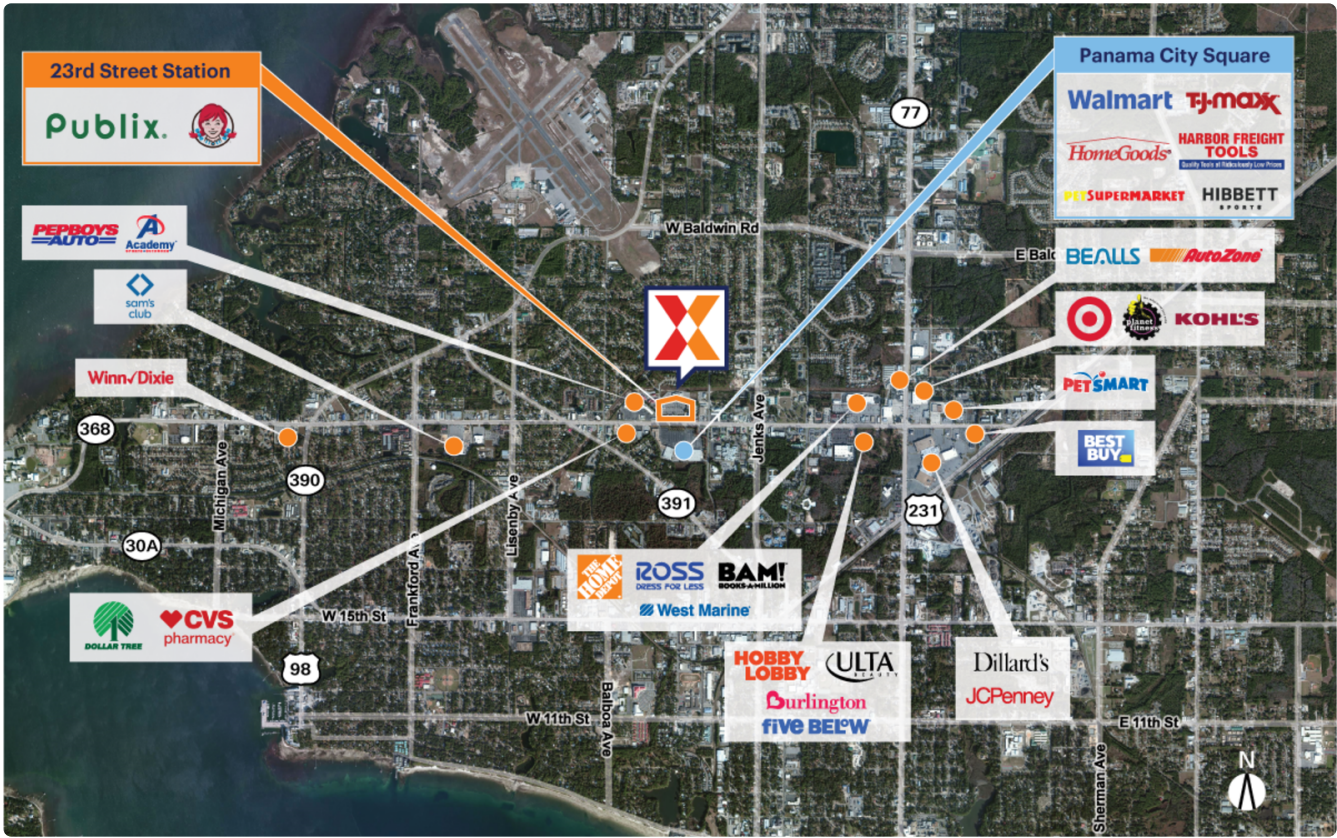


23rd Street Station

Bay County Panama City-Panama City Beach, FL 100,027 Sq Ft

650 West 23rd Street | Panama City, FL 32405
30.1910, -85.6695



| Demographics | 1 Mile | 3 Miles | 5 Miles |
|--------------|-----------|----------|-----------|
| Population | 5,343 | 48,188 | 85,778 |
| Daytime Pop. | 12,398 | 69,535 | 104,788 |
| Households | 2,203 | 19,771 | 34,133 |
| Income | \$108,659 | \$93,952 | \$101,992 |

Source: Synergos Technologies, Inc. 2024

Prime location in Panama City's major retail node

Anchored by Publix, with sales above the chain average, and top national brands including Plato's Closet, Once Upon a Child, Supercuts, Firehouse Subs & Tropical Smoothie Café

Benefits from a strong daytime population of 68K+ within 3 miles

High visibility from 23K+ vehicles daily on W 23rd St (Kalibrate 2021)

Tenant stability as one third of the small shop tenants have been in the center for 10+ years

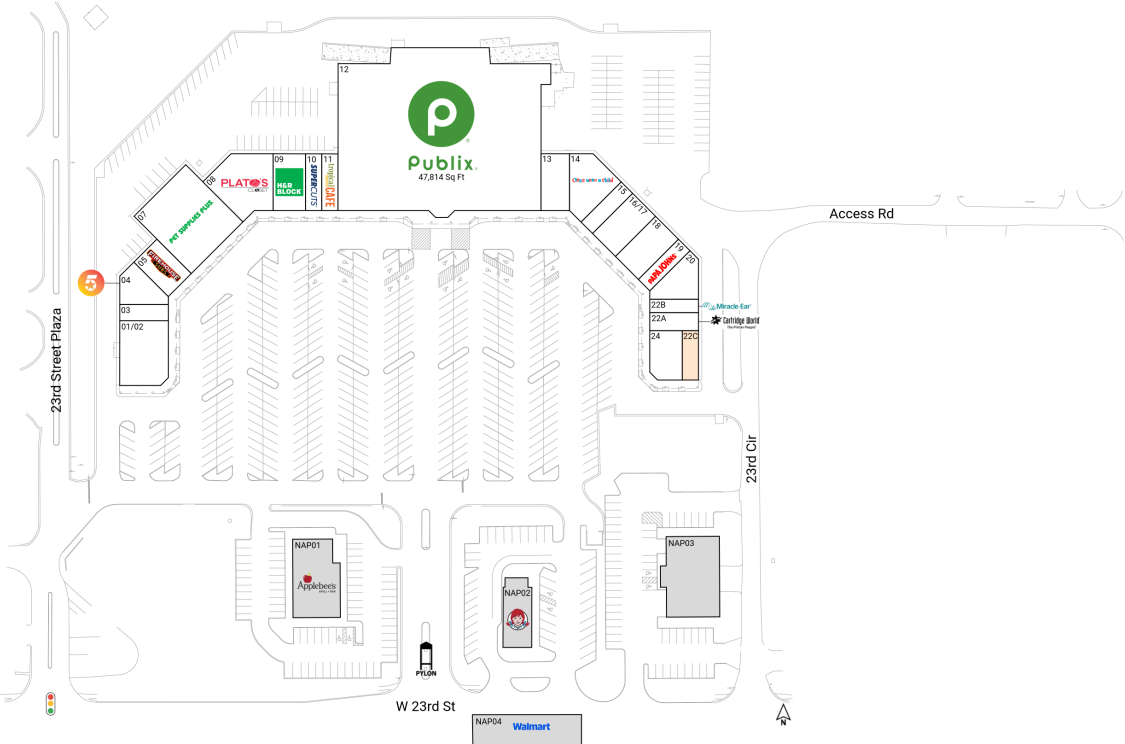


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Bay County Panama City-Panama City Beach, FL 100,027 Sq Ft

30.1910, -85.6695



Available Spaces

22C 1,277 Sq Ft 360° 24A 1,200 Sq Ft

Current Tenants

Space size listed in square feet

| | | |
|-------|--------------------------------|--------|
| 01/02 | Newk's Express Cafe | 4,780 |
| 03 | China 1 | 1,200 |
| 04 | 5 Star Nutrition | 2,091 |
| 05 | Firehouse Subs | 2,400 |
| 07 | Pet Supplies Plus | 9,000 |
| 08 | Plato's Closet | 3,900 |
| 09 | H&R Block | 2,800 |
| 10 | Supercuts | 1,400 |
| 11 | Tropical Smoothie Cafe | 1,400 |
| 12 | Publix | 47,814 |
| 13 | Jin Jin 88 | 2,100 |
| 14 | Once Upon a Child | 3,629 |
| 15 | Publix Liquor | 1,400 |
| 16/17 | Olive Leaves | 2,800 |
| 18 | Renegade Insurance | 2,800 |
| 19 | Papa John's | 1,400 |
| 20 | Dragon Bowl Sushi & Asian Fusi | 1,913 |
| 22A | Cartridge World | 1,338 |
| 22B | Miracle-Ear | 985 |
| 24 | Lucky Goat | 1,200 |
| 24B | California Nails | 1,200 |
| NAP01 | Applebee's | 0 |
| NAP02 | Wendy's | 0 |
| NAP03 | Innovations Federal Credit Uni | 0 |
| NAP04 | Walmart | 0 |

This site plan is for illustrative and information purposes only, showing the general layout of the shopping center; and is not a legal survey. Brixmor makes no representation or warranty that the shopping center is exactly as depicted as site conditions and tenant mix are subject to change over time.

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