



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

Melissa Simpson
850 733 6532
mel.sells.nwfl@gmail.com
Phil Phlegar
850 258 4736
Phil.Phlegar@cbcrt.com

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1520 Airport Blvd Ste B, Pensacola, FL 32504
850.432.5320

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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

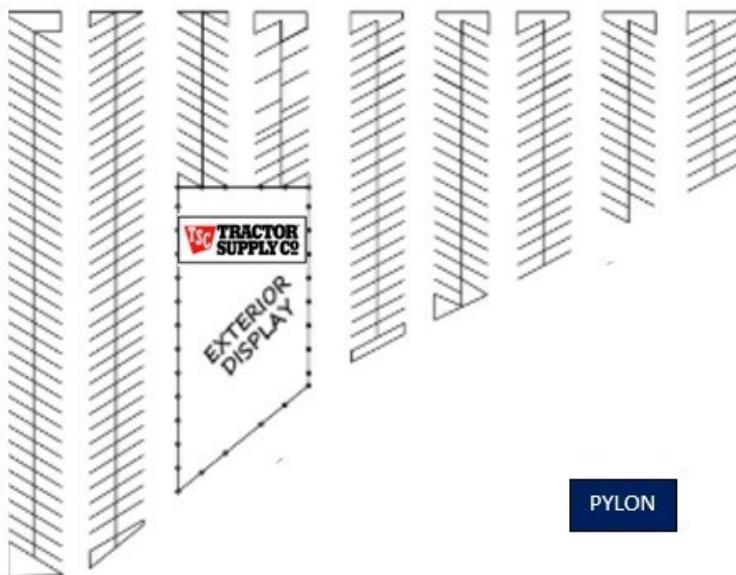
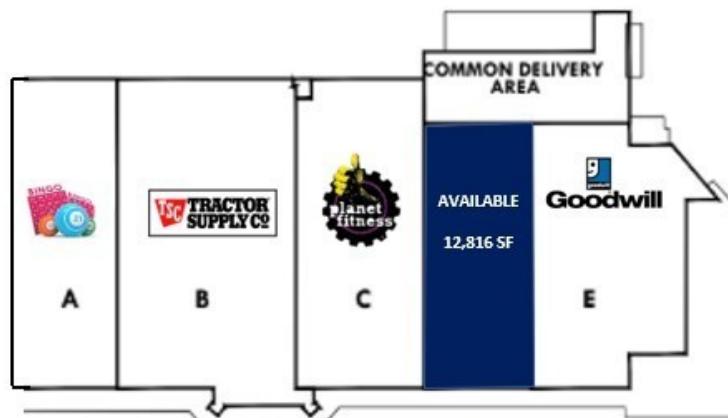


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SITE DATA

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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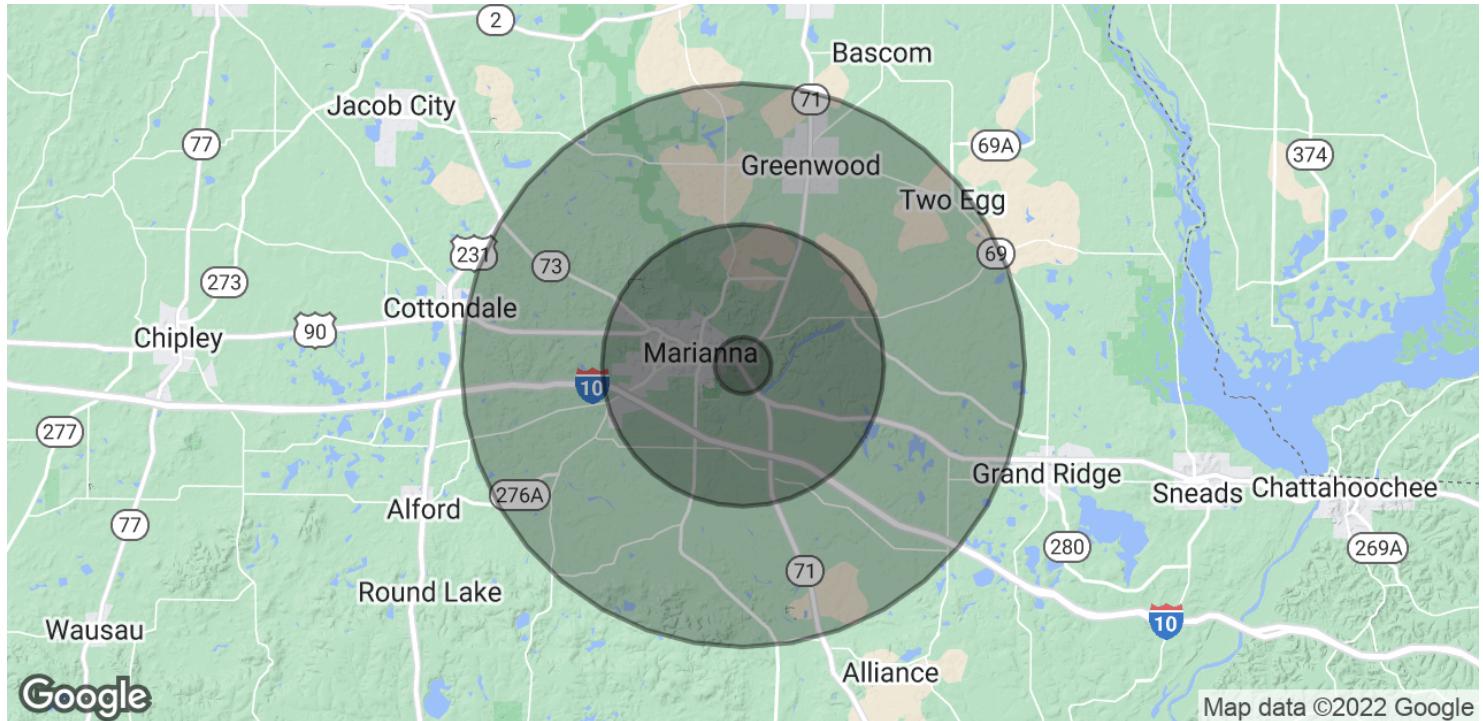
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	349	8,918	22,763
Average age	40.2	37.4	39.0
Average age (Male)	39.6	34.2	36.2
Average age (Female)	41.7	45.5	45.5

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
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* Demographic data derived from 2020 ACS - US Census

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