

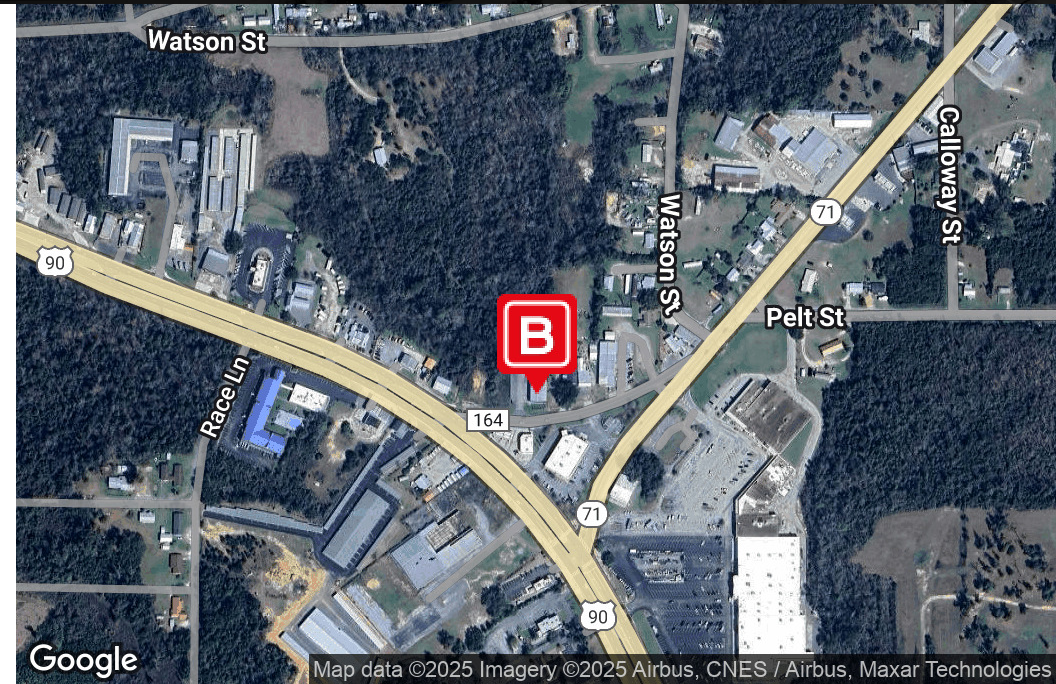
BELLCORE
COMMERCIAL

County Rd 164 | 6,000AADT

SITE
+/- 3,456 SF
+/- 0.55 Acres

3,456 SF FREE-STANDING RETAIL BUILDING FOR LEASE - 2811 FL-71, MARIANNA, FL

2811 FLORIDA 71, MARIANNA, FL 32446



PROPERTY DESCRIPTION

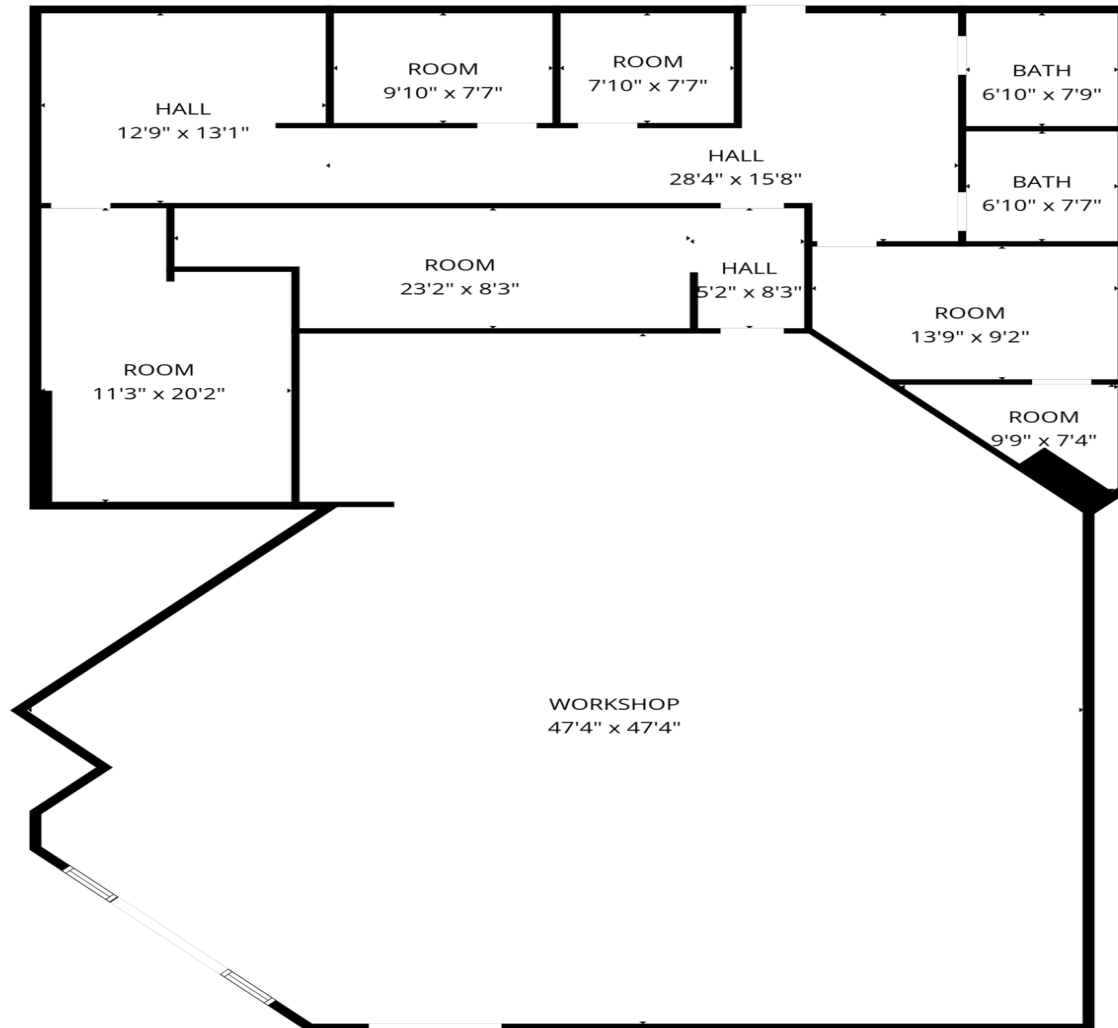
The property located at 2811 Florida State Road 71 in Marianna, Florida consists of a 3,456-square-foot free-standing retail building situated on a 0.55-acre commercial lot with approximately 132 feet of frontage and 194 feet of depth. Built in 1997, the single-tenant building offers flexible space suitable for a variety of retail or service uses. The site provides ample on-site parking and high visibility along FL-71, just north of Highway 90, which has an average daily traffic count of approximately 22,000 vehicles. The property is zoned Commercial, allowing for a broad range of business operations. Located in Jackson County, the site benefits from its proximity to major transportation routes, including Interstate 10, and is near key local destinations such as downtown Marianna, Florida Caverns State Park, and Blue Springs Recreational Area.

PROPERTY HIGHLIGHTS

- Minutes from historic downtown Marianna
- Central location with easy regional access to Interstate 10, Panama City, and Dothan, AL
- Excellent visibility and access at the intersection of HWY 90 & County Road 164

OFFERING SUMMARY

Lease Rate:	\$15.00 SF/yr (NNN)
Lot Size:	0.55 Acres
Building Size:	3,456 SF
Zoning	Commercial
Property Type	Retail
Traffic Count	22,000



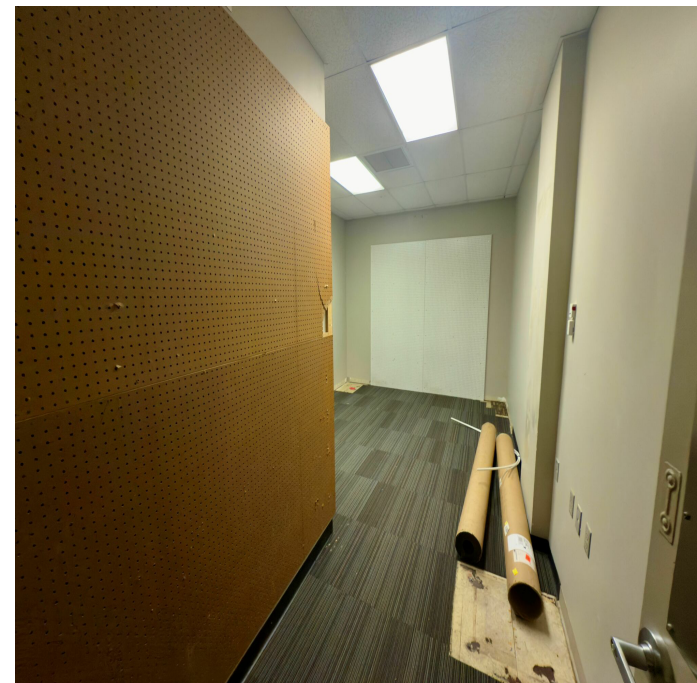
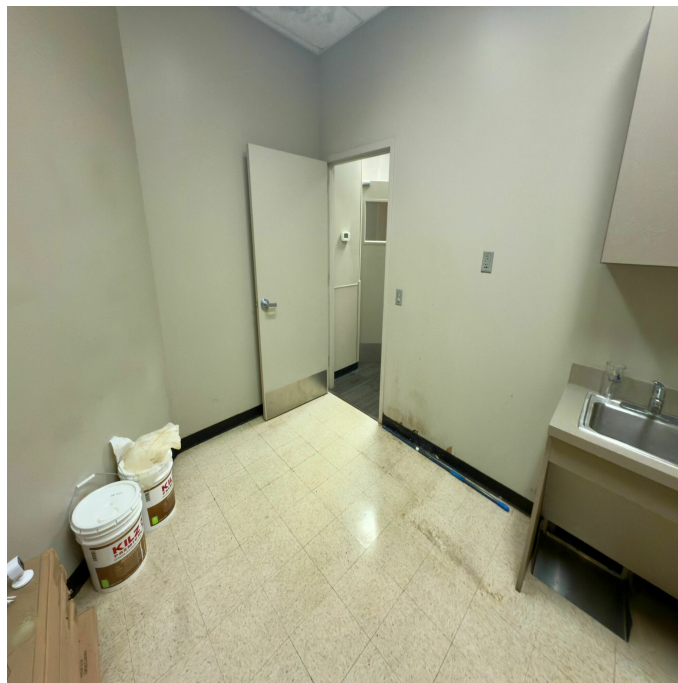
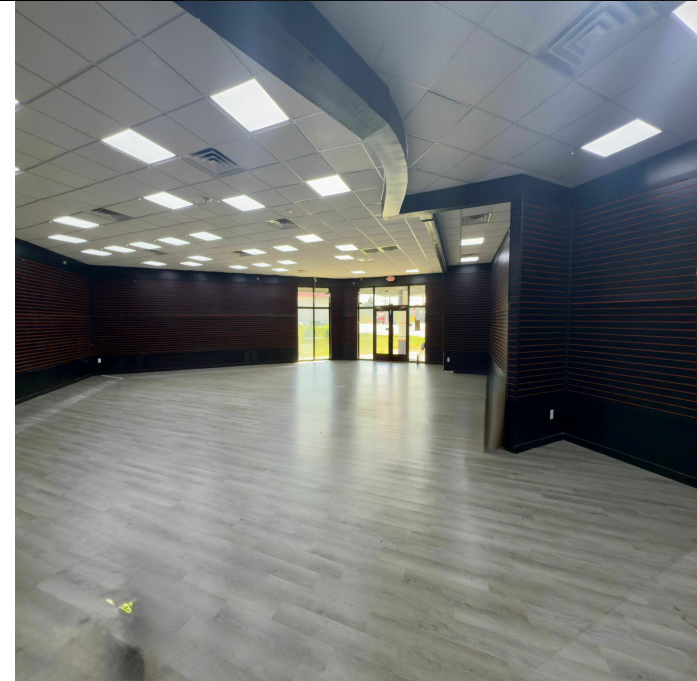
LEASE INFORMATION

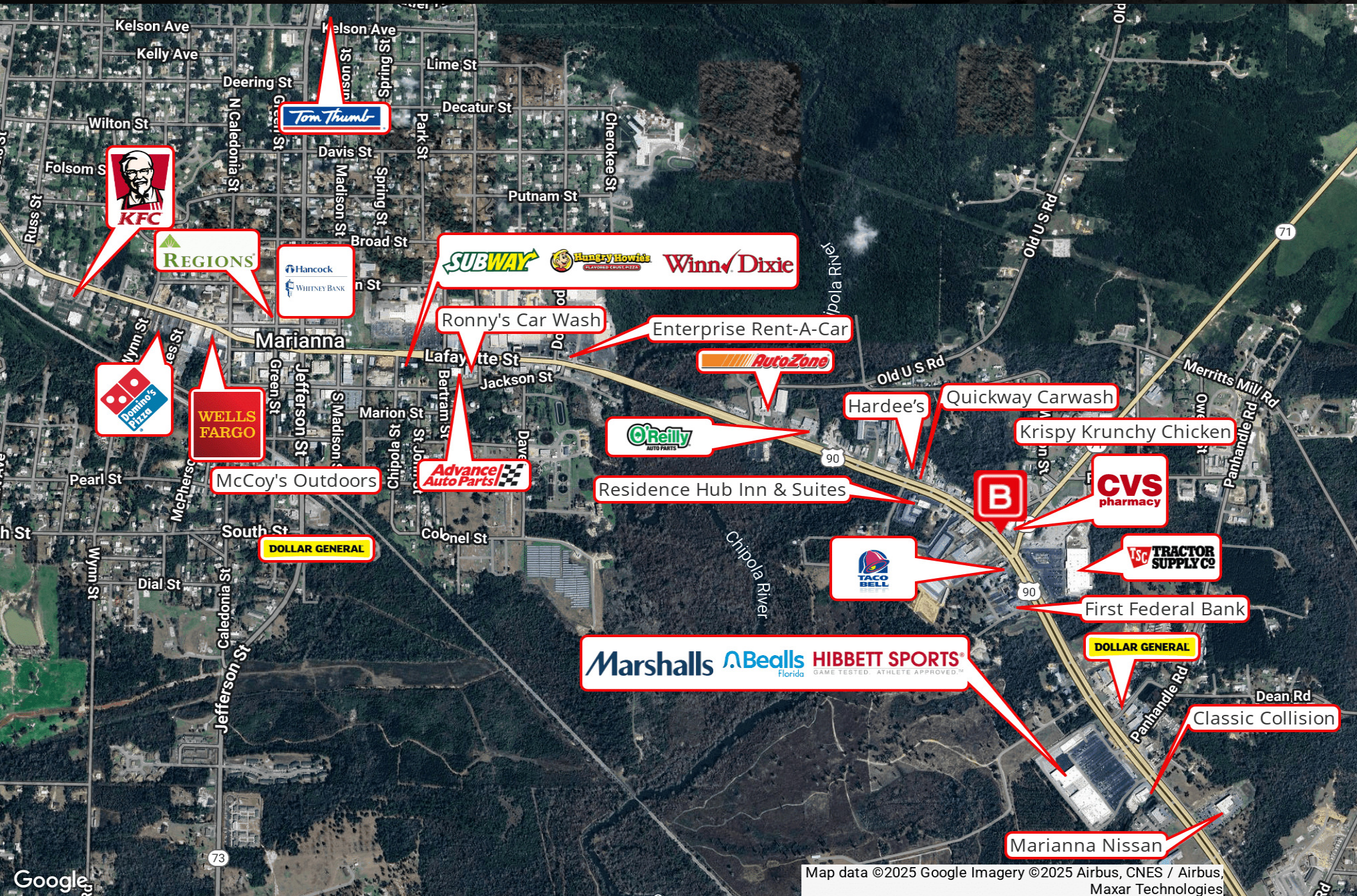
Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	3,456 SF	Lease Rate:	\$15.00 SF/yr

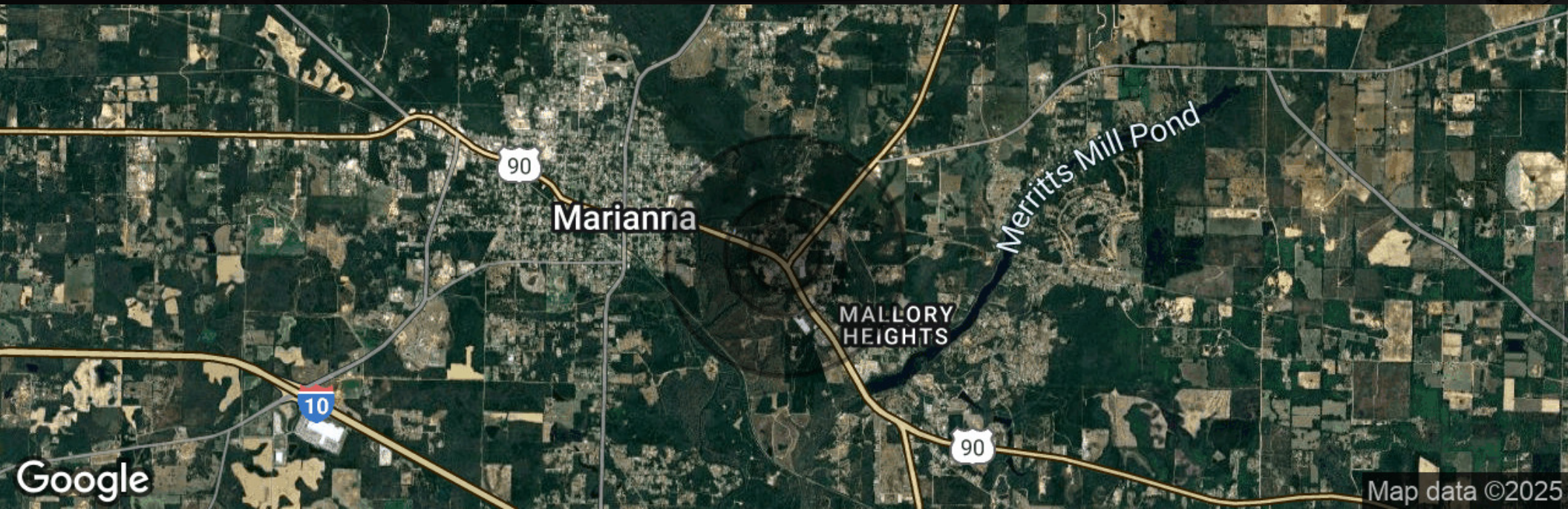
AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
a0sa6000001CQFt	Available	3,456 SF	NNN	\$15.00 SF/yr	-









POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	45	191	588
Average Age	45	45	44
Average Age (Male)	43	44	43
Average Age (Female)	46	46	45
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	18	75	236
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$82,124	\$83,387	\$82,114
Average House Value	\$290,102	\$289,982	\$265,728

Demographics data derived from AlphaMap



HARRY BELL JR.

Managing Broker

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PROFESSIONAL BACKGROUND

Harry Bell is the President and Managing Broker of Bellcore Commercial. Bellcore Commercial is a full-service commercial real estate firm offering a wide range of diversified real estate services, including, but not limited to, investment sales, leasing, tenant representation, and asset management.

Harry has earned a distinguished reputation with over 20+ years of experience and is nationally recognized as a top producer in the commercial real estate industry. Prior to starting Bellcore Commercial, Harry sold his brokerage, John S. Carr & Associates, to an affiliate of Berkshire Hathaway in 2015. Harry brought his unique sales approach, marketing capabilities, and competitiveness to one of the largest real estate companies in the world. Under Berkshire, Harry and his team quickly became #1 globally ranked in commercial sales year after year. Bellcore Commercial offers the catalytic foundation needed for the long-term future growth of the company, team, and its leaders.

Bellcore Commercial is founded on the model that great deals are not measured with money; they are brokered with the foundation of great relationships. At Bellcore, our success is striving for our core principles; leadership, customer loyalty, client success, and integrity.

EDUCATION

Harry has earned a Bachelor of Science degree in Finance

MEMBERSHIPS

Mr. Bell is a member of many prominent industry organizations including the International Council of Shopping Centers, the National Association of Realtors, Florida Association of Realtors, Pensacola Association of Realtors, and the Emerald Coast Association of Realtors, to name a few.

Bellcore Commercial
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