



FOR LEASE | RETAIL

11,000 +/- SF HIGHWAY 98 RETAIL SHOWROOM & WAREHOUSE FACILITY FOR LEASE

7 E 15th Street, Panama City, FL 32405



LEASE OVERVIEW

AVAILABLE SF:	3,200 - 11,112 SF
LEASE RATE:	\$5.40 SF/Yr (NNN)
LOT SIZE:	0.496 Acres
BUILDING SIZE:	11,112 SF
YEAR BUILT:	1988
ZONING:	GC-2 Panama City
MARKET:	Panama City
SUB MARKET:	Highway 98
CROSS STREETS:	Luverne Avenue

PROPERTY DESCRIPTION

For Lease! Former auto parts retailer showroom and warehouse facility. Over 11,000 square feet of improved buildings situated at the southwest corner of E. 15th Street [a/k/a Hwy 98] and Luverne Avenue. The retail showroom and supply area comprises 7,912 +/- SF with an attached 3,200 +/- SF warehouse build at dock height. The property possesses both grade level and dock high loading areas. This is a very versatile retail and warehouse facility centrally located in the Panama City market.

LOCATION OVERVIEW

This property is located in central Panama City near the busy landmark and signalized intersection of Highway 98/15th Street and Highway 231/Harrison Avenue. This location provides close proximity to all major commercial thoroughfares in the Panama City area including: Highway 98, Highway 231, Hwy 77 and 23rd Street. The location is convenient to downtown Panama City, Panama City Beach, and Tyndall Air Force Base.



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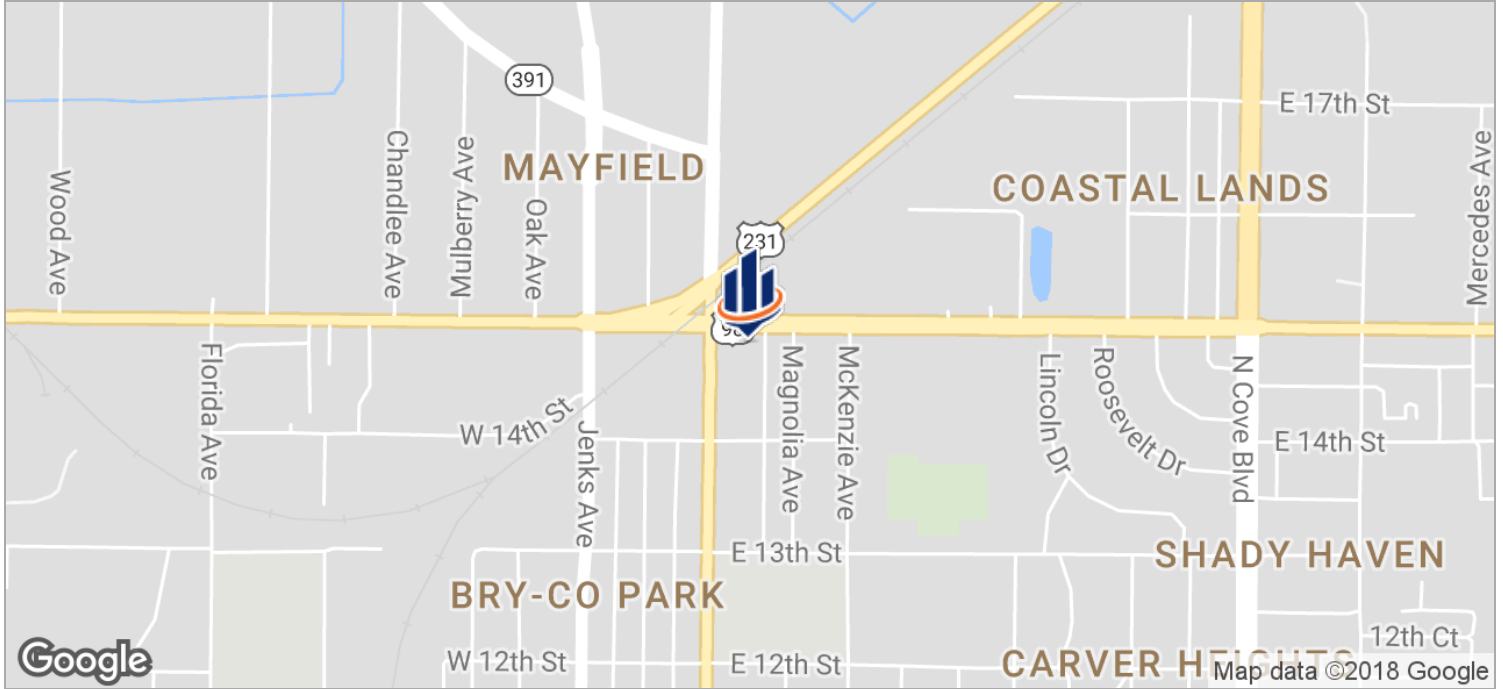
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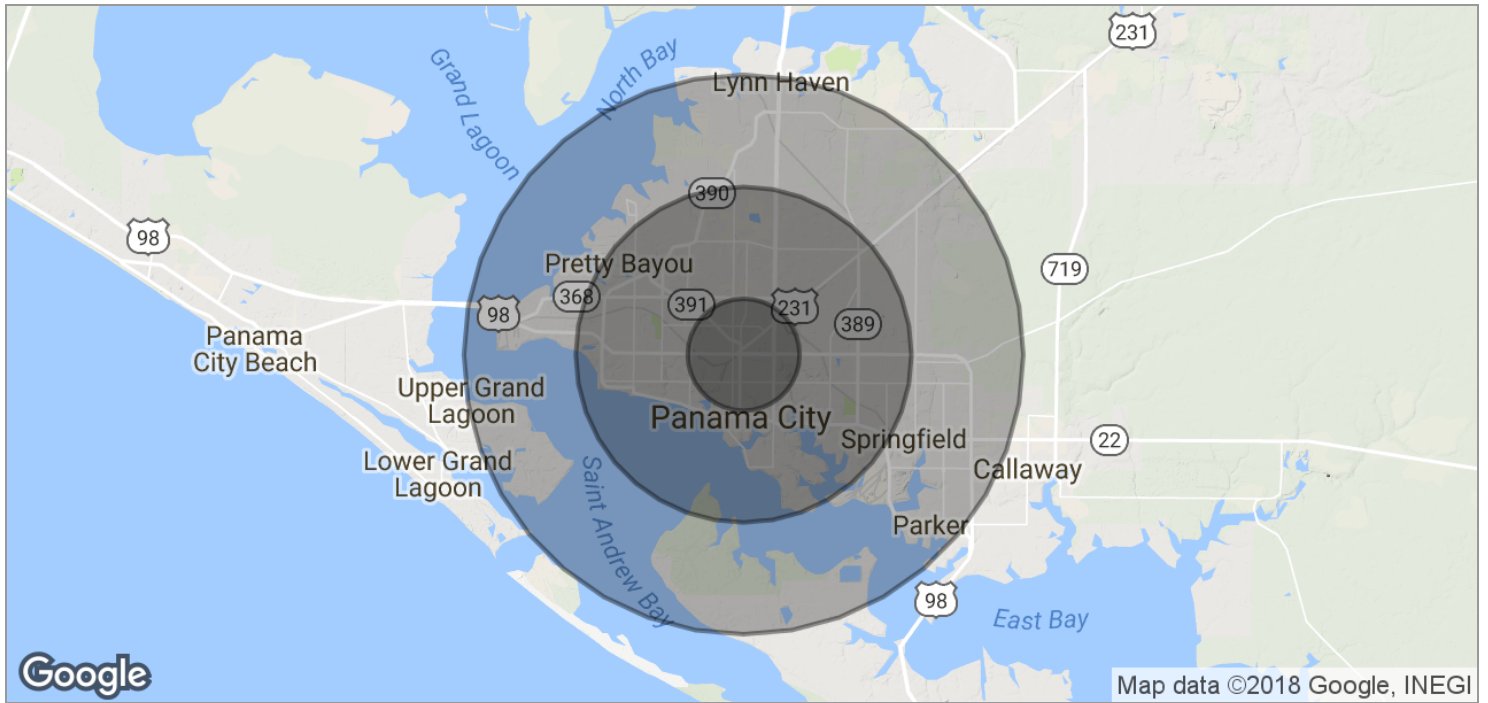
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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	4,846	42,481	83,200
MEDIAN AGE	38.2	38.6	38.1
MEDIAN AGE (MALE)	35.6	37.5	37.5
MEDIAN AGE (FEMALE)	43.7	41.1	39.4

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,946	17,887	34,347
# OF PERSONS PER HH	2.5	2.4	2.4
AVERAGE HH INCOME	\$33,432	\$51,910	\$57,950
AVERAGE HOUSE VALUE	\$193,383	\$183,455	\$188,623



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