

CONFIDENTIAL OFFERING MEMORANDUM



	3 Miles	5 Miles	10 Miles
Total Households:	3,553	6,288	15,419
Total Population:	7,612	13,466	34,730
Average HH Income:	\$113,179	\$119,677	\$111,767

West PCB Holdings

21929 Panama City Beach Parkway, Panama City Beach, FL 32408

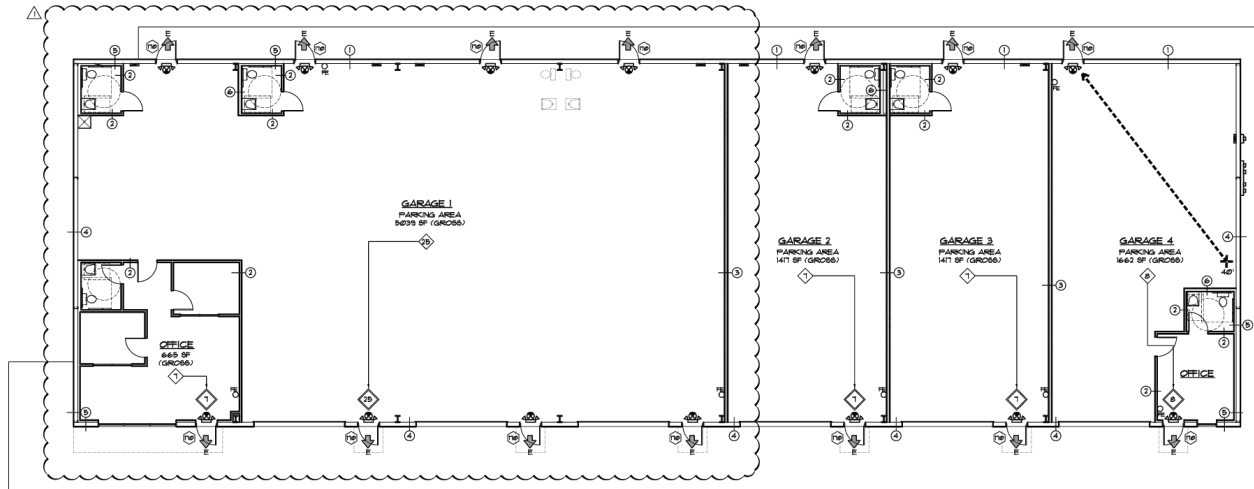
NEIL C. JONES, SIOR

Broker
850.258.8971
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RETAIL PROPERTY FOR LEASE



LIFE SAFETY PLAN
SCALE: 1/8" = 1'-0"

OFFERING SUMMARY

Available SF:	5,700 SF
Lease Rate:	\$20 SF/yr (NNN)
Lot Size:	1 Acres
Year Built:	2019
Building Size:	10,224 SF
Zoning:	General Commercial
Market:	West Panama City Beach
Submarket:	30-A / Walton County Line

PROPERTY OVERVIEW

Unit one available approximately 5,700± SF with 700 sf finished office space and 5,000 sf of open warehouse space with three overhead doors (14 x 14 each). Property is located next to Dollar General with cross access to median cut. All Steel Construction - Available November 2024.

PROPERTY HIGHLIGHTS

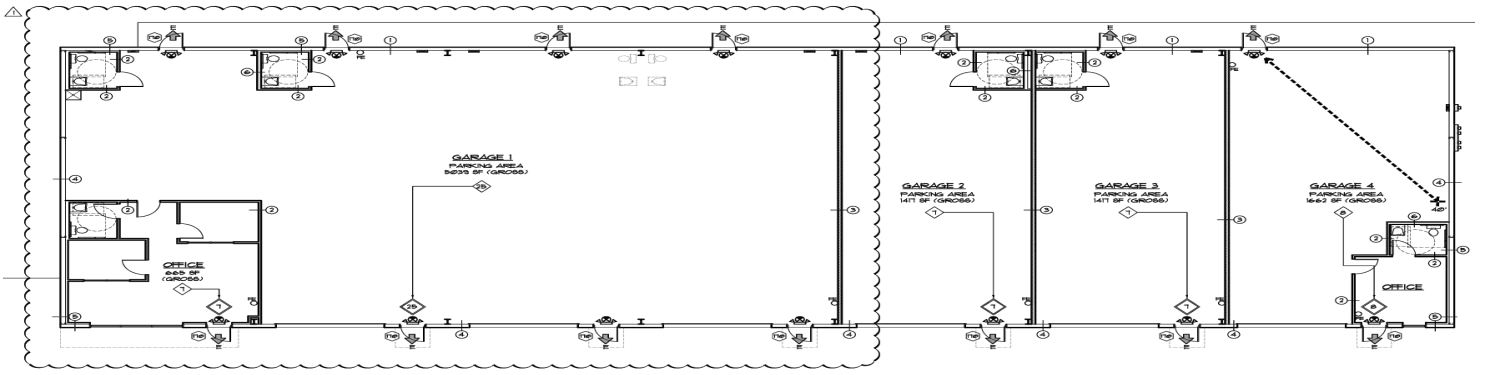
- 5,700 ± SF Unit with finished office and three overhead doors (Unit 1) available on the West end
- Interior Bays Measures 25± FT x 57± FT - 18± FT Clear Height
- West-End Location Only 2 Miles from Publix at Carillon Beach
- Cross Access to Dollar General and Median Cut
- Move-In-Ready November 2024



WEST PCB HOLDINGS

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

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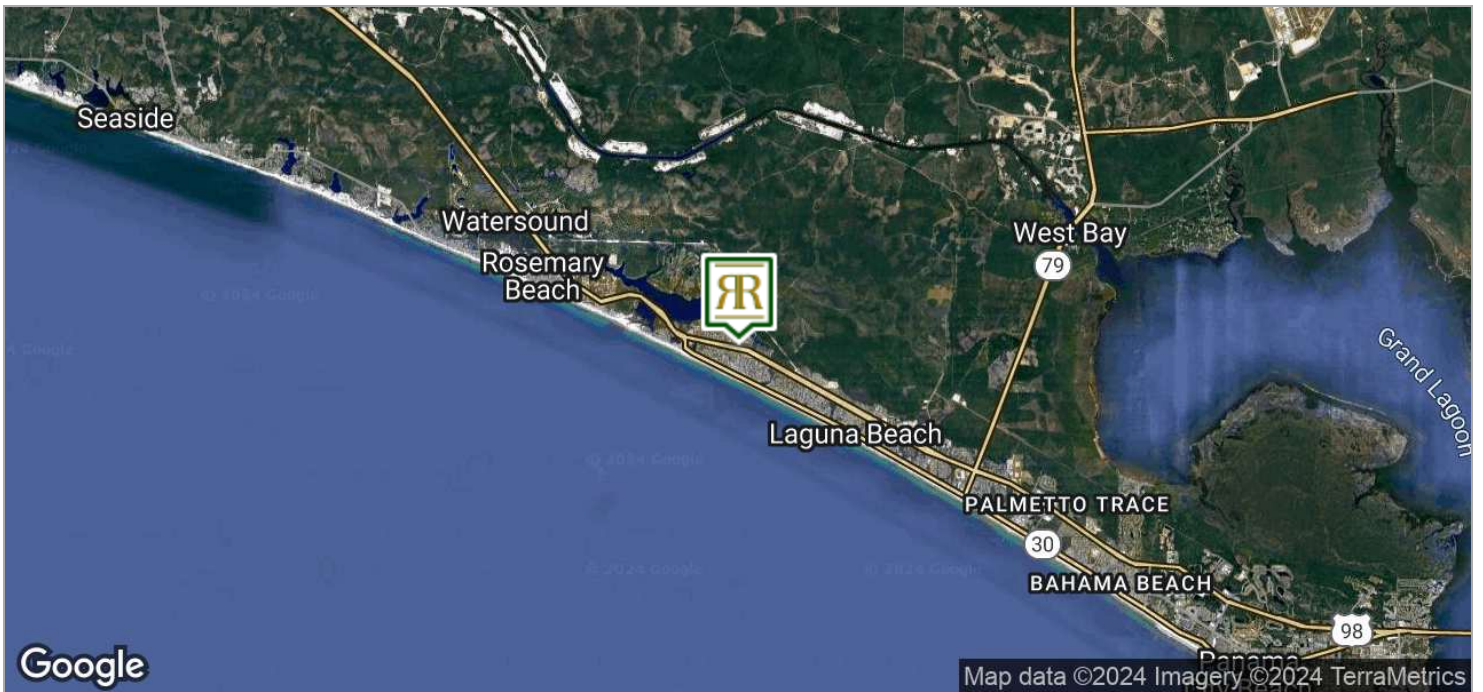
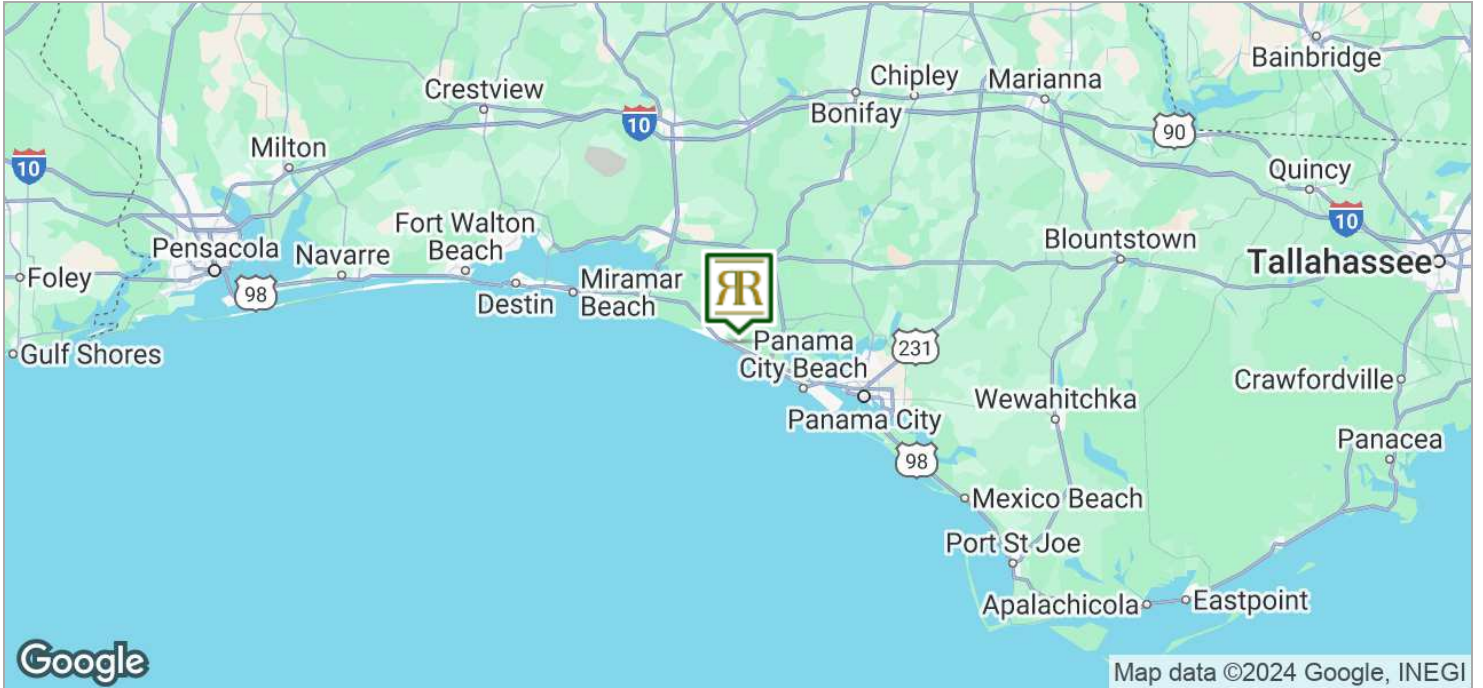
Information contained herein has been obtained from the owner of the property or other sources that we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it.



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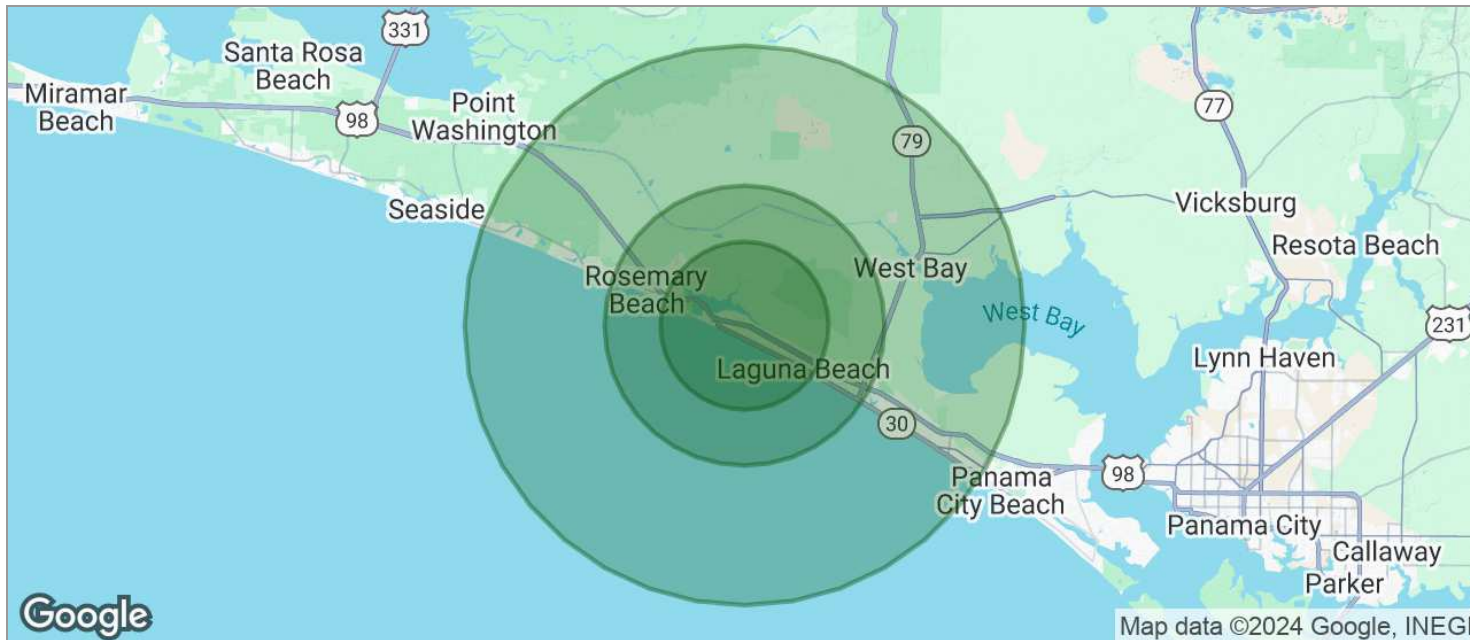
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POPULATION

	3 MILES	5 MILES	10 MILES
TOTAL POPULATION	7,612	13,466	34,730
MEDIAN AGE	48	48	46
MEDIAN AGE (MALE)	48	47	45
MEDIAN AGE (FEMALE)	49	49	47

HOUSEHOLDS & INCOME

	3 MILES	5 MILES	10 MILES
TOTAL HOUSEHOLDS	3,553	6,288	15,419
# OF PERSONS PER HH	2.1	2.1	2.3
AVERAGE HH INCOME	\$113,179	\$119,677	\$111,767
AVERAGE HOUSE VALUE	\$524,034	\$564,786	\$516,255

* Demographic data derived from 2020 ACS - US Census

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