

# For LEASE | NEW RETAIL CENTER

741 West 23rd Street, Panama City, FL 32405

**SITE**



## Property Overview:

1500 SF Retail Space in the New Multi-Tenant Retail Center located in the preferred trade area for Panama City. Other major retailers include Wal-Sports Authority, Hobby Lobby, Publix, Dollar Tree, CVS, Shoe Carnival, McDonald, Chick Fil A, Newk's Eatery, Five Guys, Bonelsh Grill to name a few.

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
TOTAL POPULATION	5,971	39,851	83,986
MEDIAN AGE	42.6	38.3	38.5
# OF HOUSE HOLDS	2,636	16,716	34,792
AVERAGE HH INCOME	\$57,974	\$55,144	\$60,443

FOR MORE INFO, PLEASE CONTACT:

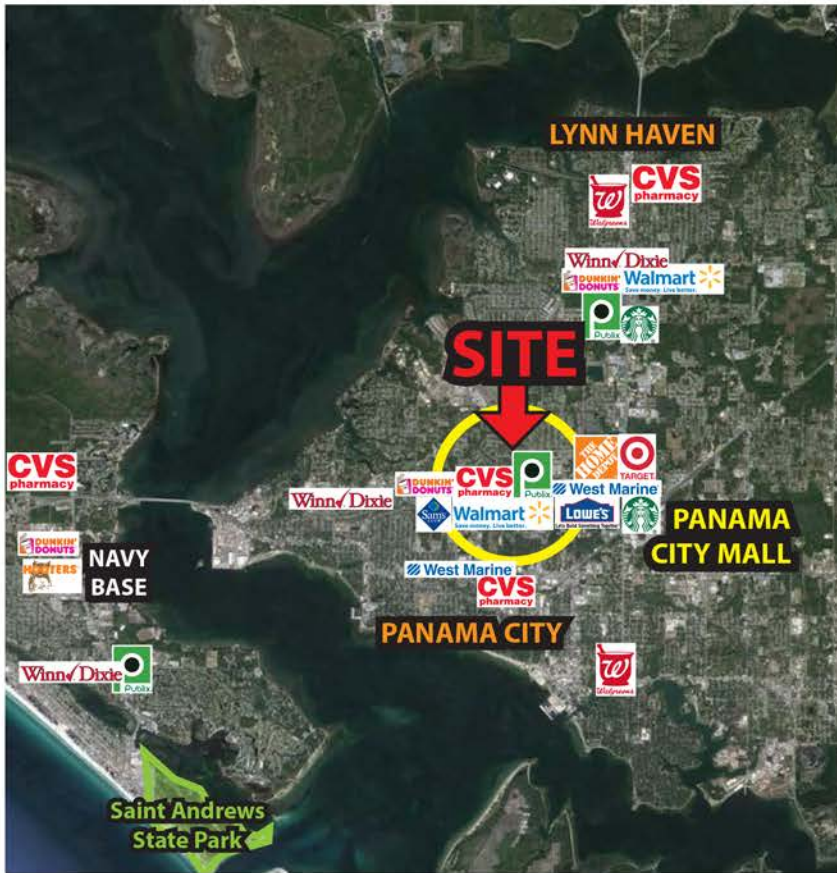
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## Offering Summary:

Available SF: 1,500 SF

Lease Rate: \$3,125 per month (NNN)

Tenant Improvement Dollars \$22,500

Lot Size: 1.41 Acres

Year Remodeled: 2017

Building Size: 6,390

Renovated: 2017

Zoning: GC-2 (Panama City)

Market: Panama City

Submarket: 23rd Street



## Property Highlights:

- New Retail Center: 1 Space Left
- Strong Trade Area
- Cross Easement with adjacent Wal-Mart anchored Power Center
- Good ingress/egress
- New Roof
- 84 Parking Spaces
- Join Restaurants Shrimp Basket and Jersey Mike's
- 33,000 AADT in front of site

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