

Amazon at 1602MLK.

*Single-tenant NNN with near-term renewal —
next to the new Panama City fulfillment center.*

1602 MLK Jr Boulevard • Panama City, FL 32405

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An Amazon NNN — at a 10% Cap.

In-place cash flow + Amazon-fulfillment-center upside.

1602 MLK Jr Boulevard is a single-tenant investment opportunity leased to Amazon on approximately ±2.0 acres in Panama City, Florida. The offering delivers strong in-place cash flow at a 10% cap rate, with approximately 1.3 years remaining on the current lease and a two-year renewal option. The tenant is expected to renew — the nearby Amazon fulfillment center remains under development, supporting the long-term viability of this location as a last-mile or logistics-support site. The property sits in a high-visibility commercial corridor near Panama City Mall and surrounded by national retailers and ongoing commercial growth.

AT A GLANCE	
Sale Price	\$1,085,000
Cap Rate	10.0%
NOI	±\$108,500
Lot Size	±2.0 Acres
Lease Remaining	±1.3 Years
Renewal Option	2-Year (Expected)
Tenant	Amazon
Lease Type	NNN

\$1.085M

SALE PRICE

10.0%^{CAP}

IN PLACE NNN

1.3^{YR}

LEASE REMAINING+2-YR OPTION

UPSIDE FROM

The Amazon Fulfillment Center

Tenant expected to renew • long-term last-mile / logistics fit
10% cap on in-place NOI • meaningful day-one yield

PROPERTY TYPE	Single-Tenant Net-Lease Investment • In-Place Income
TENANT	Amazon • national logistics brand • ±1.3 years remaining + 2-yr option
LOCATION	1602 MLK Jr Boulevard • Panama City, FL 32405 • Bay County

Why 1602 MLK — Amazon.

01 10% Cap on In-Place NOI

A 10.0% cap rate on approximately \$108,500 of in-place NOI — meaningful day-one yield from a nationally recognized tenant in a single-tenant NNN format.

02 Leased to Amazon

The property is leased to Amazon — a nationally recognized brand and one of the world's largest logistics operators.

03 Renewal Likely

Approximately 1.3 years remaining on the current lease with a two-year renewal option. The tenant is expected to renew, supported by the nearby Amazon fulfillment center build-out.

04 Adjacent to a New Fulfillment Center

Amazon's new Panama City fulfillment center remains under development nearby — long-term demand for last-mile, ancillary and logistics-support space in the immediate corridor.

05 High-Visibility Commercial Corridor

MLK Jr Boulevard is one of Panama City's primary commercial corridors, near Panama City Mall and surrounded by national retailers and steady commercial growth.

06 \$1.085M Offering

An attractive entry-point investment with in-place income and meaningful renewal optionality — small-check Amazon exposure in a growing Florida market.

INVESTMENT THESIS

Day-one 10% yield from a nationally recognized tenant — with renewal upside tied to the new Panama City fulfillment center.

Tenant 2 parcel – Amazon, ±2.0 acres of the combined site.





MLK JR BOULEVARD Panama City's primary commercial corridor — near the mall and major anchors.

Panama City's Primary Commercial Corridor.

01 MLK Jr Boulevard

One of Panama City's primary commercial corridors, carrying steady daily traffic past 1602 MLK — high-visibility logistics-friendly access.

02 Amazon Fulfillment Center

Amazon's new Panama City fulfillment center is under development nearby — the long-term anchor that supports tenant renewal and broader corridor logistics demand.

03 BayCounty Growth

Panama City and Bay County continue to expand — population, tourism and logistics infrastructure investment all reinforce the corridor's long-term outlook.

DEMOGRAPHICS

Established, accessible and growing.

87,744 PEOPLE
POPULATION IN 5 MILES

\$82,243 AHI
AVG HH INCOME IN 5 MILES

34,624 HH
HOUSEHOLDS IN 5 MILES

	1 MILE	3 MILES	5 MILES
Total Population	3,054	44,037	87,744
Total Households	1,230	17,773	34,624
Average HH Income	\$52,943	\$72,038	\$82,243

Source: 2023 American Community Survey (ACS) — U.S. Census

In Excellent Company.

The Panama City retail and hospitality corridor surrounding 1602 MLK.

NATIONAL ANCHORS

Panama City Mall
Target
Publix
Lowe's
Home Depot
CVS Pharmacy

DINING

Chick-fil-A
Starbucks
McDonald's
Wendy's
Cracker Barrel
Olive Garden

HOSPITALITY & SERVICES

Hampton Inn
Holiday Inn Express
Comfort Suites
Walgreens
Bank of America



ESTABLISHED PANAMA CITY CORRIDOR

MLK Jr Boulevard pairs Panama City Mall and national big-box anchors with hospitality, dining and daily-needs retail — established demand, no projection needed.

GET IN TOUCH

Let's talk about 1602 MLK — Amazon.

Offering at \$1,085,000 · 10% cap · ±1.3 yrs+ 2-yr option.

Inquiries welcome from value-add net-lease investors and 1031 buyers.



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