



FOR LEASE

FREESTANDING RETAIL BUILDING - PANAMA CITY BEACH PARKWAY

11770 Panama City Beach Pkwy, Panama City Beach, FL 32407

Kevin Wattenbarger, CCIM

Qualifying Broker
850.913.9133
kevin@kwa-cre.com



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360° VIRTUAL TOUR

PROPERTY DESCRIPTION

11770 Panama City Beach Parkway is a highly visible, freestanding retail building a large, open showroom. It has an attractive stucco façade with large storefront windows. The property enjoys a prominent position and excellent visibility along Panama City Beach Parkway, Panama City Beach's premier commercial corridor. Additionally, it is easily accessible from the turn lane on Panama City Beach Parkway in front of the property or from Alf Coleman Road, providing full and convenient vehicle access. Daily traffic counts are approximately 54,000 +/- vehicles per day. 2024 Estimated Operating Expenses (OpEx) \$8.44/SF. For Additional information contact Kevin Wattenbarger, CCIM -kevin@kwa-cre.com or (850)913-9133 [voice or text].

OFFERING SUMMARY

Lease Rate:	\$30.00 SF/yr (NNN)
Available SF:	4,074 SF
Lot Size:	0.739 Acres
Building Size:	4,074 SF

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	2,587	25,194	55,725
Total Population	2,520	28,232	78,996
Average HH Income	\$29,258	\$39,244	\$47,834

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PROPERTY HIGHLIGHTS

- 4,100 +/- SF Freestanding Building
- Panama City Beach Parkway Location
- Excellent Visibility & Attractive Retail Building
- Full Access & Cross Easement Access with Ameris Bank
- Traffic Counts: 54,000 +/- VPD
- Directly Across from Lowe's



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RETAIL PROPERTY FOR LEASE

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FLOOR 1

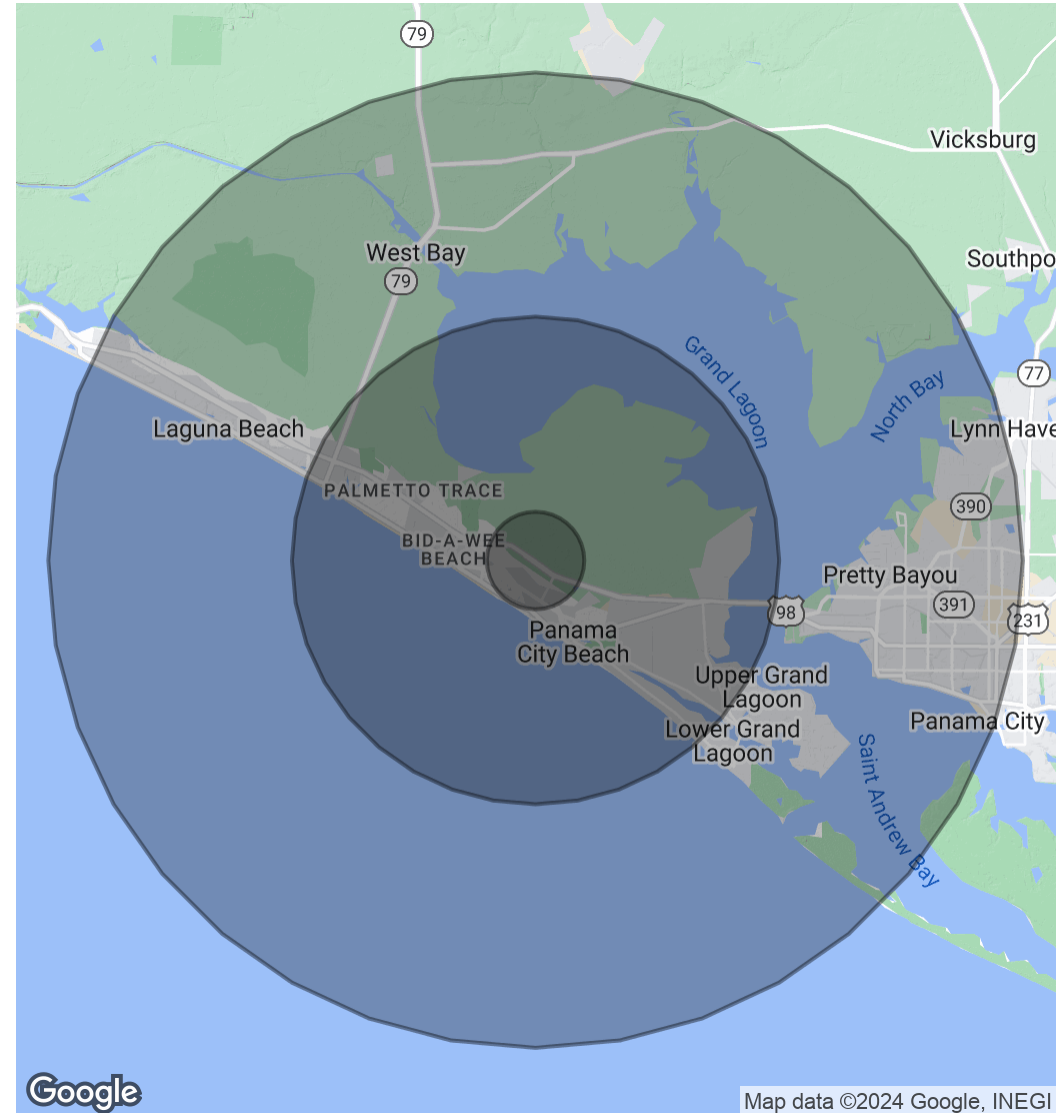


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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	2,520	28,232	78,996
Average Age	42.6	41.5	42.1
Average Age (Male)	36.0	38.8	39.5
Average Age (Female)	45.4	44.1	44.9
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	2,587	25,194	55,725
# of Persons per HH	1.0	1.1	1.4
Average HH Income	\$29,258	\$39,244	\$47,834
Average House Value	\$224,432	\$249,810	\$220,436

2020 American Community Survey (ACS)



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FL #BK3424407

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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