

# Available



Phase 2 and 3 Now Available in Sweet Bay Town Center - Panama City, FL

Promenade St and W Hwy 390 Panama City, FL 32405

# SweetBay Town Center

## Phase 2 & 3



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# SweetBay Town Center

## A Lifestyle Center



### An Upscale Shopping Venue

The SweetBay Town Center is part of the SweetBay Master Planned Community Development in Panama City, FL. It is one of the state's largest infill projects with a top-ranking charter school, University Academy (K-8), and approval for 3,200 residential units. There are future plans for additional apartments and varying residential developments in proximity to Town Center.

The SweetBay Town Center is a Publix-anchored, mixed-use lifestyle center featuring retail, restaurant, medical, hotel, and traditional office space opportunities. There are outparcel opportunities, as well as street-lined retail.

Phase 1 of SweetBay Town Center sits on 8.3 acres and features a 50,487 SF Publix and adjacent liquor store. The remainder of Phase 1 is fully leased with an 18,000 SF mixture of high-end local and national tenants such as Starbucks, unique restaurants, and service-related retailers.

Phase 2 and 3 are adjacent to the Publix and retailers in Phase 1. Outparcel and build-to-suit opportunities are available to serve not only the SweetBay community but also the Panama City area.

### Town Center Availability

Phase 1: 8.3 acres - 18,000 SF inline retail space

Phase 2: 3.65 acres -  $\pm$ 30,000 SF Retail and restaurant space

Phase 3: 2.43 acres -  $\pm$ 10,000 SF Retail space with corner outparcel and possible hotel pad

#### DEMOGRAPHICS

##### Total Population

1 miles	4,418
3 miles	30,216
5 miles	61,185

##### Total Daytime Population

1 miles	3,623
3 miles	23,402
5 miles	59,982

##### Average Household Income

1 miles	\$144,317
3 miles	\$106,524
5 miles	\$100,344

##### Median Age

1 miles	43.8
3 miles	40.7
5 miles	40.6

3200  
HOMES AT FULL  
BUILD-OUT

870  
UNITS BUILT  
TO DATE

\$576K  
AVERAGE  
SWEETBAY  
HOME SALE  
PRICE

\$125K  
AVERAGE  
HOUSEHOLD  
INCOME

700  
PLANNED  
APARTMENT  
UNITS



# SweetBay Town Center



## Phase 1

- 48,387 SF Publix with a 2,100 SF liquor store, one of their newest prototypes
- 18,000 SF of inline retail including Starbucks, unique restaurants, and service-related retailers
- Community-based green space adjacent to Phase 1 and 2

## Phase 2

- A Retail, Food and Entertainment Hub will feature 30,000 SF of inline and outparcel opportunities for national and high-end local retailers and restaurants

## Phase 3

- Retail with corner outparcel and possible hotel pad

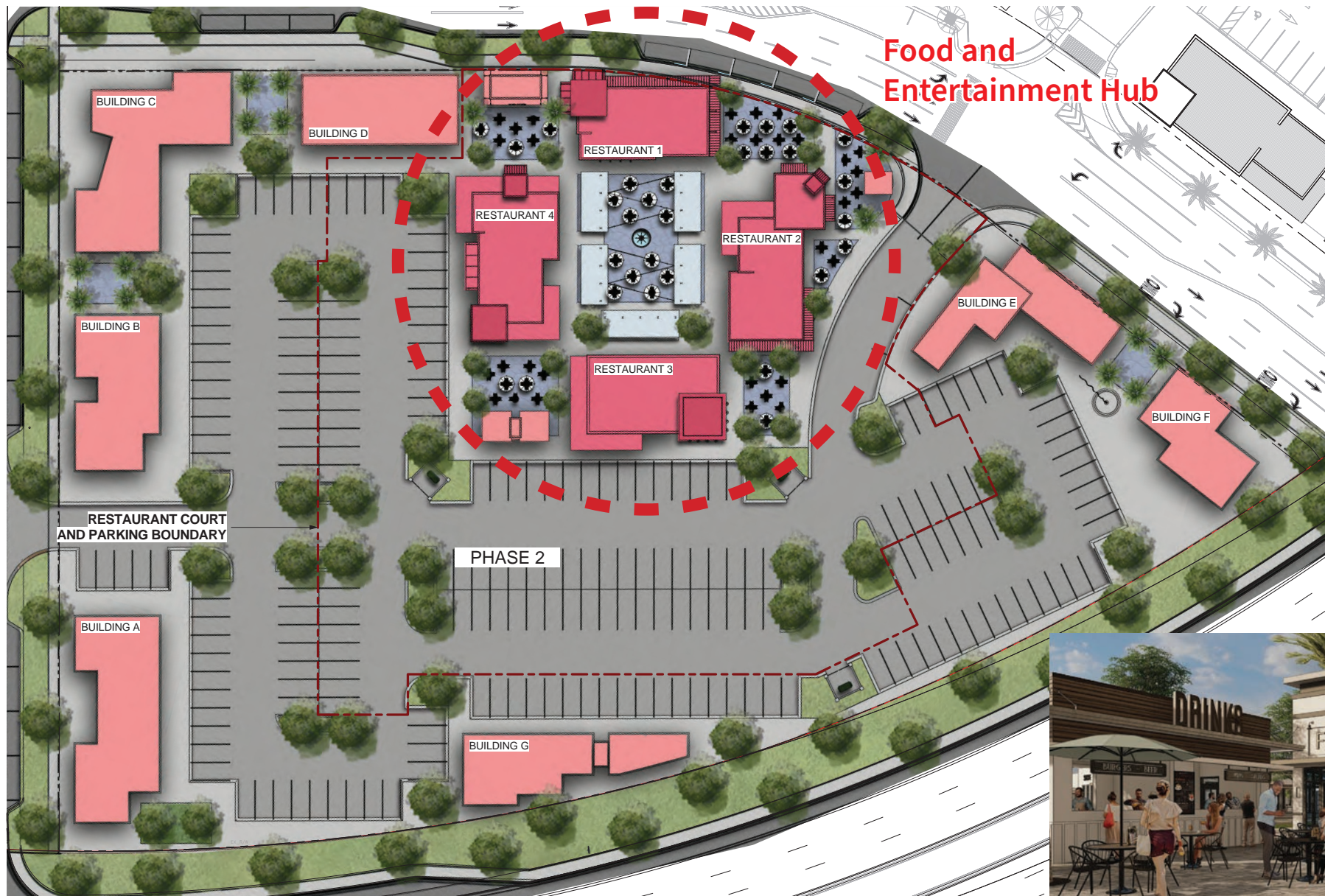
## Phase 4

- Medical, office, a bank and/or other uses



# SweetBay Town Center

## Phase 2 Site Plan





# SweetBay Town Center

## Food and Entertainment Hub



A vibrant retail and restaurant hub, creating a dining destination for residents and visitors.

Well positioned to accommodate displaced mall tenants and new brands entering the market.

Seeking innovative, high-quality tenants to complement our vision for this lifestyle center.





# SweetBay - Life at Water's Edge



Time for Yourself  
Time for Your Partner  
Time for Neighbors  
Time for Nature





# Retail Trade Area



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