

# PANAMA CITY MALL

2150 Martin Luther King Jr. Blvd.  
Panama City, FL 32405



3445 Peachtree Road, Suite 465  
Atlanta, GA 30326

# Leasing Contacts

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## ***For Leasing Information:***

### *Permanent Leasing Contact:*

**Richard Wilson**

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### *Temporary and Cart Leasing Contact:*

**Kim Wise**

850-769-3659 ext. 227

[kimwise@panamacity-mall.com](mailto:kimwise@panamacity-mall.com)

# Site Summary

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**LOCATION:** 2150 Martin Luther King Jr. Blvd  
Panama City, FL 32405

**SIZE:** 603,084 SF

**TENANTS:**

Aeropostale	American Eagle Outfitters
Bath & Body Works	Bed Bath & Beyond
Buckle	Carmike Cinema
Dillard's	GameStop
JC Penney	Journey's
Kay Jewelers	Sears
World Market	Victoria's Secret

## **DEMOGRAPHICS:**

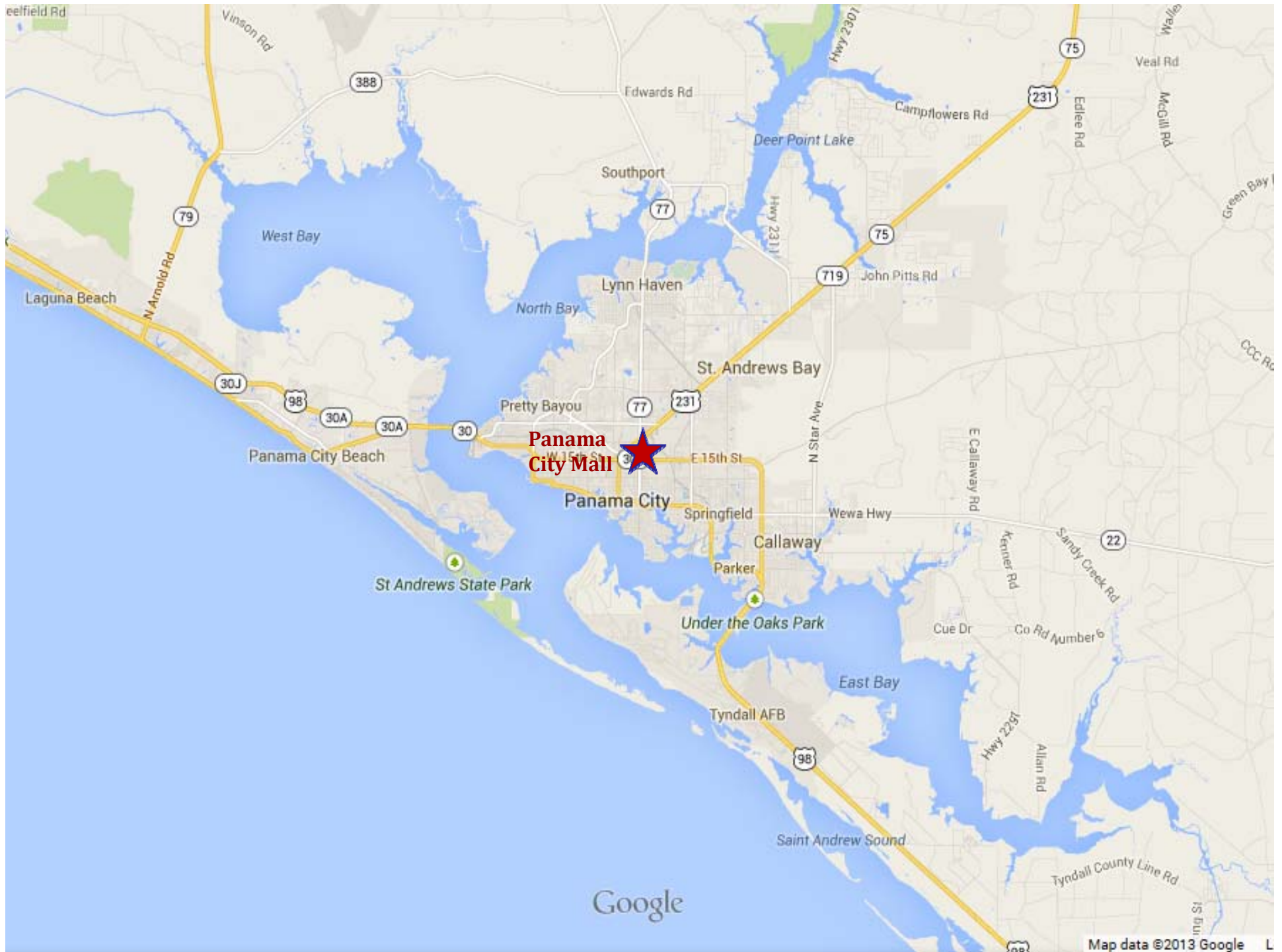
<b><u>Radius:</u></b>	<u>5 Miles</u>	<u>10 Miles</u>	<u>20 Miles</u>
Total Households	35,165	55,613	66,839
Average HH Income	\$58,503	\$58,979	\$59,006
Residential Population	85,363	136,309	164,698
Employee Population	44,866	71,644	81,269

<b><u>Drivetime:</u></b>	<u>5 Minutes</u>	<u>10 Minutes</u>	<u>20 Minutes</u>
Total Households	8,800	32,422	57,463
Average HH Income	\$47,873	\$57,897	\$58,815
Residential Population	21,162	78,923	141,187
Employee Population	20,781	42,690	69,914

## **TRAFFIC COUNTS:**

US-231	18,500
M L King Jr Blvd	24,500
23 <sup>rd</sup> Street	24,000





**Panama City Mall**

Google

Map data ©2013 Google

**TARGET** **PETSMART**  
**OfficeMax** **TOYS'R'US**  
**BOOKS-A-MILLION** **chilis**  
GRILL & BAR

SHOPPES  
AT  
PANAMA CITY

E.23RD STREET (AADT 24,000)

N. HIGHWAY 231 (AADT 18,500)

PANAMA CITY MALL

MARTIN LUTHER KING JR. BLVD (AADT 24,500)

**TARGET** **PETSMART**  
**OfficeMax** **TOYS'R'US**  
**BOOKS-A-MILLION** **chilis**  
GRILL & BAR

WING  
COURTYARD  
Walmart

Best  
Western

Comfort  
INN

BEST  
BUY

LA QUINTA  
LINK & DUTCH

Bob Evans

Red Lobster

Panera  
BREAD

jcpenny

Carmike  
Cinemas

WORLD MARKET

BED BATH &  
BEYOND

Dillard's

VitaminShopper

sears

sears  
AUTO CENTER

LUIGI  
B.G.

PEPPER'S

Firestone

Holiday Inn  
HOTELS - RESORTS

**SITE DATA**

TENANT NAMES SHOWN ON THIS PLAN REPRESENT THOSE LEASES WHICH ARE EXECUTED, OUT FOR SIGNATURE, OR IN NEGOTIATION.

ALL TENANT LEASE AREAS ARE MEASURED FROM THE TENANT LEASE LINE TO THE OUTSIDE FACE OF EXTERIOR WALLS OR THE CENTERLINE OF ADJACENT TOWNING WALLS AND/OR SERVICE EXIT CORRIDOR WALLS.

CERTAIN OF THE ELEMENTS SHOWN ON THE ABOVE PLAN ARE INDICATED AS FUTURE OR PROPOSED. GREEN BRUSH WALL MAKES NO REPRESENTATION THAT THE FUTURE DEVELOPMENT WILL OCCUR AS SHOWN.

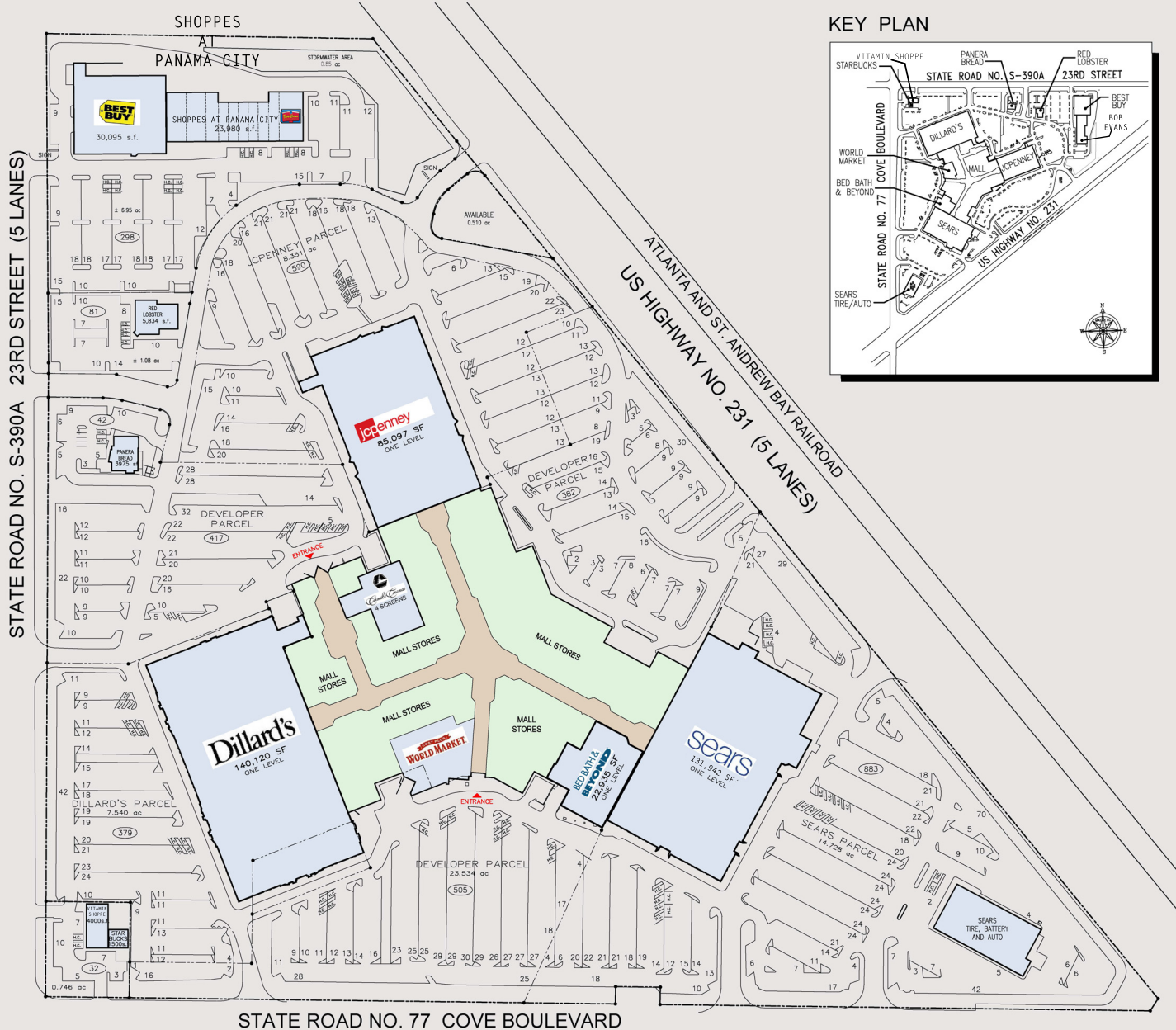
THIS EXHIBIT IS ONLY ILLUSTRATIVE OF THE SIZE AND RELATIONSHIP OF THE LEASABLE AREAS, COMMON AREAS AND OTHER BUILDINGS AND FACILITIES IN OR ADJACENT TO LANDLORD'S BUILDING ALL OF WHICH AREAS, BUILDINGS AND FACILITIES ARE SUBJECT TO CHANGE FROM TIME TO TIME IN ACCORDANCE WITH THE PROVISIONS OF THE LEASE. THE PRECISE LOCATION AND EXACT DIMENSIONS OF THE PREMISES APPEARS ON THE LEASE OUTLINE DRAWINGS.

SCALE 1"=100'-0"

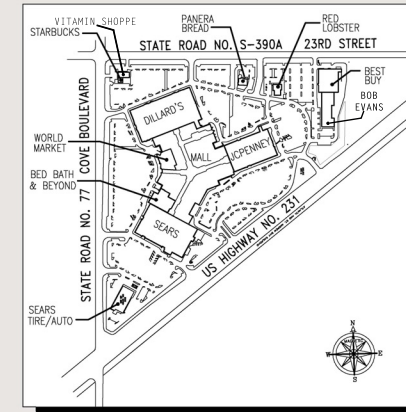
0 50 100 200

NAME	CURRENT AREA
DILLARD'S	140,120 SF
CARMIKE CINEMA	15,091 SF
J. C. PENNEY	85,097 SF
THE SHOE DEPARTMENT	14,232 SF
SEARS	131,942 SF
BED BATH & BEYOND	23,000 SF
COST PLUS WORLD MARKET	18,013 SF
MALL SHOPS	172,485 SF
TOTAL MALL GLA	599,980 SF
BEST BUY	30,095 SF
SHOPS AT PCM	23,980 SF
RED LOBSTER	5,834 SF
PANERA BREAD	3,975 SF
VITAMIN SHOPPE + STARBUCKS	5,500 SF
SEARS TIRE AND BATTERY	N/A
TOTAL OUTPARCEL GLA	69,384 SF
TOTAL MALL AREA GLA	669,364 SF
TOTAL PARKING	3,609 SPACES

**SHOPPES**



**KEY PLAN**



**MASTER LEASING SITE FOR**



**PANAMA CITY MALL**

+

**THE SHOPPES AT PANAMA CITY**

A HENDON PROPERTIES SHOPPING VILLAGE

**PANAMA CITY MALL**

2150 MARTIN LUTHER KING JR. BLVD.  
PANAMA CITY, FLORIDA 32405

(850) 785-9587



3445 PEACHTREE RD.  
SUITE 465  
ATLANTA, GA 30326  
(404) 262-7400

STATE ROAD NO. 77 COVE BOULEVARD

LATEST REVISION: SEPTEMBER 30, 2013

TENANT NAMES SHOWN ON THIS PLAN REPRESENT THOSE LEASES WHICH ARE EXECUTED, OR FOR SIGNATURE, OR IN NEGOTIATION.

ALL TENANT LEASE AREAS ARE MEASURED FROM THE FRAME LEASE LINE TO THE INSIDE FACE OF VESTIBULE WALLS OF THE BUILDING OR NEAREST SIGNING WALLS AND/OR SERVICE COUNTER WALLS.

LOCATION OF THE ELEMENTS SHOWN ON THE ABOVE PLAN ARE INDICATED BY PLACEMENT OF PHOTOGRAPHIC PANAMA CITY MALL MARKS TO REPRESENTATION THAT THE ELEMENTS SHOWN ARE LOCATED AS SHOWN.

THIS EXHIBIT IS ONLY ILLUSTRATION OF THE SITE AND RELATIONSHIP OF THE LEASABLE AREAS, COMMON AREAS AND OTHER BUILDINGS AND FACILITIES TO OR ADJACENT TO LANDLORD'S BUILDING. ALL OF WHICH AREAS, BUILDINGS AND FACILITIES ARE SUBJECT TO CHANGE FROM TIME TO TIME IN ACCORDANCE WITH THE PROVISIONS OF THE LEASE. THE PRECISE LOCATION AND EXACT DIMENSIONS OF THE PREMISES APPEAR ON THE LEASE COORDINATE DRAWING.

# MASTER LEASING PLAN FOR



A HENDON PROPERTIES SHOPPING VILLAGE

## PANAMA CITY MALL

2150 MARTIN LUTHER KING JR. BLVD.  
PANAMA CITY, FLORIDA 32405

(850) 785-9587

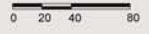


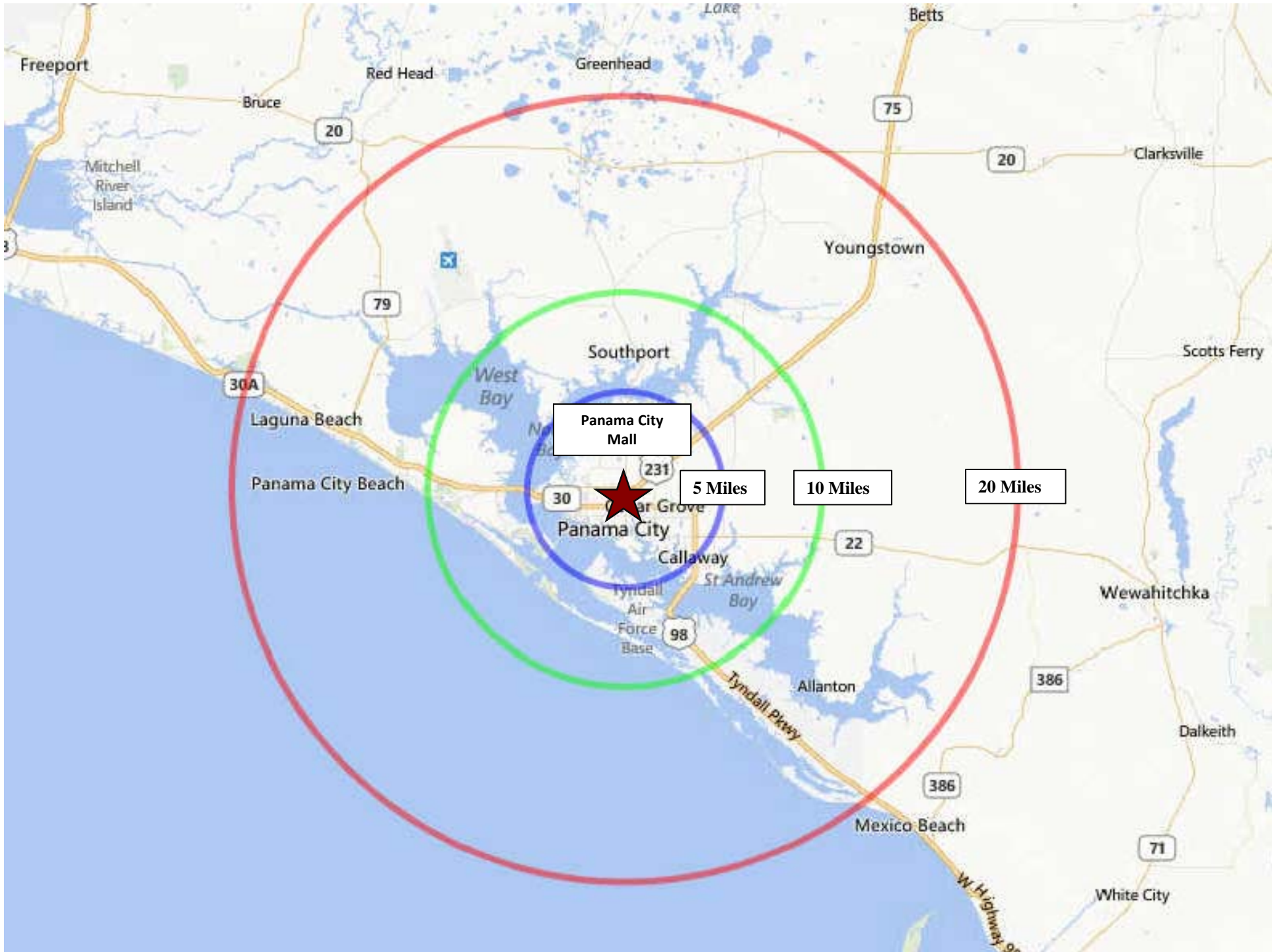
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SUITE 465  
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### SITE PLAN



MAIN LEVEL FLOOR PLAN







# Executive Summary

Panama City Mall  
 2150 Martin Luther King Jr Blvd, Panama City, FL, 32405, ...  
 Rings: 5, 10, 20 mile radii

Prepared by Shannon Mullinax  
 Latitude: 30.186767169  
 Longitude: -85.64998560

	5 miles	10 miles	20 miles
<b>Population</b>			
2000 Population	78,997	123,350	144,091
2010 Population	84,972	135,848	164,161
2013 Population	85,363	136,309	164,698
2018 Population	88,316	141,069	170,370
2000-2010 Annual Rate	0.73%	0.97%	1.31%
2010-2013 Annual Rate	0.14%	0.10%	0.10%
2013-2018 Annual Rate	0.68%	0.69%	0.68%
2013 Male Population	47.8%	49.1%	49.5%
2013 Female Population	52.2%	50.9%	50.5%
2013 Median Age	39.8	39.5	39.9

In the identified area, the current year population is 164,698. In 2010, the Census count in the area was 164,161. The rate of change since 2010 was 0.10% annually. The five-year projection for the population in the area is 170,370 representing a change of 0.68% annually from 2013 to 2018. Currently, the population is 49.5% male and 50.5% female.

### Median Age

The median age in this area is 39.9, compared to U.S. median age of 37.3.

### Race and Ethnicity

2013 White Alone	75.4%	78.8%	80.8%
2013 Black Alone	17.2%	13.6%	11.7%
2013 American Indian/Alaska Native Alone	0.6%	0.6%	0.7%
2013 Asian Alone	2.3%	2.3%	2.2%
2013 Pacific Islander Alone	0.1%	0.1%	0.1%
2013 Other Race	1.4%	1.3%	1.4%
2013 Two or More Races	3.1%	3.3%	3.2%
2013 Hispanic Origin (Any Race)	5.5%	5.7%	5.6%

Persons of Hispanic origin represent 5.6% of the population in the identified area compared to 17.4% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 40.4 in the identified area, compared to 62.1 for the U.S. as a whole.

### Households

2000 Households	32,164	49,758	57,881
2010 Households	34,935	55,318	66,479
2013 Total Households	35,165	55,613	66,839
2018 Total Households	36,463	57,664	69,284
2000-2010 Annual Rate	0.83%	1.06%	1.39%
2010-2013 Annual Rate	0.20%	0.16%	0.17%
2013-2018 Annual Rate	0.73%	0.73%	0.72%
2013 Average Household Size	2.38	2.40	2.41

The household count in this area has changed from 66,479 in 2010 to 66,839 in the current year, a change of 0.17% annually. The five-year projection of households is 69,284, a change of 0.72% annually from the current year total. Average household size is currently 2.41, compared to 2.41 in the year 2010. The number of families in the current year is 43,177 in the specified area.

**Data Note:** Income is expressed in current dollars

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2013 and 2018. Esri converted Census 2000 data into 2010 geography.

# Executive Summary

Panama City Mall  
 2150 Martin Luther King Jr Blvd, Panama City, FL, 32405, ...  
 Rings: 5, 10, 20 mile radii

Prepared by Shannon Mullinax  
 Latitude: 30.186767169  
 Longitude: -85.64998560

	5 miles	10 miles	20 miles
<b>Median Household Income</b>			
2013 Median Household Income	\$43,338	\$44,469	\$44,613
2018 Median Household Income	\$51,467	\$52,622	\$52,752
2013-2018 Annual Rate	3.50%	3.42%	3.41%
<b>Average Household Income</b>			
2013 Average Household Income	\$58,503	\$58,979	\$59,006
2018 Average Household Income	\$67,896	\$68,363	\$68,296
2013-2018 Annual Rate	3.02%	3.00%	2.97%
<b>Per Capita Income</b>			
2013 Per Capita Income	\$24,169	\$24,253	\$24,220
2018 Per Capita Income	\$28,068	\$28,117	\$28,042
2013-2018 Annual Rate	3.04%	3.00%	2.97%

Current median household income is \$44,613 in the area, compared to \$51,314 for all U.S. households. Median household income is projected to be \$52,752 in five years, compared to \$59,580 for all U.S. households

Current average household income is \$59,006 in this area, compared to \$71,842 for all U.S. households. Average household income is projected to be \$68,296 in five years, compared to \$83,667 for all U.S. households

Current per capita income is \$24,220 in the area, compared to the U.S. per capita income of \$27,567. The per capita income is projected to be \$28,042 in five years, compared to \$32,073 for all U.S. households

<b>Housing</b>			
2000 Total Housing Units	35,733	61,097	74,849
2000 Owner Occupied Housing Units	20,984	32,833	39,427
2000 Renter Occupied Housing Units	11,180	16,925	18,454
2000 Vacant Housing Units	3,569	11,339	16,968
2010 Total Housing Units	40,423	73,927	94,970
2010 Owner Occupied Housing Units	21,396	34,078	41,660
2010 Renter Occupied Housing Units	13,539	21,240	24,819
2010 Vacant Housing Units	5,488	18,609	28,491
2013 Total Housing Units	40,993	74,752	96,193
2013 Owner Occupied Housing Units	20,561	32,735	40,032
2013 Renter Occupied Housing Units	14,604	22,877	26,806
2013 Vacant Housing Units	5,828	19,139	29,354
2018 Total Housing Units	42,412	77,364	99,487
2018 Owner Occupied Housing Units	21,802	34,664	42,301
2018 Renter Occupied Housing Units	14,661	23,000	26,983
2018 Vacant Housing Units	5,949	19,700	30,203

Currently, 41.6% of the 96,193 housing units in the area are owner occupied; 27.9%, renter occupied; and 30.5% are vacant. Currently, in the U.S., 56.4% of the housing units in the area are owner occupied; 32.3% are renter occupied; and 11.3% are vacant. In 2010, there were 94,970 housing units in the area - 43.9% owner occupied, 26.1% renter occupied, and 30.0% vacant. The annual rate of change in housing units since 2010 is 0.57%. Median home value in the area is \$145,075, compared to a median home value of \$177,257 for the U.S. In five years, median value is projected to change by 5.65% annually to \$190,970.

**Data Note:** Income is expressed in current dollars

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2013 and 2018. Esri converted Census 2000 data into 2010 geography.