
RETAIL LAND SITE | W 23RD STREET | 1.07 +/- ACRES

TBD W 23RD ST, PANAMA CITY, FL 32405



Five Bridges Real Estate
Services Co.
850.913.9133

Kevin Wattenbarger, CCIM
Qualifying Broker
850.913.9133
kevin@kwa-cre.com



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PROPERTY DESCRIPTION

Wattenbarger Commerical | Five Bridges Real Estate is pleased to present a W 23rd St retail development opportunity. This parcel is approximately 1.07 +/- acres with 225 +/- of W 23rd St road frontage. Traffic counts are 31,500 +/- AADT with five lanes of traffic, including a dedicated center turn lane. The property is conveniently located near Panama City Beach, Florida State University-Panama City, and Gulf Coast State College. This parcel is also zoned GC 2 (Panama City) and Flood Zone X. Contact Kevin Wattenbarger, CCIM, for additional information at Kevin@kwa-cre.com, (850) 913-9133 (voice or text)

PROPERTY HIGHLIGHTS

- 23rd Street Retail Land
- Zoning: GC-2 City of Panama City
- Size: 1.07 +/- acre/ 225' of Road Frontage
- Traffic Counts: 31,500 (FL DOT)

OFFERING SUMMARY

Sale Price:	\$850,000
Lot Size:	1.07 Acres

DEMOGRAPHICS	0.5 MILES	1 MILE	1.5 MILES
Total Households	749	2,790	5,434
Total Population	1,688	6,318	12,020
Average HH Income	\$66,426	\$61,089	\$59,065

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LAND FOR SALE

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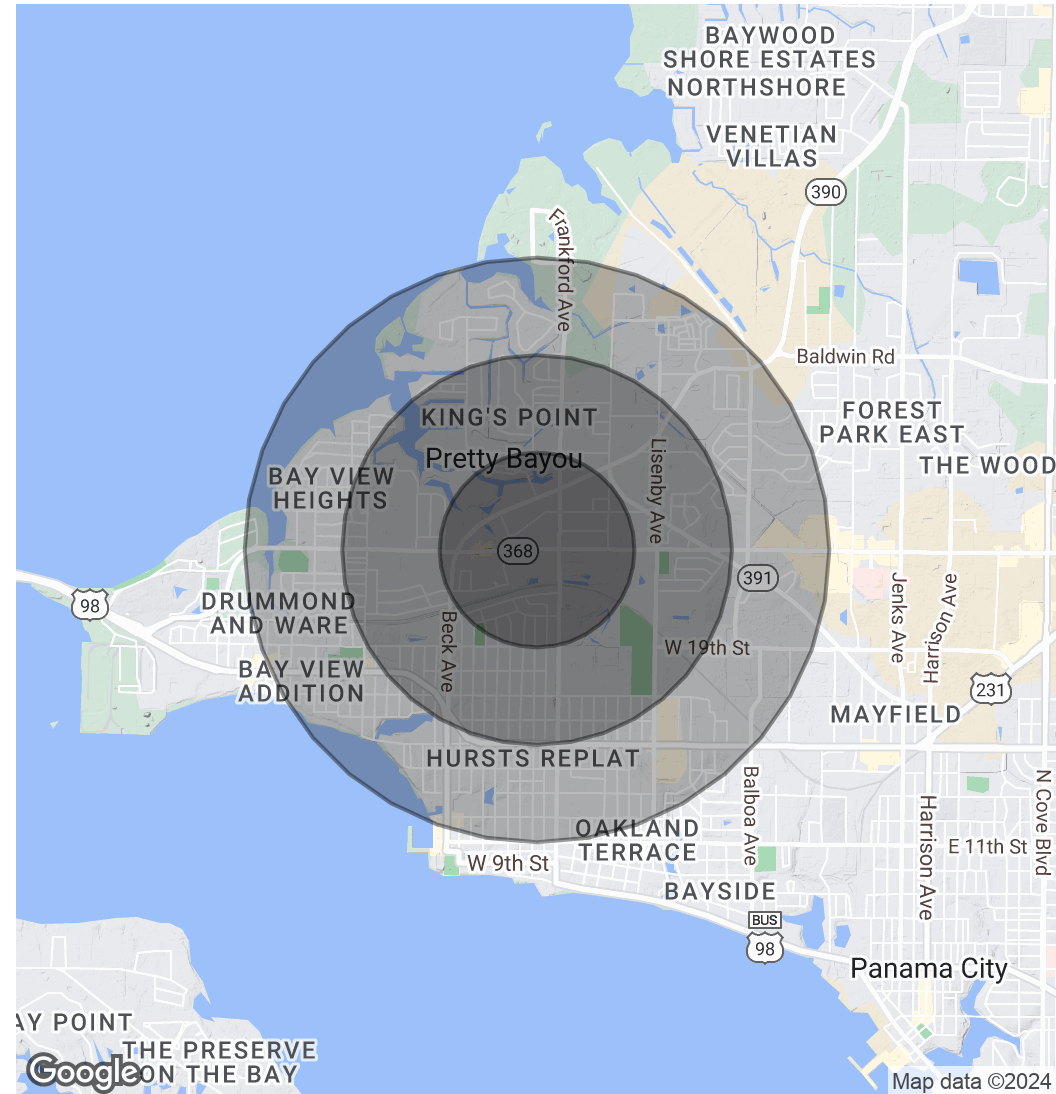


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POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	1,688	6,318	12,020
Average Age	37.7	35.1	36.1
Average Age (Male)	36.8	33.1	34.6
Average Age (Female)	40.8	38.6	38.9
HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	749	2,790	5,434
# of Persons per HH	2.3	2.3	2.2
Average HH Income	\$66,426	\$61,089	\$59,065
Average House Value	\$163,004	\$157,232	\$162,202

* Demographic data derived from 2020 ACS - US Census



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