

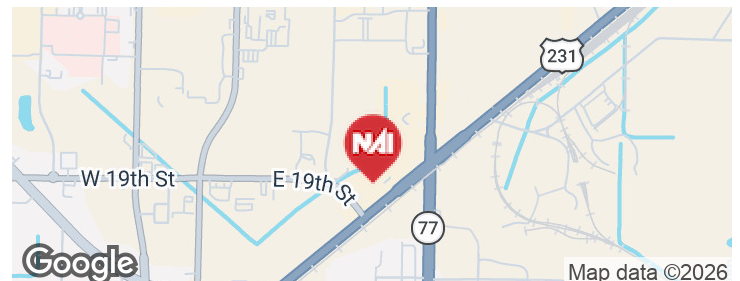


## Mariner Plaza

615 N Highway 231 Panama City, Florida 32405

### Property Highlights

- +/-54,027 SF Neighborhood Shopping Center on +/-5.18 Acres
- 83.13% Occupied with Stable In-Place Income
- +/-9,114 SF Office Vacancy – Lease Upside Opportunity
- Multiple Access Points (Hwy 231, Hwy 77 & 19th Street)
- New Roof and HVAC installed 2019
- Parking Ratio: 4.37:1000
- Financials & Rent Roll Available Upon Request



### Offering Summary

<b>Sale Price:</b>	\$6,493,000
<b>Building Size:</b>	54,027 SF

### For More Information

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## Property Description

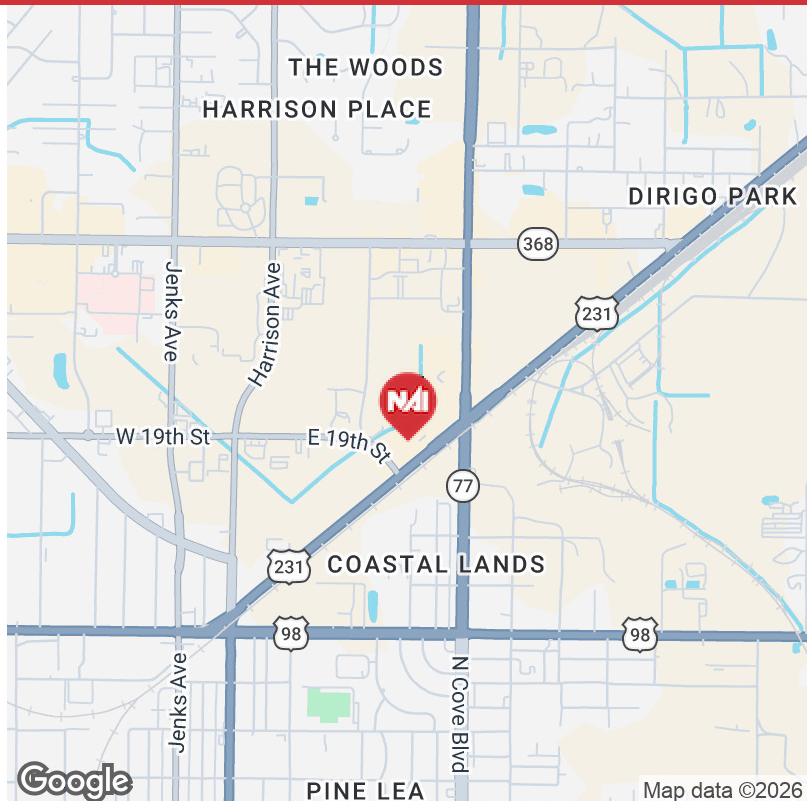
+/-54,027 SF neighborhood shopping center situated on 5.18 acres on Hwy 231 in Panama City. This property benefits from access points on major arteries, Hwy 231 & Hwy 77 along with a separate lighted intersection at 19th St.

The property is well positioned to meet the daily retail and service needs of nearby neighborhoods while benefiting from proximity to Bay County's healthcare and employment hubs. Currently 83.13% occupied, the center provides stable in-place income with additional upside through +/-9,114 SF of available office space.

Panama City benefits from a diversified economic base supported by healthcare, tourism, retail, and military presence. Major employers such as HCA Florida Gulf Coast Hospital, Ascension Sacred Heart, and Tyndall Air Force Base provide a stable employment foundation that supports consistent consumer activity.

## Location Description

Mariner Plaza is located with significant frontage along North of Hwy 231, just south of Hwy 77 intersection (Average Daily Traffic Counts: +/-45,500 AADT - Hwy 231/Hwy 77 Intersection and +/-56,500 AADT - 23rd St/Hwy 77 Intersection).



### Offering Summary

<b>Sale Price:</b>	\$6,493,000
<b>Building Size:</b>	54,027 SF
<b>Available SF:</b>	9,114 SF
<b>Lot Size:</b>	5.18 Acres
<b>Number of Units:</b>	12
<b>Price / SF:</b>	\$120.18
<b>Year Built:</b>	1977
<b>Renovated:</b>	2019
<b>Zoning:</b>	GC 1

### Location Overview

Panama City, Florida, renowned for its stunning beaches and vibrant tourism industry, boasts a thriving real estate market fueled by a diverse economy. The city's economy is supported by key sectors such as tourism, healthcare, and retail, with major employers like HCA Florida Gulf Coast Hospital, Ascension Sacred Heart and Tyndall Air Force Base driving growth. Panama City's real estate landscape includes a wide variety of properties, from residential homes and waterfront estates to commercial developments, creating unparalleled investment opportunities. With its strategic Gulf of Mexico location, exceptional infrastructure, and a high quality of life, Panama City remains a prime destination for real estate investors.



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For Sale

54,027 SF | \$6,493,000

Commercial Shopping Center Space



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