

BELLCORE
COMMERCIAL

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

County Rd 164 | 6,000AADT

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

2811 FLORIDA 71, MARIANNA, FL 32446



PROPERTY DESCRIPTION

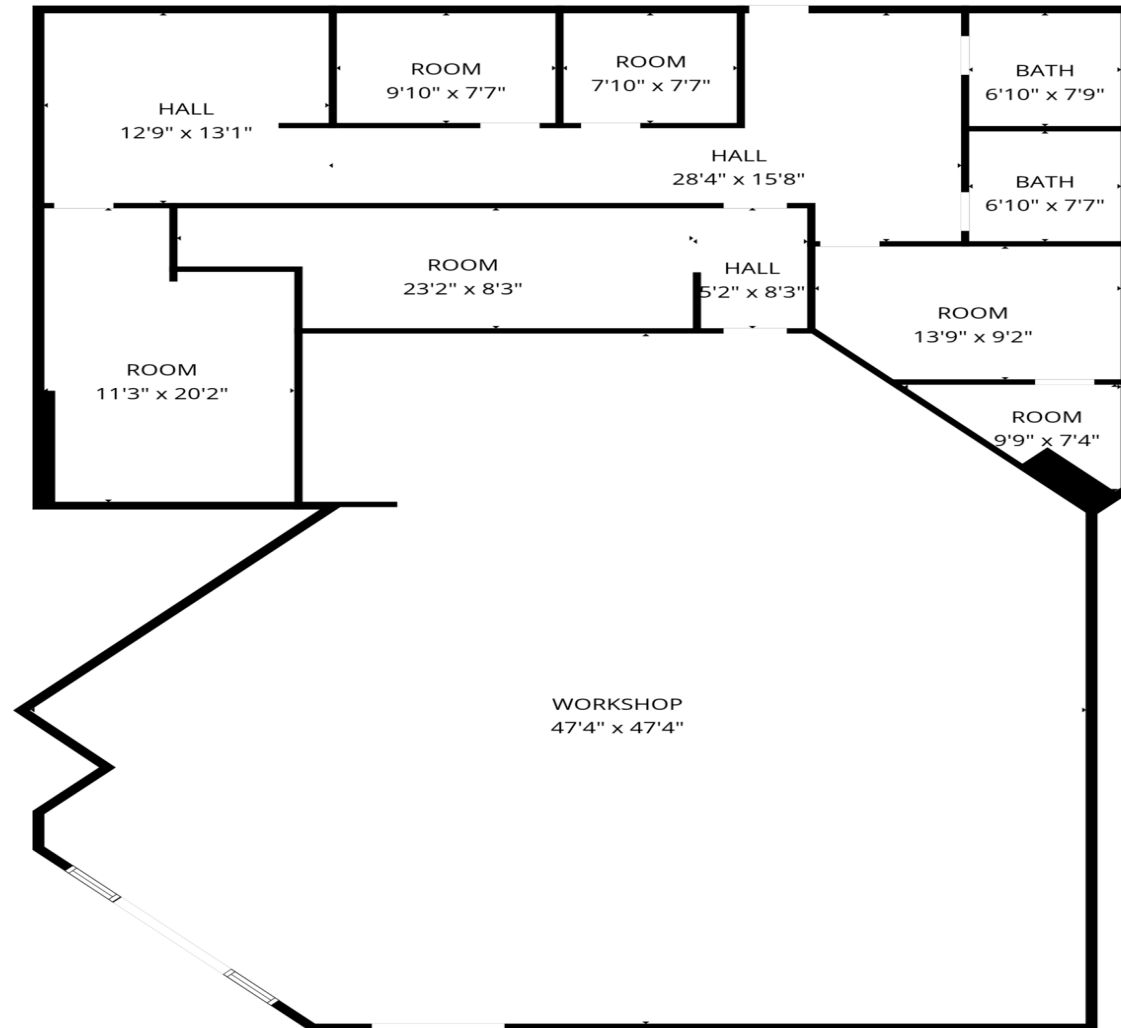
The property located at 2811 Florida State Road 71 in Marianna, Florida consists of a 3,456-square-foot free-standing retail building situated on a 0.55-acre commercial lot with approximately 132 feet of frontage and 194 feet of depth. Built in 1997, the single-tenant building offers flexible space suitable 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:	\$12.50 SF/yr (NNN)
Lot Size:	0.55 Acres
Building Size:	3,456 SF
Zoning	Commercial
Property Type	Retail
Traffic Count	22,000



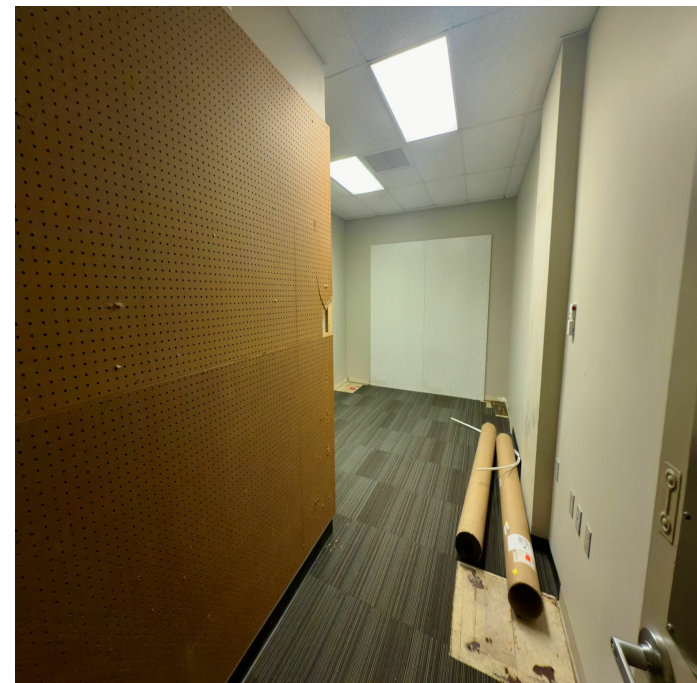
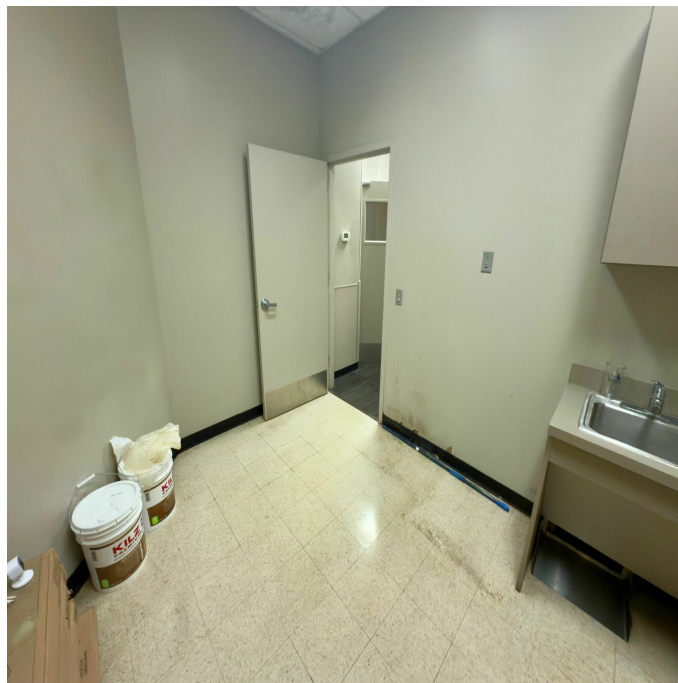
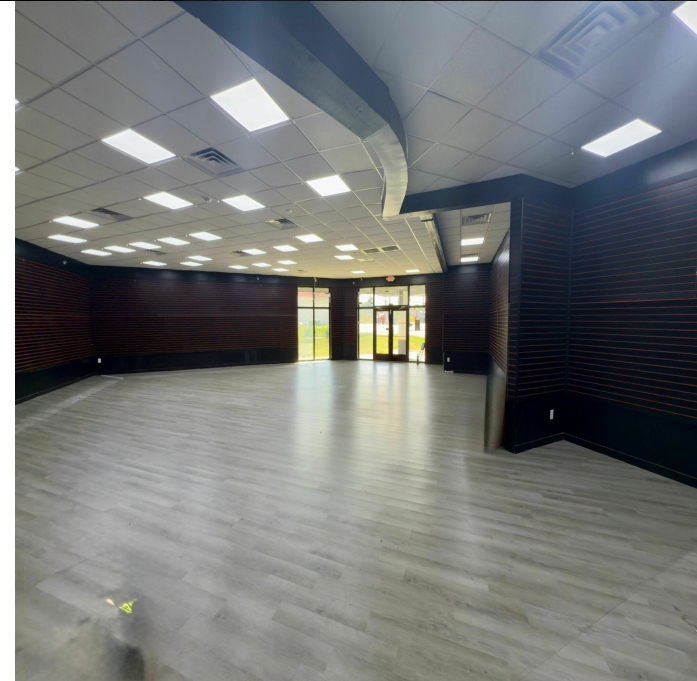
LEASE INFORMATION

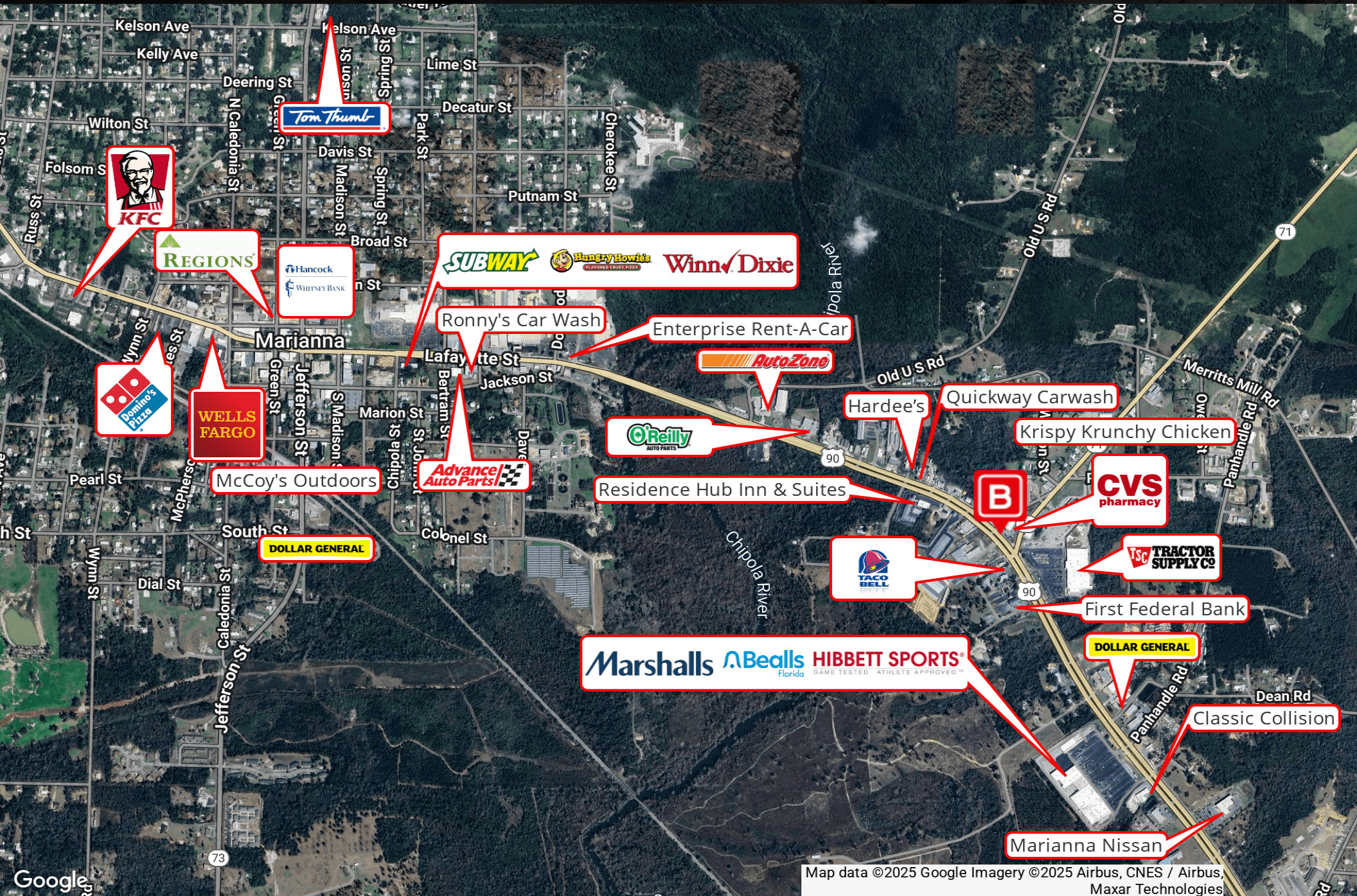
Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	3,456 SF	Lease Rate:	\$12.50 SF/yr

AVAILABLE SPACES

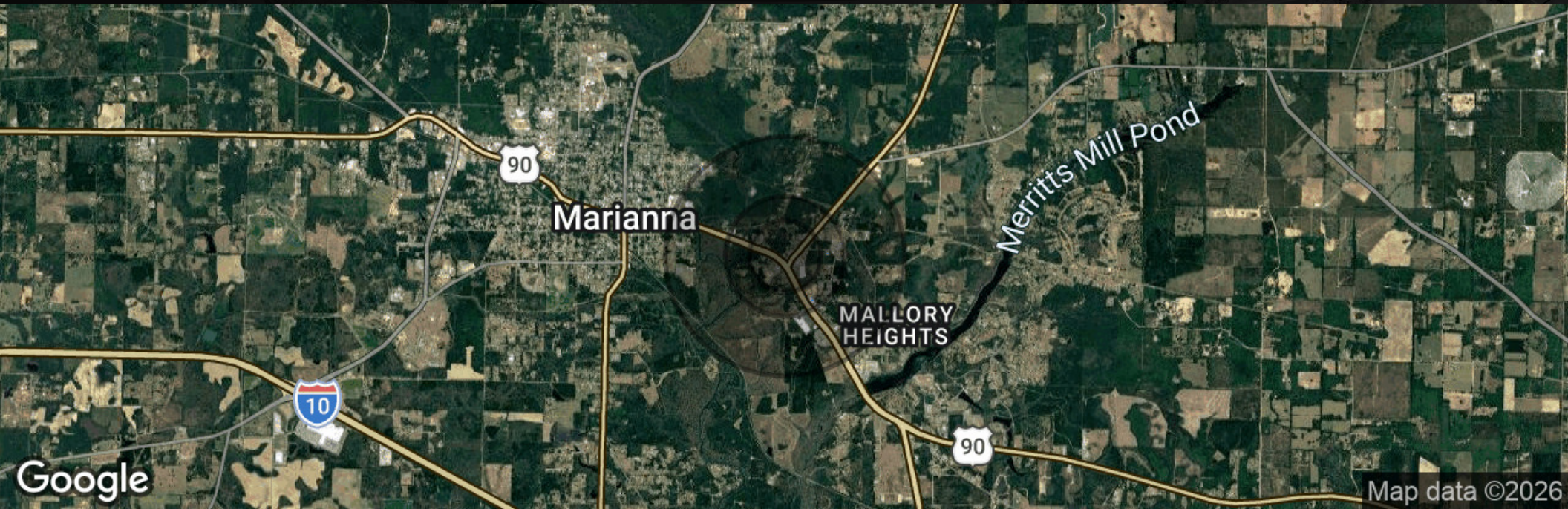
SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
2811 FL-71	Available	3,456 SF	NNN	\$12.50 SF/yr	NNN is \$2.10 PSF/yr







Map data ©2025 Google Imagery ©2025 Airbus, CNES / Airbus, Maxar Technologies



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

2020 American Community Survey (ACS)



ROBERT BELL

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PROFESSIONAL BACKGROUND

Rob Bell is the Vice President and Senior Advisor 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.

Rob 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, Rob sold his brokerage, John S. Carr & Associates, to an affiliate of Berkshire Hathaway in 2015. Rob brought his unique sales approach, marketing capabilities, and competitiveness to one of the largest real estate companies in the world. Under Berkshire, Rob was a member of the President's Circle every year, and globally ranked in the top 5% of commercial sales and leasing 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

Mr. Bell attended the University of Alabama in Tuscaloosa and holds his Bachelor of Science degrees in Business Administration and Finance from the University of West Florida.

MEMBERSHIPS

Mr. Bell is a member of many prominent industry organizations including NAIOP – Commercial Real Estate Development, International Council of Shopping Centers, National Association of Realtors, Florida Association of Realtors, and Pensacola Association of Realtors, and ARVC National RV Park Association, to name a few.

A graduate of the 2005 Leadership Pensacola Class, Mr. Bell has been an active volunteer in multiple civic and charitable organizations including the Pensacola Little Theater, Coastal Conservation Association, and Big Brothers Big Sisters.

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