

# 1.1-ACRES ON HWY 98 FOR LEASE

610 Luverne Avenue, Panama City, FL



725 SF BUILDING | 1.1-ACRES

FOR LEASE OR SALE

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# PROPERTY HIGHLIGHTS



- 1.1-acres on highway 98 for lease or sale.
- Lighted full access to the site from main road.
- Property was formerly developed as a drive-thru ATM with a 725 sf building.
- Zoning PC10
- Approximately 170' of frontage on E 6<sup>th</sup> St (Hwy 98) which boasts strong visibility to the combined 15,255 vehicles per day.
- 0.7 miles north from the Panama City Marina, which features Hotel Indigo, an IHG Hotel, Marina Civic Center and Harrison's Kitchen and Bar.
- The Arbors @ 15<sup>th</sup> Apartments is a brand-new residential complex being constructed a mile north of the site.

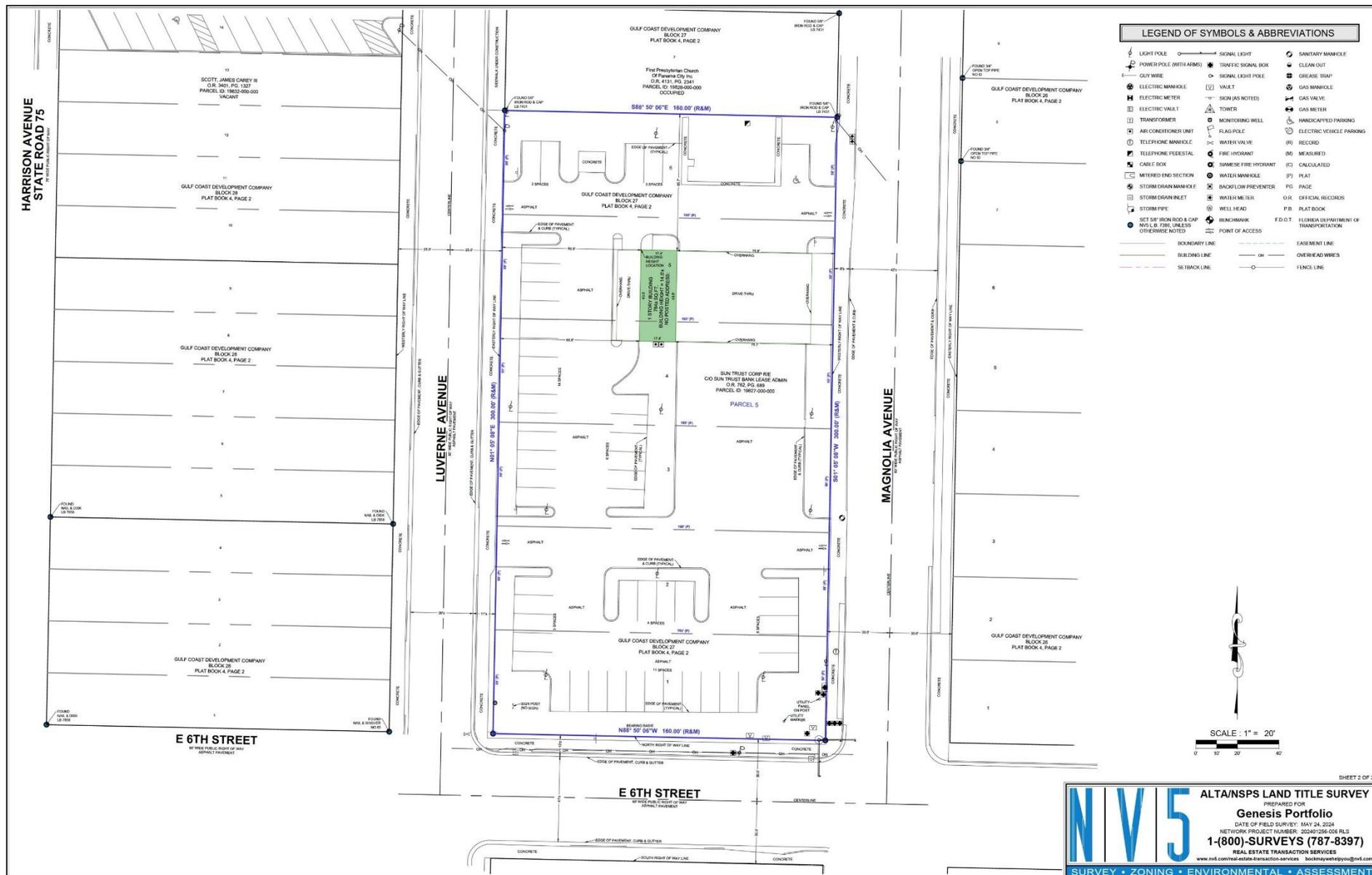
## DEMOGRAPHICS

	1 Mile	3 Mile
Population	5,498	31,867
Households	2,482	13,389
Median Age	45	40.6
Median HH Income	\$42,275	\$47,525
Daytime Employees	8,408	30,929



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