

CONFIDENTIAL OFFERING MEMORANDUM



0.3 Miles 0.5 Miles 1 Mile

Total Households:	572	1,218	2,941
Total Population:	1,220	2,647	6,690
Average HH Income:	\$83,789	\$81,649	\$88,045

8808 Front Beach Rd

8808 Front Beach Rd, Panama City Beach, FL 32407

CHRIS L. HUSKEY, SIOR, CCIM

Broker
850.630.4500
chuskey@rrcre.com





OFFICE PROPERTY FOR SALE



OFFERING SUMMARY

Sale Price:	\$749,900
Building Size:	4,688 SF
Available SF:	
Lot Size:	14,947 SF
Price / SF:	\$159.96
Year Built:	1993
Renovated:	2013
Zoning:	C-3

PROPERTY OVERVIEW

Introducing an exceptional opportunity for Office/Office Building investors: a meticulously maintained 4,688 SF building nestled in the thriving Panama City Beach area. Built in 1993 and thoughtfully renovated in 2013, this property exudes modern sophistication and timeless appeal. Boasting a coveted C-3 zoning designation, it offers versatility and potential for a range of business pursuits. Strategically positioned in a sought-after location, this property presents a compelling investment proposition in a dynamic commercial real estate market. With its impressive size, strategic updates, and prime zoning, this property is poised to elevate any investor's portfolio with enduring value and potential. Current company in building plans to relocate to another location to accommodate future growth. Broker is owner of property.

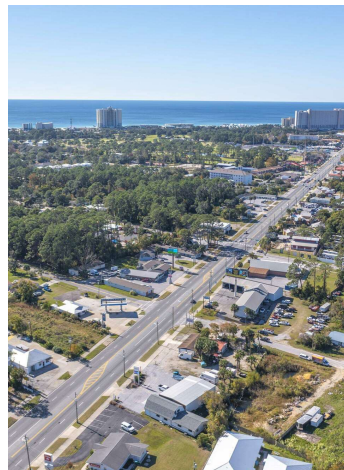
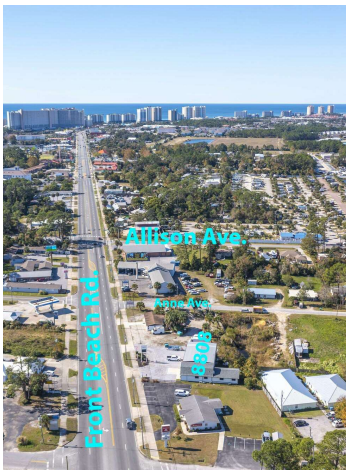
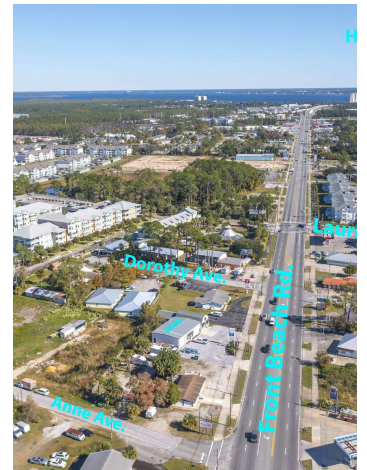
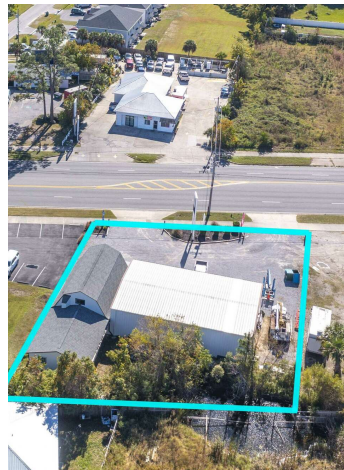
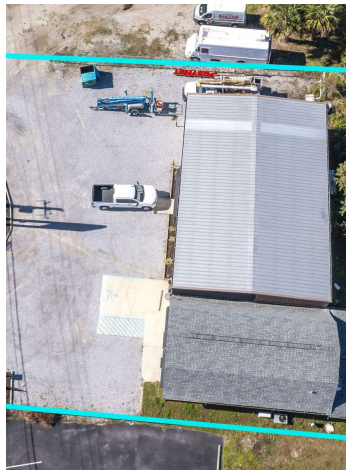
PROPERTY HIGHLIGHTS

- - 4,688 SF building
- - Built in 1993, renovated in 2013
- - Zoned C-3
- - Located in Panama City Beach
- - Prime commercial real estate investment



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OFFICE PROPERTY FOR SALE



RESOURCE REALTY GROUP
2101 Northside Drive, Suite 104
Panama City, FL 32405
O: 850.630.4500

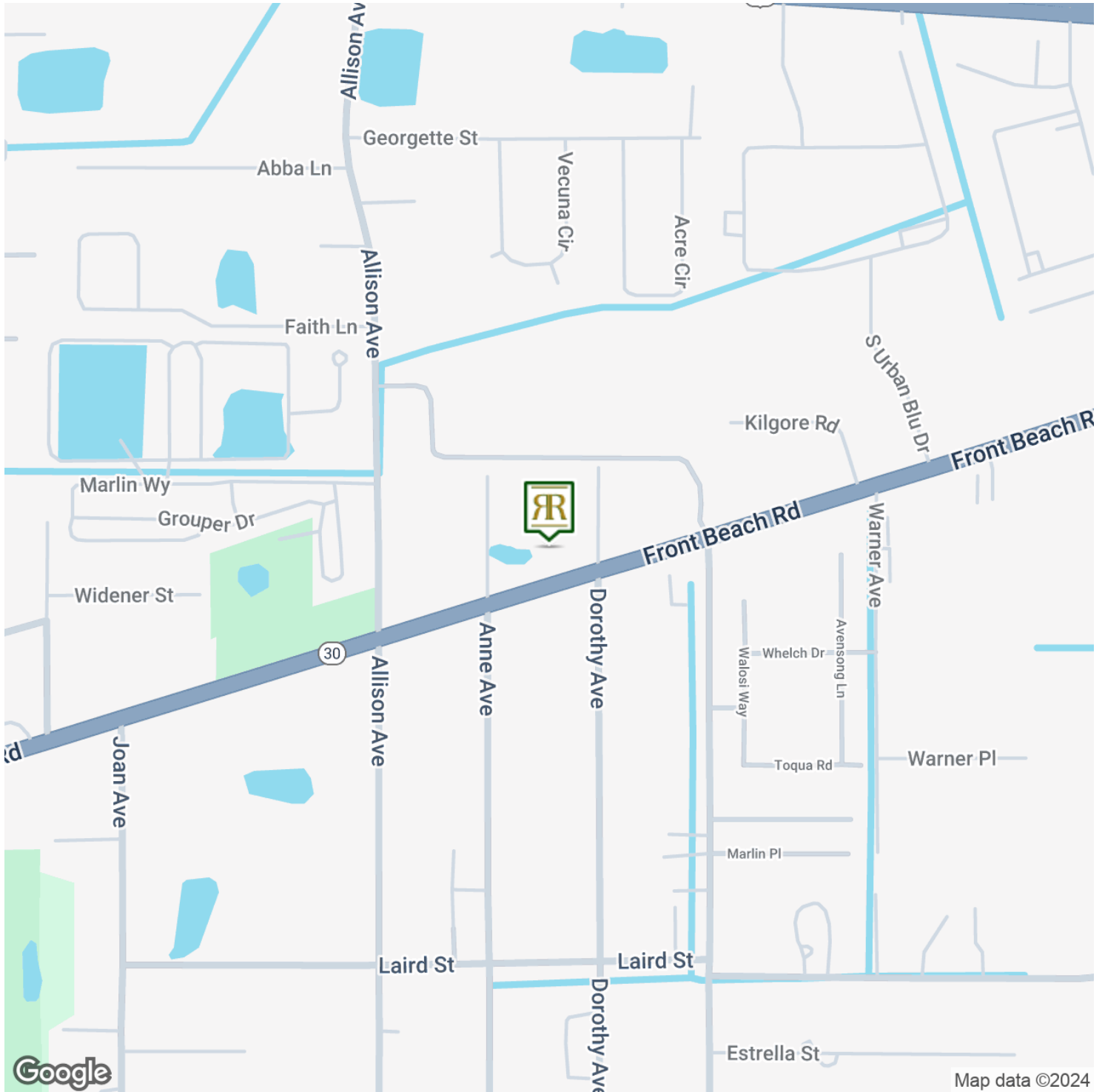
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Information contained herein has been obtained from the owner of the property or other sources that we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it.



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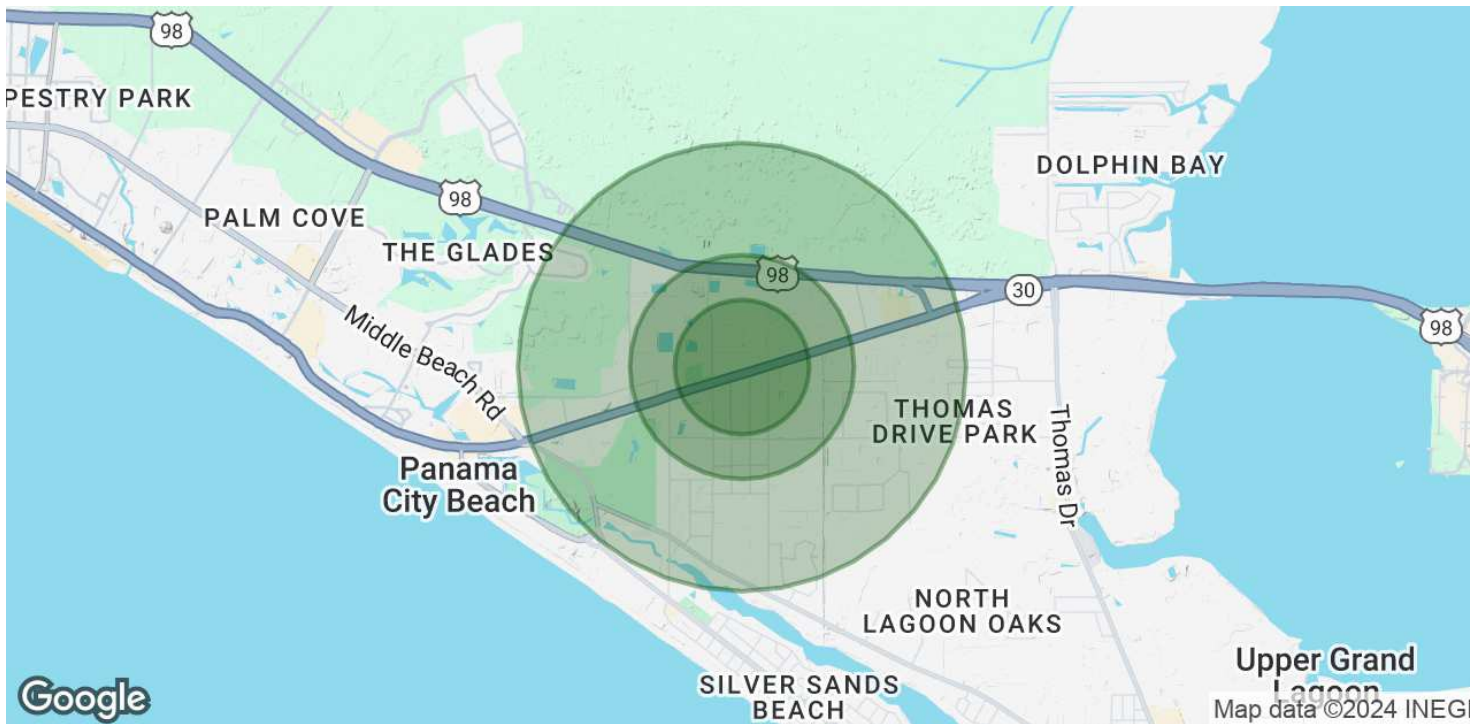
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OFFICE PROPERTY FOR SALE



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,220	2,647	6,690
Average Age	41	41	42
Average Age (Male)	41	41	41
Average Age (Female)	42	42	43

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	572	1,218	2,941
# of Persons per HH	2.1	2.2	2.3
Average HH Income	\$83,789	\$81,649	\$88,045
Average House Value	\$352,981	\$350,817	\$377,441

Demographics data derived from AlphaMap