

Commercial Redevelopment Opportunity

4154 Lafayette St. Marianna, Florida 32446



Lafayette St.

8,600 AADT

367 ft ±

40,956 SF
3.33 Acres
For Sale

396 ft ±

17,900 AADT

Penn Ave. | FL 267



COMMERCIAL REDEVELOPMENT OPPORTUNITY FOR SALE

3.33 Acres | 40,956 SF Shopping Center

4154 Lafayette St. Marianna, FL 32446



\$750,000

PRESENTED BY

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COMMERCIAL REDEVELOPMENT OPPORTUNITY FOR SALE

3.33 Acres | 40,956 SF Shopping Center

Property Description

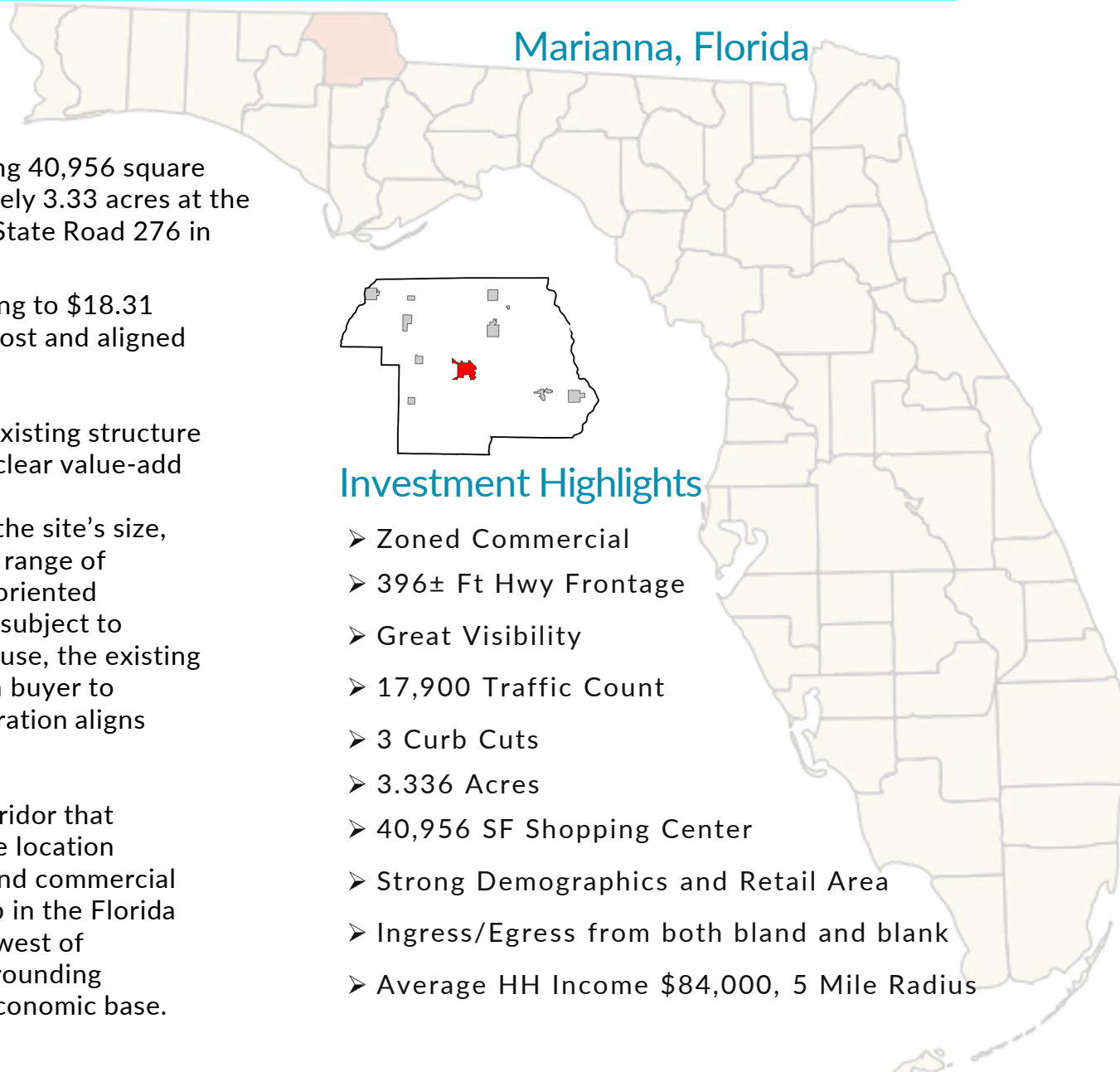
Bay City Realty presents a rare value-add redevelopment opportunity with an existing 40,956 square foot retail property located on approximately 3.33 acres at the northeast corner of U.S. Highway 90 and State Road 276 in Marianna, Florida.

The offering is priced at \$750,000, equating to \$18.31 per square foot, well below replacement cost and aligned with a land-driven investment basis.

The property is currently vacant and the existing structure is not in operational condition, creating a clear value-add scenario with multiple paths forward.

For investors focused on redevelopment, the site's size, frontage, and corridor exposure support a range of commercial uses, including retail, service-oriented concepts, or convenience-driven formats, subject to approvals. For those exploring adaptive reuse, the existing improvements offer optionality, allowing a buyer to evaluate whether renovation or reconfiguration aligns with their business plan.

Positioned within an established retail corridor that includes national and regional tenancy, the location benefits from consistent traffic patterns and commercial activity. Marianna serves as a regional hub in the Florida Panhandle, approximately one hour northwest of Tallahassee, providing connectivity to surrounding markets while maintaining a stable local economic base.



Investment Highlights

- Zoned Commercial
- 396± Ft Hwy Frontage
- Great Visibility
- 17,900 Traffic Count
- 3 Curb Cuts
- 3.336 Acres
- 40,956 SF Shopping Center
- Strong Demographics and Retail Area
- Ingress/Egress from both bland and blank
- Average HH Income \$84,000, 5 Mile Radius

Commercial Redevelopment For Sale

4154 Lafayette St, Marianna, FL 32446

Sale Price	\$750,000.00
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Location Information

Building Name	Jackson Square Shopping Center
Street Address	4154 Lafayette St.
City, State, Zip	Marianna, FL 32446
County	Jackson
Market	Marianna
Cross-Street(s)	FL Hwy 276
Side of the Street	North
Road Type	Highway 90
Market Type	Medium
Nearest Hwy	Directly on Hwy 90
Nearest Airport	Dothan Regional - 43miles

Building Information

Year Built	1960
Building Size	40,956
Number of Stories	1
Roof	Flat
Frame	Masonry
Exterior Walls	Wood FR Stucco

Property Information

Property Type	Retail
Property Subtype	Shopping Center
Zoning	COM Commercial
Lot Size	3.336 Acres
APN #	05-4N-10-0022-00D0-0030
Lot Frontage	396 ft
Lot Depth	367 ft
Traffic Count	17,900
Traffic Count Street	Lafayette St. Hwy 90

Parking

Parking Type	Surface
Number of Spaces	

Utilities

Electric	Municipal
Water & Sewer	Municipal



COMMERCIAL REDEVELOPMENT OPPORTUNITY FOR SALE

Capital Improvement Plan

Financials Available Upon Request

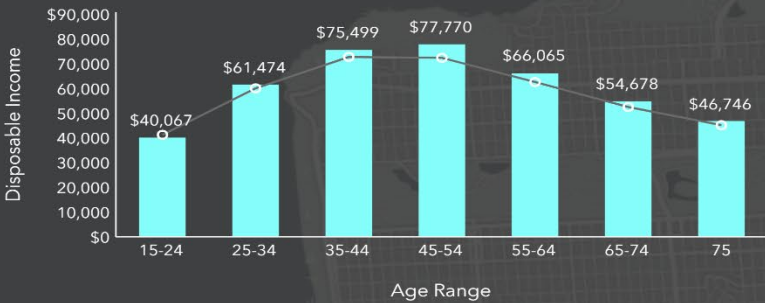
The capital improvement plan has been well received by several banking partners. The term sheet reflects highly competitive rates and favorable financing terms. A full pro forma analysis has been completed and is available upon request.



Financial Profile

4154 Lafayette St, Marianna, Florida, 32446
Drive time of 15 minutes

Average Disposable Income by Age



Dots show comparison to Jackson County

Disposable Income for this Area



\$62,388 ↓

Average Disposable Income is \$24,803 lower than Florida, which has a value of \$87,191

Financial Trends

101 2025 HH Has 1 Vehicle Covered w/Auto Insurance: Index
Which is more than 85% of all ZIP Codes

86 2025 Renter Carries Home/Pers Property Insurance: Index
Which is more than 85% of all ZIP Codes

105 2025 HH Has 3+ Vehicles Covered w/Auto Insurance: Index
Which is less than 85% of all ZIP Codes

98 2025 Have Farmers Home/Pers Property Insurance: Index
Which is less than 85% of all ZIP Codes

100 2025 Avg \$181-225 Monthly Debit Card Expenditures: Index
Which is more than 85% of all ZIP Codes

82 2025 Used Real Estate Agent/12 Mo: Index
Which is more than 85% of all ZIP Codes

119 2025 Have Mastercard Debit Card in Own Name: Index
Which is more than 85% of all ZIP Codes



Key Facts

65
Wealth Index

18.6%
Percent of Income for Mortgage

\$77,463
2025 Average Household Income

\$85,578
2030 Average Household Income

Average Annual Lifestyle Spending

\$361
Cash Gifts to Charities

\$47
Movies/Museums/Parks

\$518
Life/Other Insurance

\$2,227
Travel

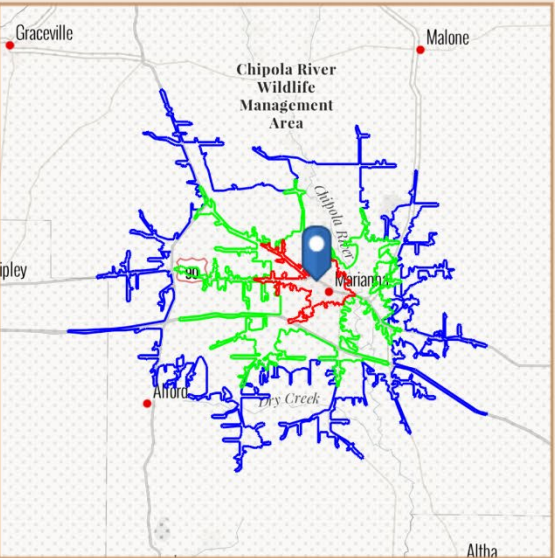
\$998
Education

An Interesting Facts infographic reveals information about your site that makes it distinctive compared to other areas using statistical comparisons. [Learn more...](#)

Benchmark Demographics

4154 Lafayette St, Marianna, Florida, 32446

Drive time of 5 mins, 10 mins, & 15 mins



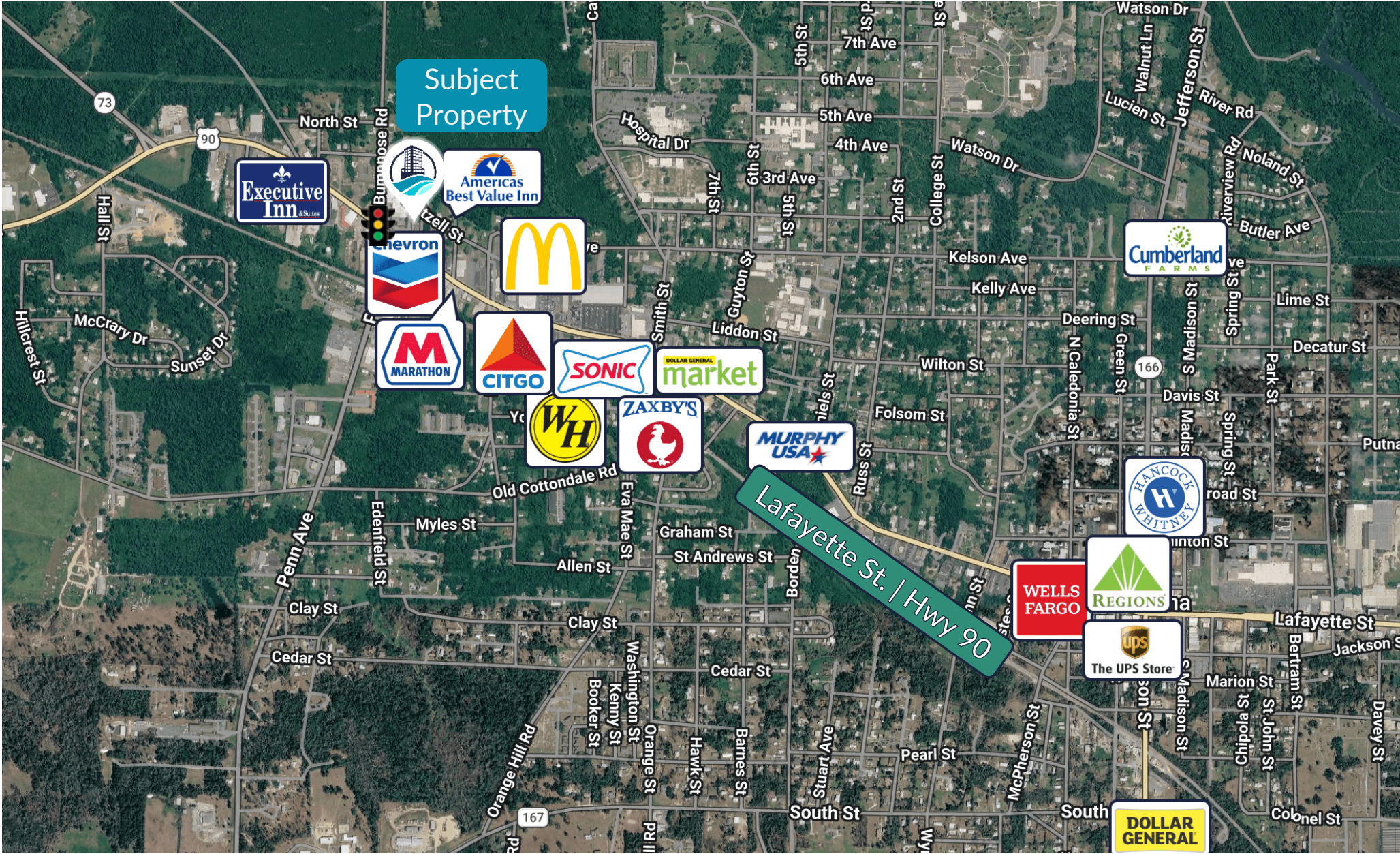
Based on ideas by Gary M. Ralston, CCIM, SIOR, CPM, CRE, CLS, CDP, CRX, FRICS

Source: This infographic contains data provided by Esri (2025, 2030), Esri-Data Axle (2025)



AGE SEGMENTS	DRIVE TIME			GEOGRAPHY		
	5 mins	10 mins	15 mins	Counties	States	USA
				Jackson County	Florida	
0 - 4	6.33%	6.12%	5.65%	4.56%	4.69%	5.39%
5 - 9	5.66%	5.80%	5.61%	4.88%	5.03%	5.75%
10 - 14	5.46%	5.75%	5.65%	4.85%	5.34%	5.98%
15 - 19	6.49%	6.39%	6.32%	5.45%	5.84%	6.47%
20 - 34	18.97%	18.14%	17.50%	19.86%	18.43%	20.33%
35 - 54	21.76%	22.86%	23.36%	26.28%	24.41%	25.20%
55 - 74	22.53%	23.55%	24.87%	24.87%	25.55%	22.82%
75+	12.78%	11.41%	10.96%	9.27%	10.74%	8.05%
HOUSEHOLD INCOME						
<\$15,000	21.1%	16.2%	13.8%	11.9%	8.0%	8.3%
\$15,000-\$24,999	11.7%	9.5%	9.8%	9.6%	5.8%	5.9%
\$25,000-\$34,999	12.6%	11.7%	11.7%	11.7%	6.7%	6.3%
\$35,000-\$49,999	15.3%	12.5%	11.5%	12.6%	10.5%	9.8%
\$50,000-\$74,999	14.5%	15.3%	16.8%	19.5%	16.9%	15.6%
\$75,000-\$99,999	15.0%	12.7%	12.1%	11.9%	12.9%	12.5%
\$100,000-\$149,999	6.3%	10.9%	12.1%	13.3%	18.4%	17.8%
\$150,000-\$199,999	0.7%	4.3%	5.6%	5.4%	8.7%	9.8%
\$200,000+	2.9%	7.0%	6.6%	4.1%	12.1%	14.0%
KEY FACTS						
Population	4,745	9,220	15,033	49,322	23,027,836	339,887,819
Daytime Population	8,252	12,454	19,708	43,269	22,846,618	338,218,372
Employees	1,564	3,428	5,701	15,999	10,832,721	167,630,539
Households	1,916	3,632	5,964	17,547	9,263,074	132,422,916
Average HH Size	2.17	2.36	2.37	2.38	2.43	2.50
Median Age	41.5	41.9	43.0	42.7	43.6	39.6
HOUSING FACTS						
Median Home Value	105,887	146,394	161,453	165,900	416,969	370,578
Owner Occupied %	56.0%	62.9%	67.2%	74.4%	67.2%	64.2%
Renter Occupied %	44.0%	37.1%	32.8%	25.6%	32.8%	35.8%
Total Housing Units	2,362	4,303	6,941	20,323	10,635,372	146,800,552
INCOME FACTS						
Median HH Income	\$40,838	\$50,303	\$54,253	\$54,521	\$78,205	\$81,624
Per Capita Income	\$21,853	\$30,842	\$31,407	\$26,481	\$44,891	\$45,360
Median Net Worth	\$40,677	\$105,236	\$134,687	\$160,617	\$253,219	\$228,144

Source: This infographic contains data provided by Esri (2025), Esri-Data Axle (2025).



Subject Property

Lafayette St. | Hwy 90

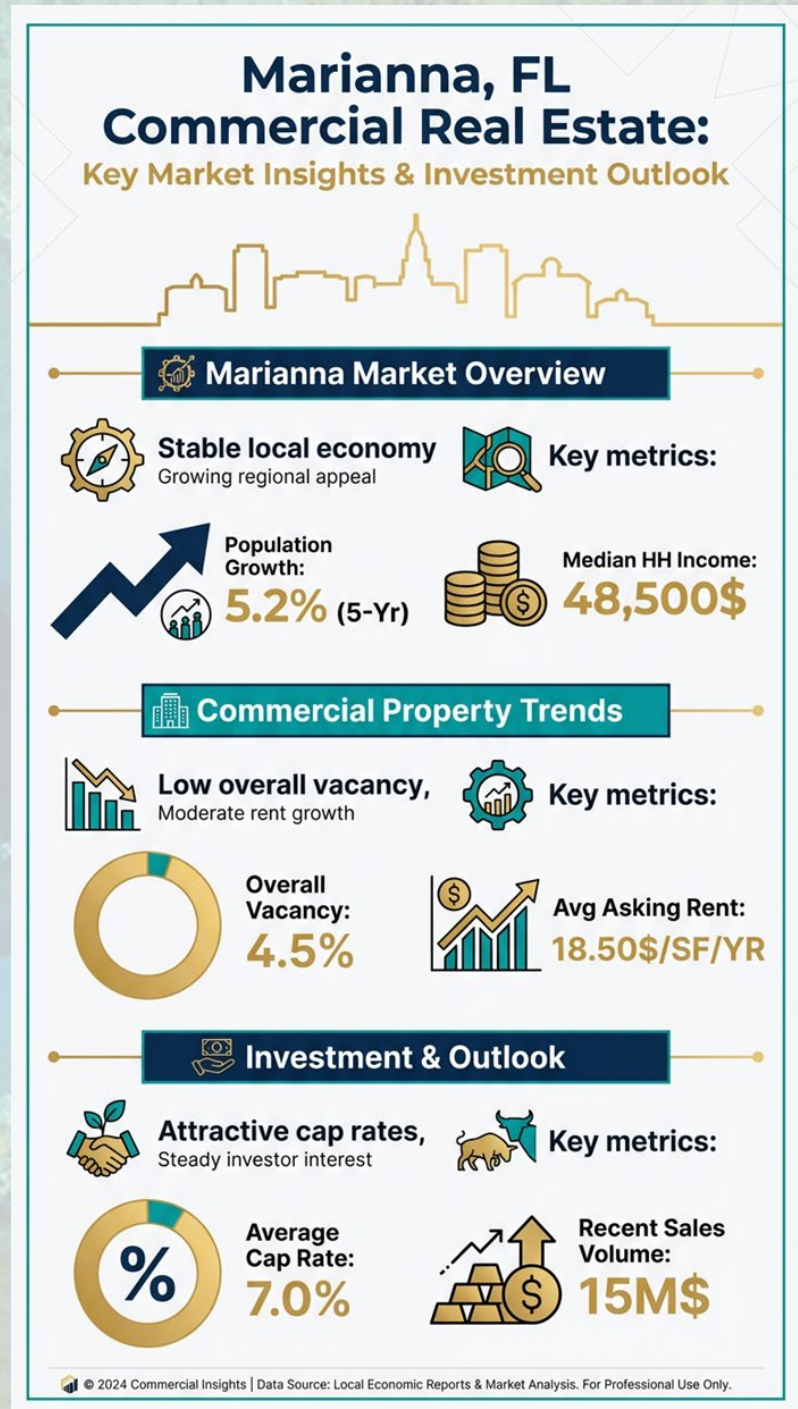


About Marianna, FL

Marianna is the county seat of Jackson County, FL. Current population is 8,819 and growing at a rate of 5.03% annually (40.3% increase since 2020)!

Marianna is an official Florida Main Street town. The downtown area has been restored to look as it did many years ago, to encourage heritage tourism and emphasize its unique character and a pedestrian-friendly neighborhood. The downtown area includes the Marianna Historic District.

Florida Caverns State Park is a favorite attraction and cave diving in underwater Blue Springs just minutes away!



Meet the Team



MEHDI MOEINI
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Mehdi Moeini is a highly credentialed commercial real estate professional specializing in investment sales, property management and strategic advisory services across Florida, Alabama and Mississippi's Gulf Coast. He holds the Certified Commercial Investment Member (CCIM) designation, a globally recognized credential that signifies deep expertise in investment analysis, market analysis and deal structuring - earned by fewer than 10% of practitioners in the industry!

Mehdi also holds the Certified Property Manager (CPM) designation from the Institute of Real Estate Management, and he is a Master in Commercial Property (MiCP) designee. These certifications reflect Mehdi's commitment to both investment excellence and operational efficiency.

Known for his fearless approach, strategic insight, and deep understanding of Gulf Coast markets, Mehdi is the go-to advisor for investors, developers, and owners seeking long-term success in commercial real estate.



WENDI SUMMERS
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Wendi Summers is a personable and highly driven commercial real estate professional who has proudly called Pensacola home since 1994. With a background in broadcasting, marketing, and sales, Wendi developed a deep understanding of how to communicate value and connect with diverse audiences. Her career in media gave her unique access to hundreds of local business owners, forging relationships that now serve as the foundation of her CRE success.

Known as the "people person" of her partnership, Wendi has a gift for putting clients at ease and uncovering their true needs. Her approachable style, combined with strategic marketing and strong negotiation skills, allows her to consistently earn trust and secure listings throughout the Gulf Coast. She takes a client-first approach—treating each project as if it were her own.

Wendi's unwavering dedication, transparency, and intuition make her a standout in a numbers-driven industry. She believes that strong relationships are the key to closing strong deals and her results reflect that.