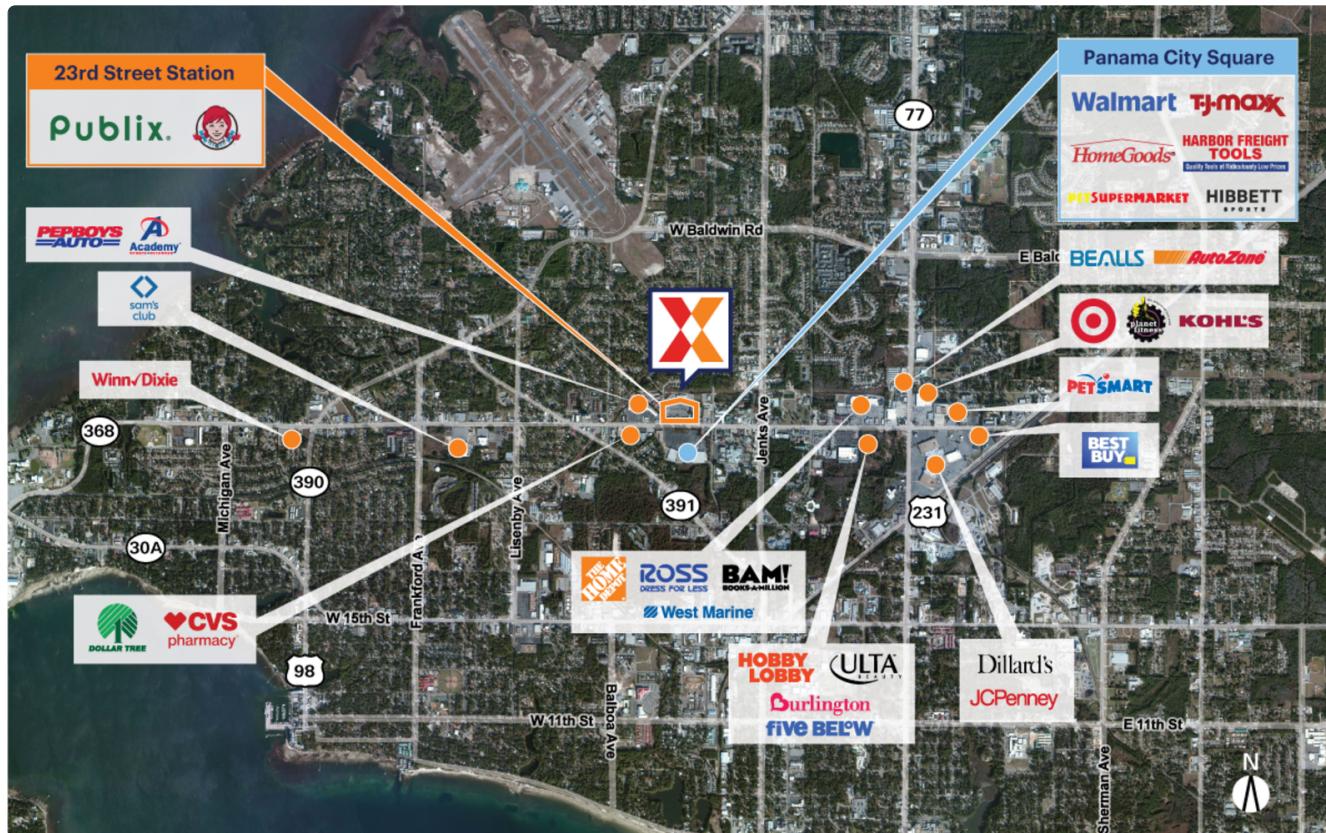


# 23rd Street Station

650 West 23rd Street | Panama City, FL 32405

Bay County Panama City-Panama City Beach, FL 98,827 Sq Ft

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



# 23rd Street Station

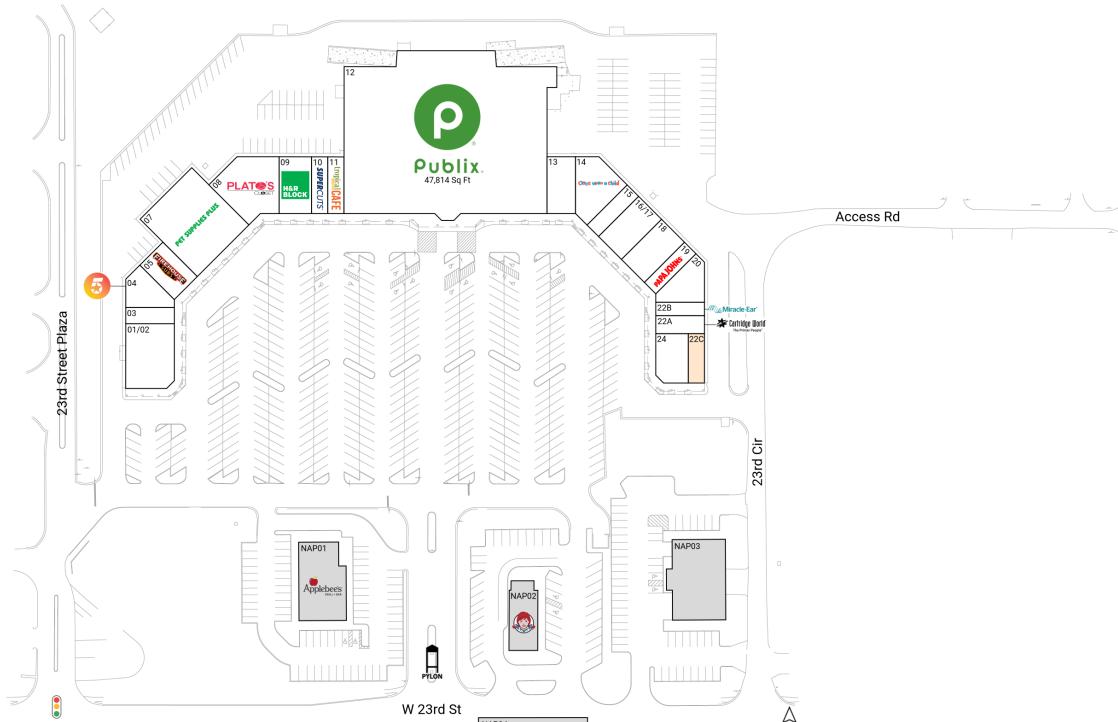
Bay County

Panama City-Panama City Beach, FL

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## Available Spaces

22C 1,277 Sq Ft 360°

## 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  |
| NAPO1 | Applebee's                     | 0      |
| NAPO2 | Wendy's                        | 0      |
| NAPO3 | Innovations Federal Credit Uni | 0      |
| NAPO4 | 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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