

For Lease

2329 Hwy 77, Panama City, FL 32405

CBRE

# ±14,000 SF Retail Space Available

Strategic “Main & Main” Location in Panama City’s Core Retail Corridor



## Property Features

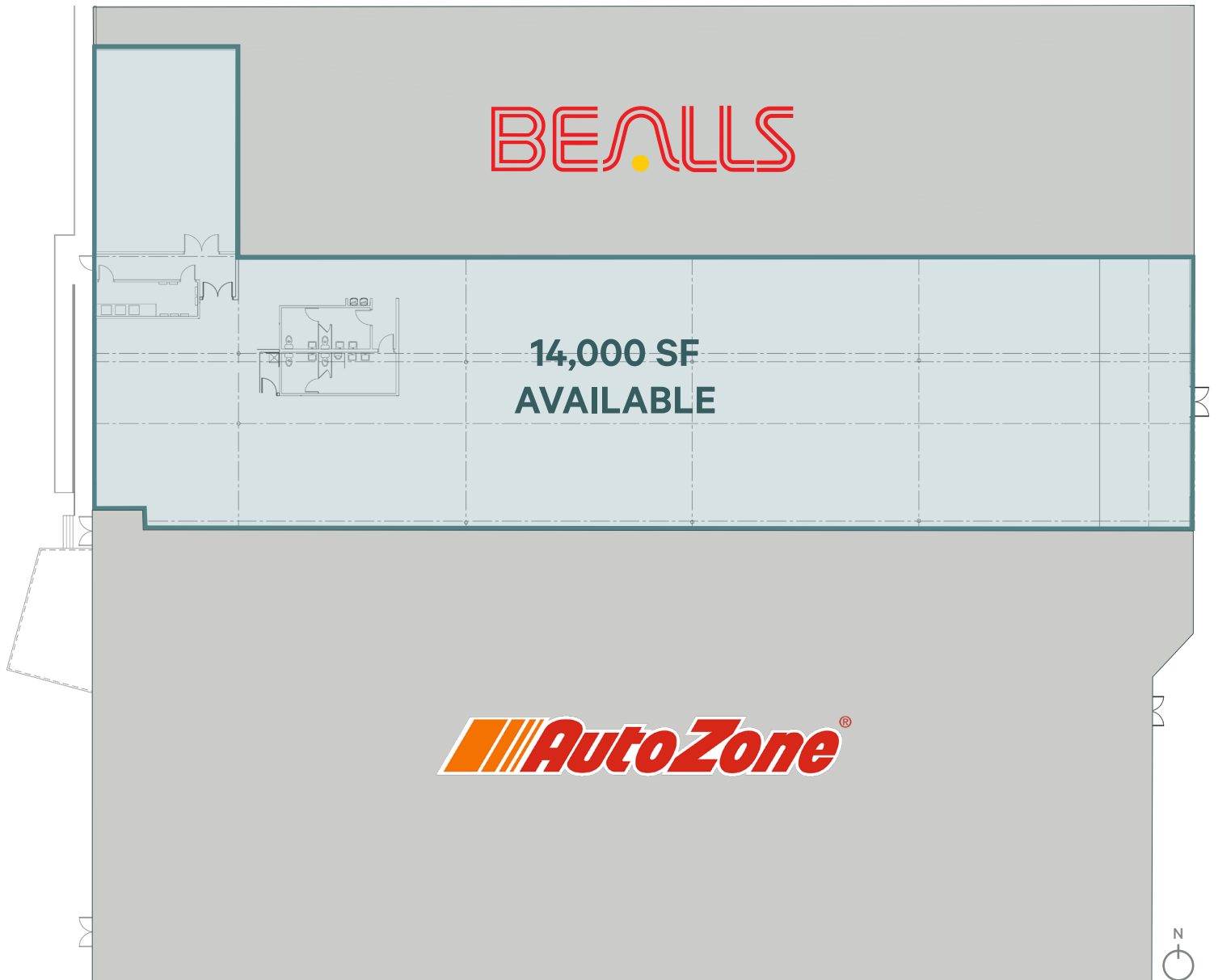
- + **Prime Retail Location:** Situated at Panama City’s “Main & Main” intersection, in the heart of the city’s busiest retail corridor.
- + **Strong Retail Neighbors:** Anchored by national retailers AutoZone and Bealls, the shopping center benefits from steady foot traffic enhancing visibility and drawing a diverse customer base.
- + **Loading Dock and Rear Service Entrance:** Covered loading area
- + **Ample Parking:** 230 surface parking spaces, ensuring convenience for customers and staff.
- + **Major retail anchors** immediately nearby, including Kohl’s, Home Depot, Academy Sports, Walmart Supercenter, Target, PetSmart and many more!
- + Built in 1983, renovated in 2020



**±14,000 SF Retail Space Available**

2329 Hwy 77, Panama City, FL 32405

**For Lease**



### Property Features

**Total Available SF:** ±14,000 SF

**Parcel Size:** 4.819 Acres

**Year Built/Renovated:** 1983/2020

**Parking Spaces:** 230 surface

**Parking Ratio:** 5/1,000 SF



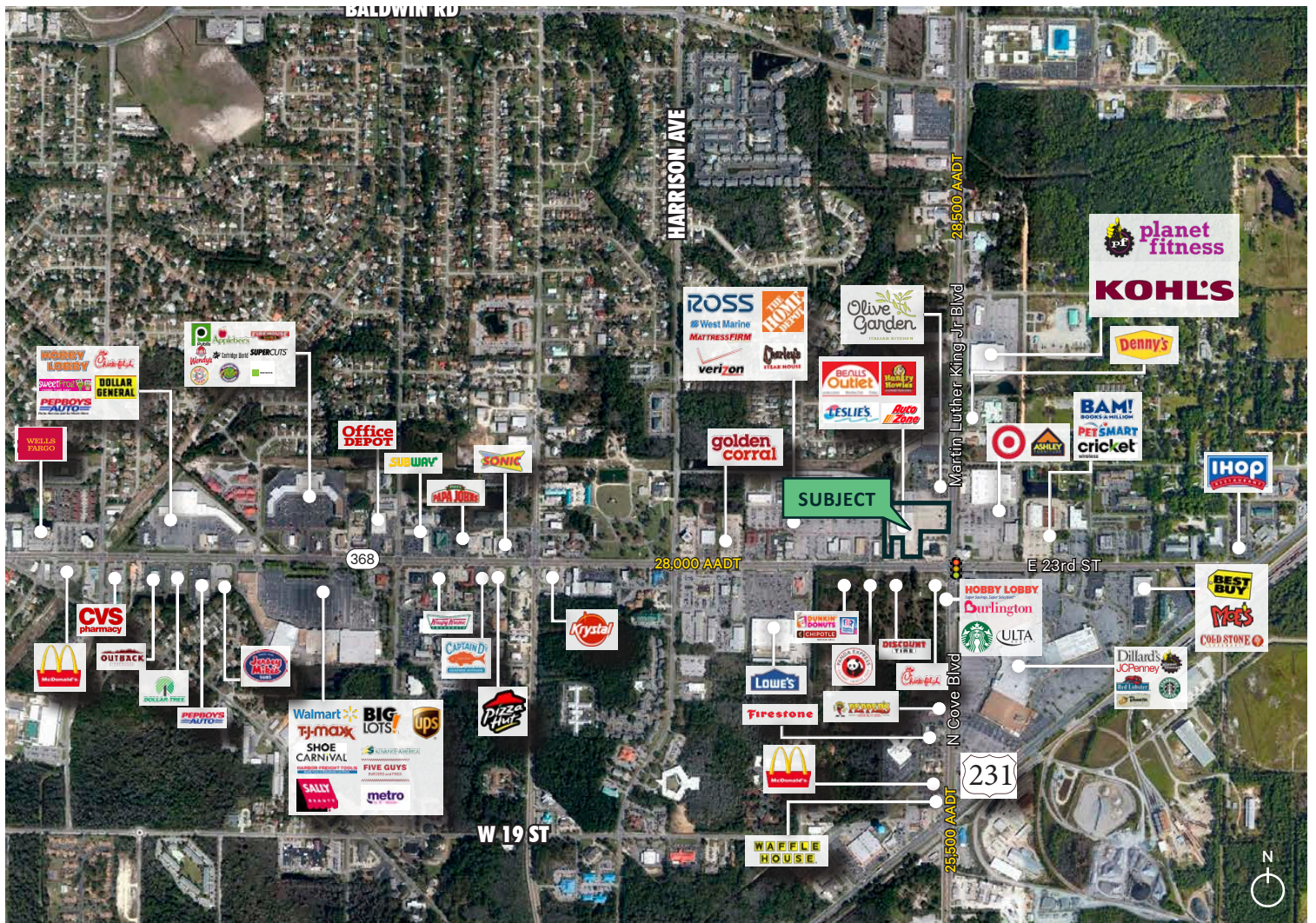


±14,000 SF Retail Space Available  
2329 Hwy 77, Panama City, FL 32405

Property Photos



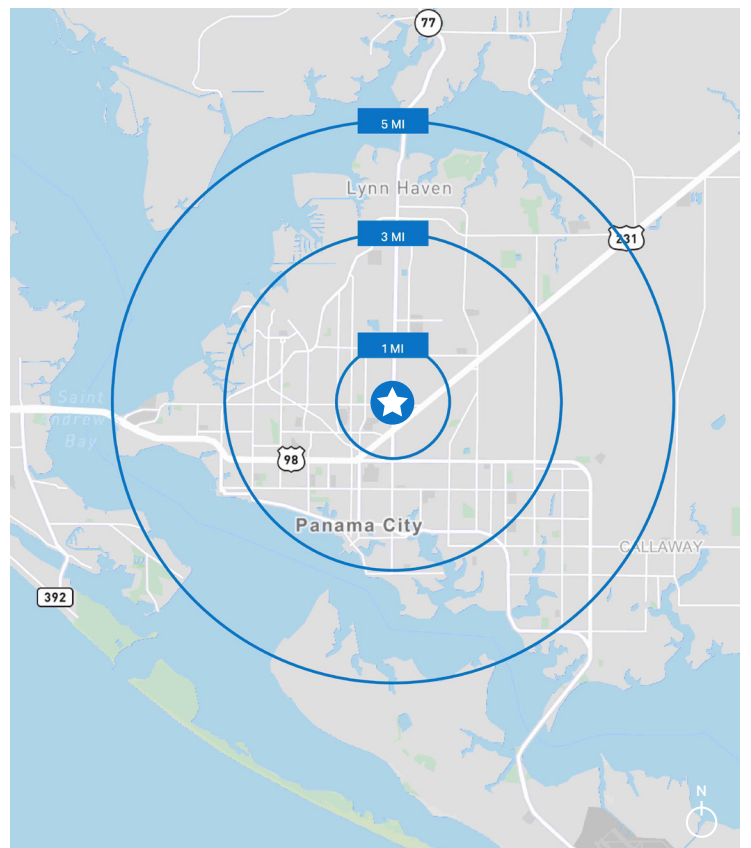




## Location Highlights

Strategically positioned at the high traffic intersection of Highway 77 and 23rd Street, this junior anchor space offers unmatched visibility and accessibility in Panama City's primary retail corridor. The property benefits from traffic counts exceeding 57,000 AADT, placing it in the heart of the region's most active commercial district. Located just minutes from Downtown Panama City, Gulf Coast State College, and major employers, the site also offers convenient access to U.S. Highway 231 and is approximately 20 minutes from Northwest Florida Beaches International Airport. This premier location ensures strong connectivity to the area's key economic drivers and consumer base.

Demographics	1 Mile	3 Mile	5 Mile
Population	2,941	49,538	85,796
Daytime Population	10,326	65,871	98,520
Housing Units	1,721	24,193	41,129
Avg HH Income	\$92,598	\$84,298	\$92,160
Businesses	613	3,433	4,659

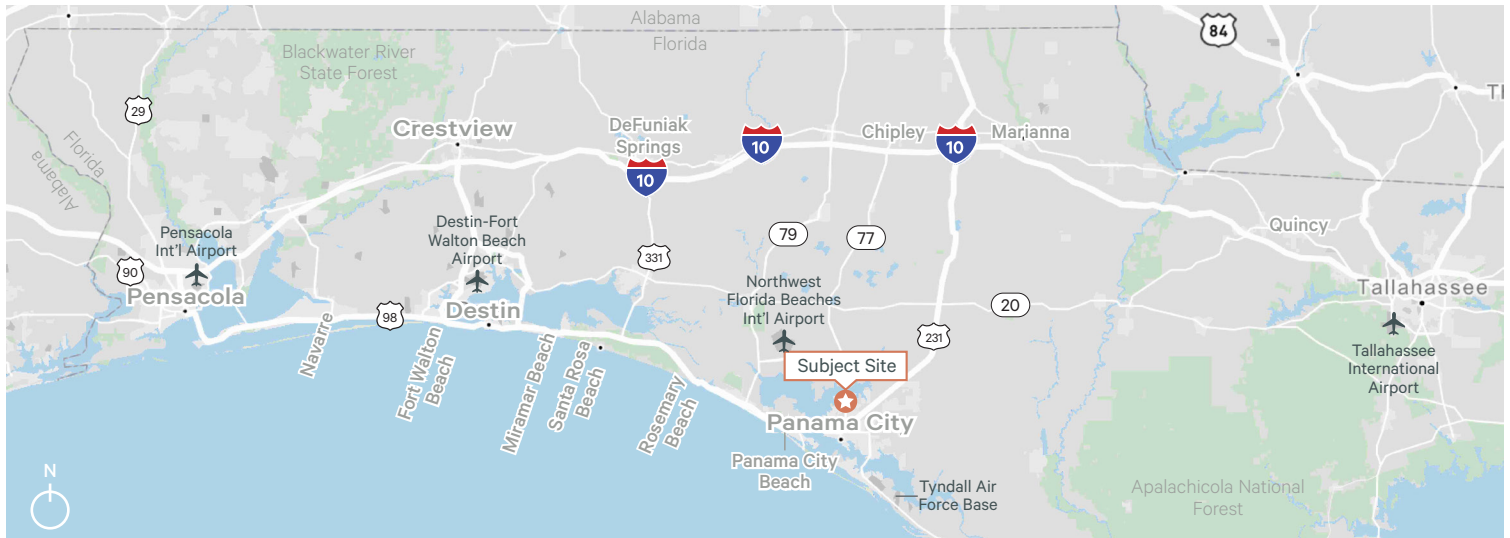




±14,000 SF Retail Space Available

2329 Hwy 77, Panama City, FL 32405

For Lease



## Panama City MSA Demographics



**211,899**

Population



**\$12.73B**

Gross Metro Product



**Projected Growth**

Top 20% in Rate of Population  
Growth in the US



**Metropolitan**

Statistical Area 17th  
Largest MSA in Florida



11 Waterfront Parks  
& 27 Miles of Coastline



8 Military Bases  
Within 2 Hours



1.6+ Million Passengers  
Per Year (ECP)



**3.5%**

Unemployment Rate



**\$95,557**

Avg Household Income



200+ Acres of  
Parks & Rec



17+ Million  
Annual Visitors



Named The Best Place to  
Invest in Real Estate By  
Business 2.0 Magazine

The Panama City MSA, with over 200,000 people, is the third largest city in the Florida Panhandle, following Pensacola and Tallahassee. It is located in the central panhandle, approximately 95 miles east of Pensacola and 100 miles southwest of Tallahassee. With its steady growth, its population is expected to exceed 250,000 by 2030. The city's unemployment rate of 3.5%, as of March 2025, is significantly below the national average of 4.1%. The major industries in the region are: Defense & Aerospace, Healthcare, and Tourism.

## For More Information, Please Contact:

**Tom Watson**

Senior Vice President

+1 850 527 3524

thomas.watson@cbre.com

**Elizabeth Forsythe**

Vice President

+1 850 585 5290

elizabeth.forsythe@cbre.com

**Sam Herrera**

Associate

+1 714 227 3829

sam.herrera@cbre.com

© 2025 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

**CBRE**