROSSROADS SHOPPING CENTER**

N/A

2800 FL-71  
Marianna, FL 32446

### **AVAILABLE SPACE**

#### **AREA**

Marianna, FL is located in Jackson County, FL and is the county seat. The Jackson County EDC has published, Jackson is the only county in Florida that boards both Georgia and Alabama. The county is located one hour west of Tallahassee and one hour north of Panama City, the beaches and the Gulf of Mexico. Home to 2 state parks, Florida Caverns State Park (featuring the states only walk-through cave system) and Three Rivers State Park. Marianna was recognized as one of "The 100 Best Small Towns in America", with Florida ranked #1 in the Southeast for most competitive business tax systems.



### **RETAIL STRIP CENTER**

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2800 FL-71, Marianna, FL 32446



## OFFERING SUMMARY

|                |            |
|----------------|------------|
| Available SF:  |            |
| Lease Rate:    | N/A        |
| CAM / SF:      | \$1.82     |
| Lot Size:      | 8.26 Acres |
| Year Built:    | 1989       |
| Building Size: | 93,804 SF  |
| Renovated:     | 2012       |
| Zoning:        | Commercial |
| Traffic Count: | 22,000     |

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## PROPERTY OVERVIEW

12,816 SF In-Line Retail Space available at The Crossroads Shopping Center in Marianna, FL. This National Tenant Anchored Retail Center is located at the lighted intersection of US Hwy 90 and Hwy 71, in Marianna's retail corridor. The Center consists of a 93,804 SF building with anchor tenants including Tractor Supply, Goodwill and Planet Fitness. Neighboring retailers include Big Lots, Hibbett Sports, Bealls, CVS, Dollar General, O'Reilly's and Auto Zone.

## PROPERTY HIGHLIGHTS

### AVAILABLE SPACES

| SPACE               | LEASE RATE | SIZE (SF) |
|---------------------|------------|-----------|
| IN LINE RETAIL UNIT | \$9.00 PSF | 12,816 SF |



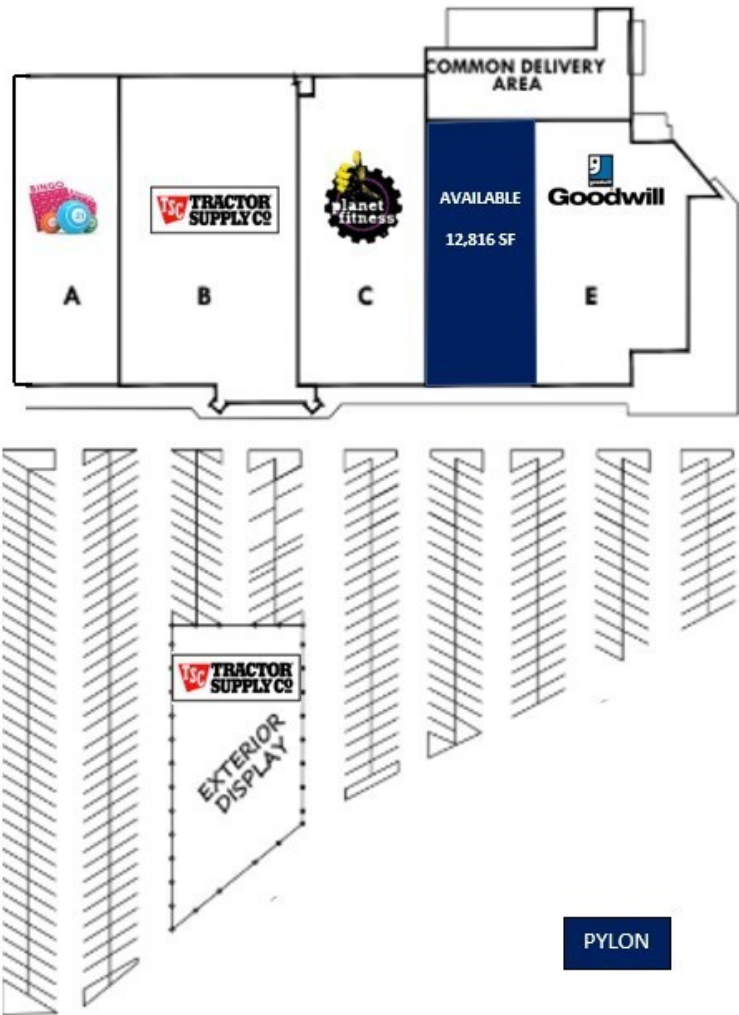
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LEASE

## THE CROSSROADS SHOPPING CENTER

2800 FL-71  
MARIANNA, FL 32448



### SITE DATA

| UNIT                 | TENANT    | SF     | DIMS      |
|----------------------|-----------|--------|-----------|
| D                    | AVAILABLE | 12,816 | 72 X IRR  |
| COMMON DELIVERY AREA |           | 9,502  | 139 X IRR |
| BUILDING TOTAL       |           | 93,804 |           |
| PARKING TOTAL        |           | 368    |           |

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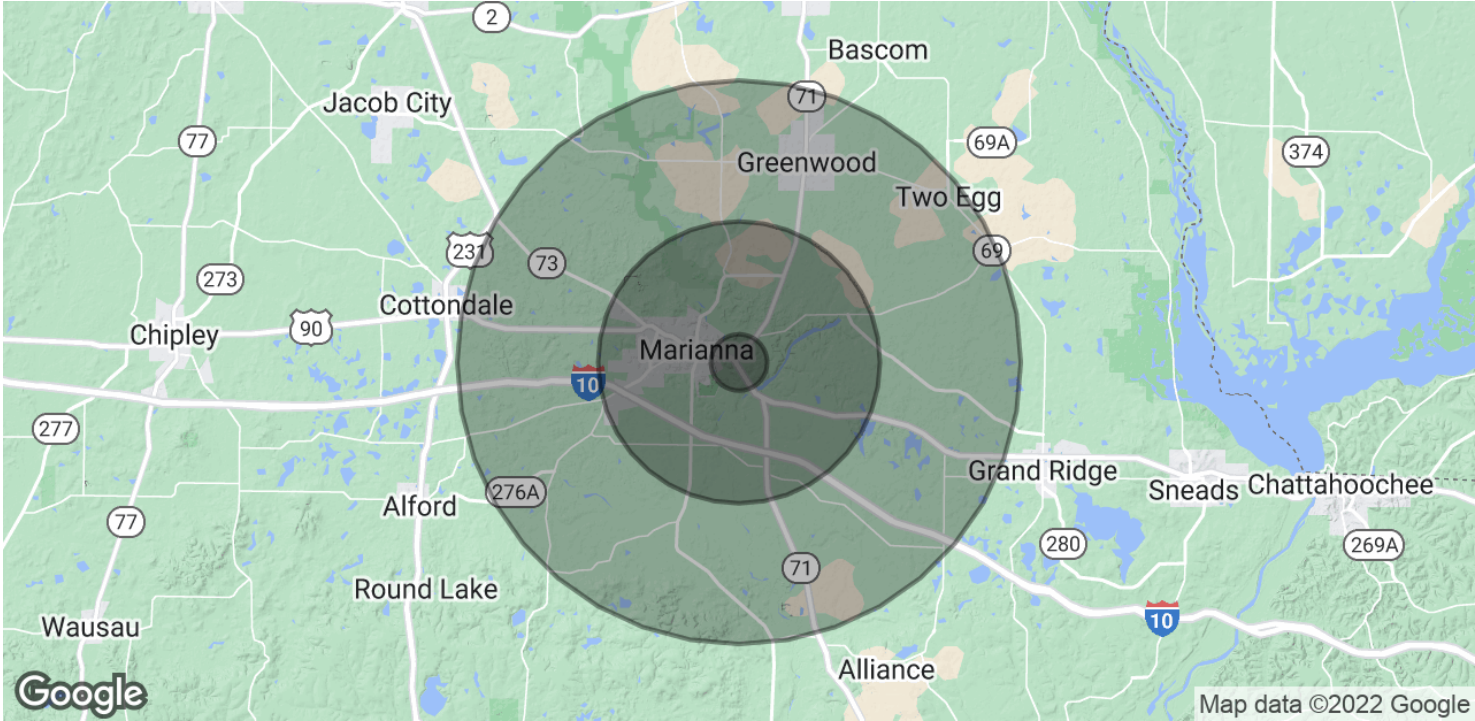




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LEASE



| POPULATION           | 1 MILE     | 5 MILES   | 10 MILES  |
|----------------------|------------|-----------|-----------|
| Total Population     | 349        | 8,918     | 22,763    |
| Average age          | 40.2       | 37.4      | 39.0      |
| Average age (Male)   | 39.6       | 34.2      | 36.2      |
| Average age (Female) | 41.7       | 45.5      | 45.5      |
| HOUSEHOLDS & INCOME  | 1 MILE     | 5 MILES   | 10 MILES  |
| Total households     | 140        | 3,323     | 8,190     |
| # of persons per HH  | 2.5        | 2.7       | 2.8       |
| Average HH income    | \$75,151   | \$56,789  | \$52,961  |
| Average house value  |            | \$140,316 | \$133,281 |
| TRAFFIC COUNTS       |            |           |           |
| US Hwy 90            | 22,000/day |           |           |

\* Demographic data derived from 2020 ACS - US Census

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