



FOR SALE

HIGHWAY 77 RETAIL REDEVELOPMENT OPPORTUNITY | FORMER BURGER KING QSR W/ DRIVE-THRU

2399 Highway 77, Panama City, FL 32405

Kevin Wattenbarger, CCIM

Qualifying Broker
850.913.9133
kevin@kwa-cre.com



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VIDEO

PROPERTY DESCRIPTION

Wattenbarger Commercial | Five Bridges Real Estate presents a prime retail redevelopment opportunity at 2399 Highway 77 (Martin Luther King Jr. Blvd). This 0.70-acre parcel features 149 feet of Highway 77 frontage alongside off-site stormwater retention and a cross easement with neighboring retailers. With a daily traffic count of 29,000 vehicles and five lanes, including a center turn lane, the property sits in Panama City's dominant retail trade area, just one-tenth of a mile north of the major intersection of E 23rd St & Hwy 77. The site contains a 3,500 +/- SF former free-standing Burger King QSG w/drive-thru (Hurricane Michael damaged the building - buyer to verify usability if desired). Neighboring retailers include Target, Home Depot, Lowe's, Starbucks, Chick-fil-A, and Hobby Lobby. Conveniently located near the retail core and accessible to high-growth areas north of Highway 231 and Highway 77. For details, contact Kevin Wattenbarger, CCIM, at Kevin@kwa-cre.com or (850) 913-9133.

OFFERING SUMMARY

Sale Price:	\$1,250,000
Number of Units:	1
Lot Size:	0.7 Acres
Building Size:	3,461 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	170	579	2,111
Total Population	309	1,090	4,201
Average HH Income	\$80,145	\$74,923	\$67,960

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PROPERTY HIGHLIGHTS

- Hwy 77 Retail Redevelopment
- Former Burger King QSR - Drive Thru
- Zoning: GC-2 (Panama City)
- Dominate Retail Trade Area 23rd St & Hwy 77
- Full Access - Center Turn Lane | 150' of Frontage
- Cross Easements & Off-Site Retention

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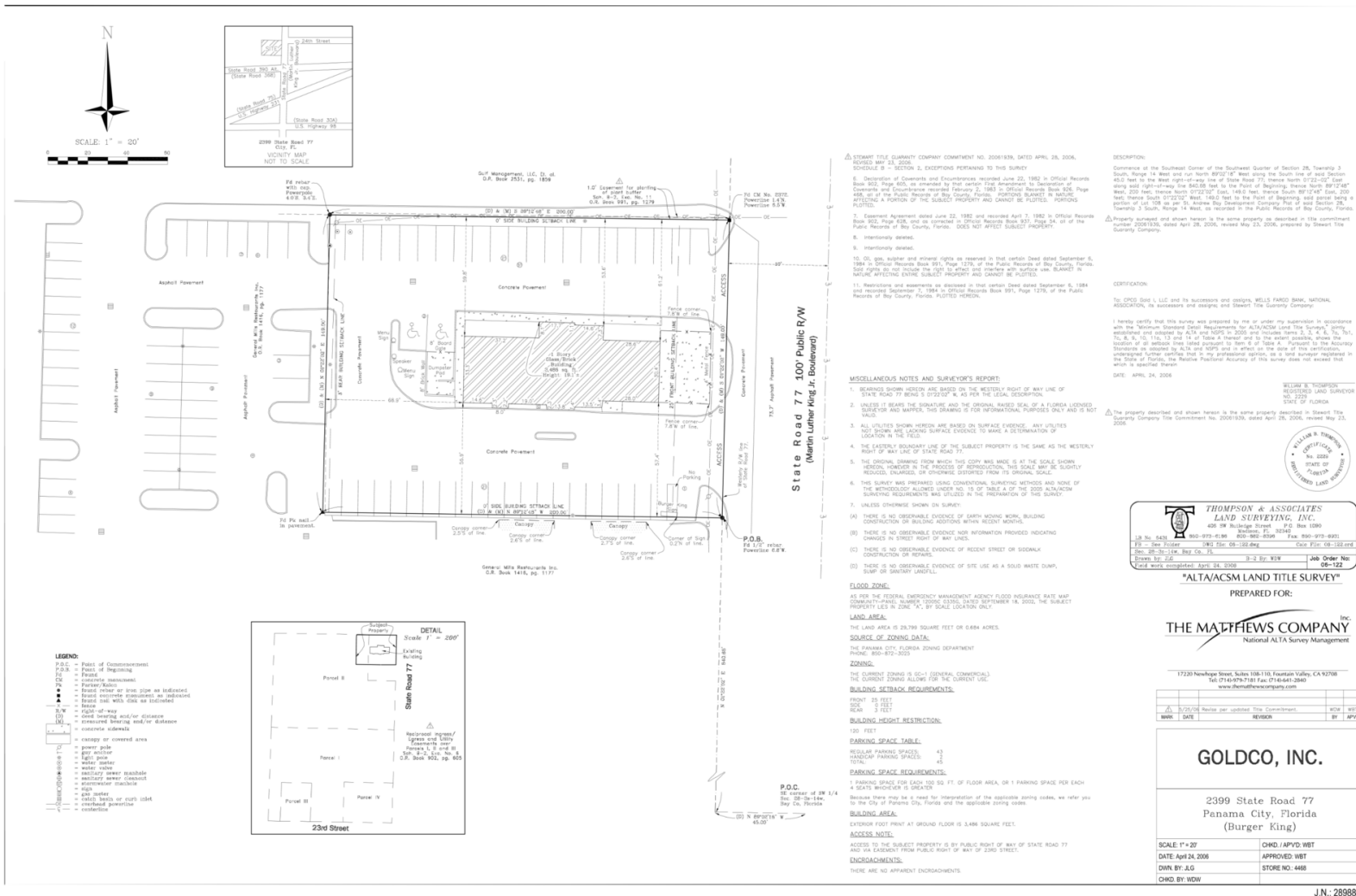
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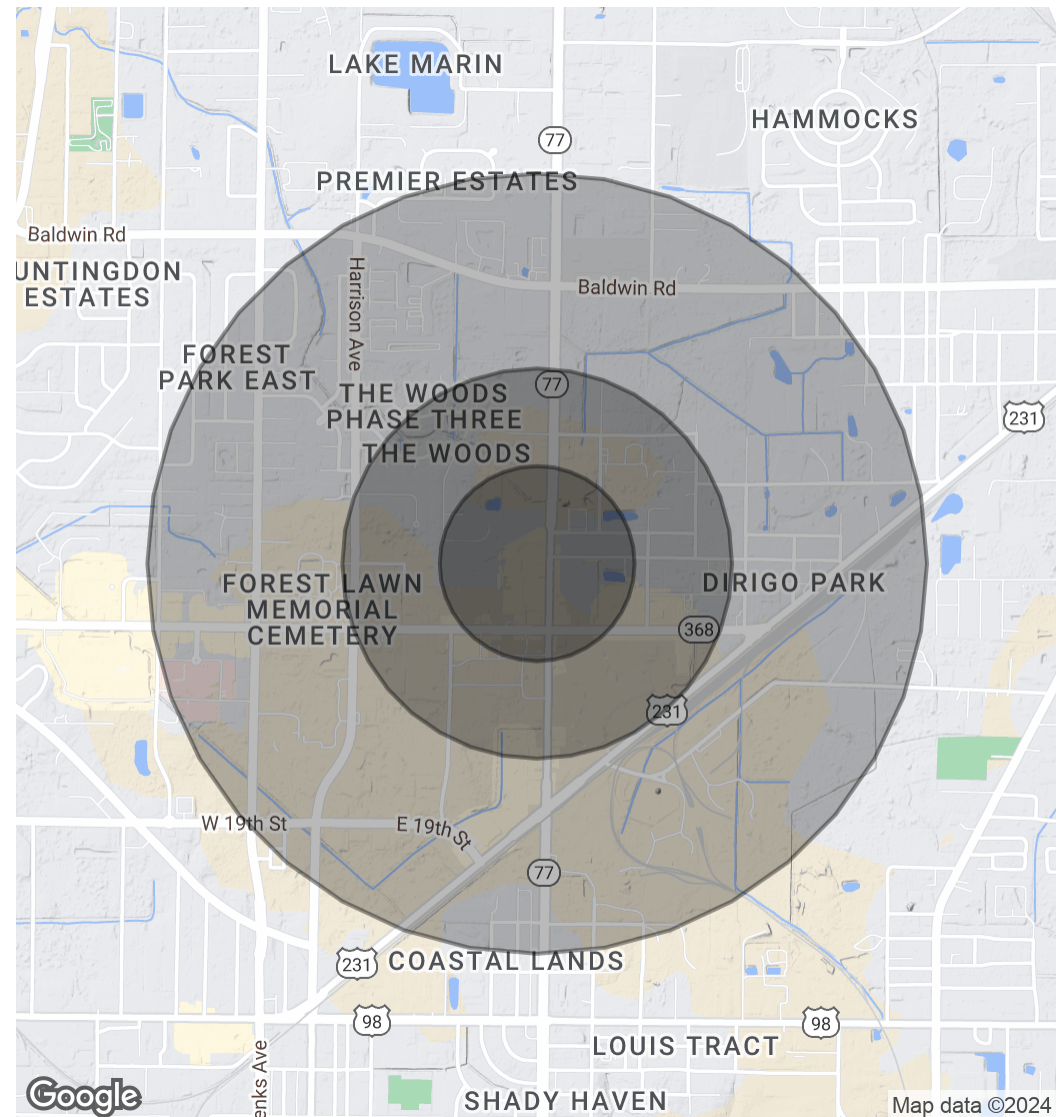


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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	309	1,090	4,201
Average Age	50.3	47.1	44.9
Average Age (Male)	39.1	40.9	42.5
Average Age (Female)	52.7	48.8	45.8
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	170	579	2,111
# of Persons per HH	1.8	1.9	2.0
Average HH Income	\$80,145	\$74,923	\$67,960
Average House Value	\$216,954	\$190,184	\$173,841

2020 American Community Survey (ACS)



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PROFESSIONAL BACKGROUND

Meet Kevin Wattenbarger, CCIM: Your Bay County Commercial Real Estate Expert at Five Bridges Real Estate

Kevin Wattenbarger, CCIM, leads Five Bridges Real Estate as the Managing Director and Qualifying Broker. With over two decades of experience in commercial real estate, Kevin specializes in retail, office, industrial, investment properties, and commercial land in Bay County, Florida.

His extensive background includes brokerage, development, construction management, asset management, and real estate investment partnership structures. Kevin's reputation as a trusted professional in northwest Florida is built on delivering insightful market intelligence and impeccable execution to achieve client objectives.

Before his career in commercial real estate, Kevin served as an infantryman in the United States Army, earning honors such as the Combat Infantryman's Badge (CIB), Army Commendation Medal (ARCOM), and recognition for meritorious service during Operation Iraqi Freedom.

With dual Bachelor of Science degrees in Real Estate and Finance from Florida State University (FSU) and the coveted Certified Commercial Investment Member (CCIM #15083) designation, Kevin excels in commercial brokerage, site selection, development, leasing, valuation, and investment analysis.

Five Bridges Real Estate Services Co.
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