

FOR LEASE

4125 Jireh Ct Marianna, FL 32448



Office | 7,896 SF

7,896 SF professional office building available for lease/sale in Marianna, FL. Situated in one of the few professional office parks in Marianna, this property possesses great potential for any business specializing in services relating to financial, accounting, healthcare, law, consulting, etc. This property is also located walking distance to a variety of retail options, 2 miles away from Downtown Marianna, and 2.5 miles away from Interstate 10 Exit 136. Call agent today to arrange a tour or to request additional information.

Lease Rate: \$12.00 SF/YR MG

OFFERING SUMMARY

AVAILABLE SF	7,896 SF
LEASE RATE	\$12.00 SF/YR (MG)
TENANT RESPONSIBILITIES	Utilities + Lawn
YEAR BUILT	2011
PARKING SPACES	40 Spaces
LOT SIZE	0.86 AC
PRICE	Subject to Offer

Demographics	1 Mile	5 Miles	10 Miles
Total Population:	1,541	11,171	19,541
Average HH Income:	\$23,984	\$47,750	\$47,447

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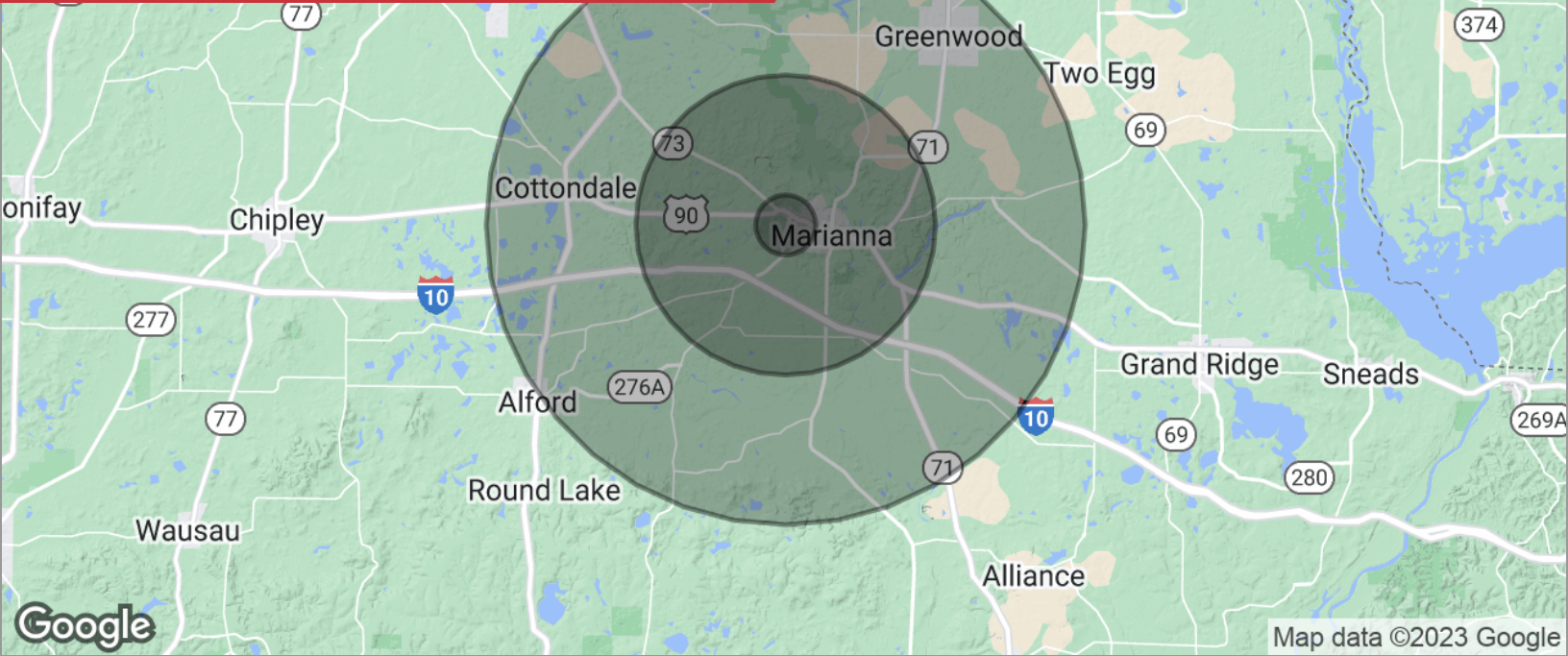
No Warranty Or Representation, Express Or Implied, Is Made As To The Accuracy Of The Information Contained Herein, And The Same Is Submitted Subject To Errors, Omissions, Change Of Price, Rental Or Other Conditions, Prior Sale, Lease Or Financing, Or Withdrawal Without Notice, And Of Any Special Listing Conditions Imposed By Our Principals No Warranties Or Rep- resentations Are Made As To The Condition Of The Property Or Any Hazards Contained Therein Are Any To Be Implied.



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DEMOGRAPHICS

POPULATION	1 MILE	5 MILES	10 MILES
Total population	1,541	11,171	19,541
Median age	49.9	40.8	42.8
Median age (male)	47.6	39.9	40.4
Median age (Female)	53.5	42.9	44.8
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	942	5,739	9,611
# of persons per HH	1.6	1.9	2.0
Average HH income	\$23,984	\$47,750	\$47,447
Average house value	\$82,040	\$114,142	\$112,588

* Demographic data derived from 2020 ACS - US Census