

BELLCORE

COMMERCIAL



OUTPARCELS COMING SOON

733 U.S. 231, PANAMA CITY, FL 32405



PROPERTY DESCRIPTION

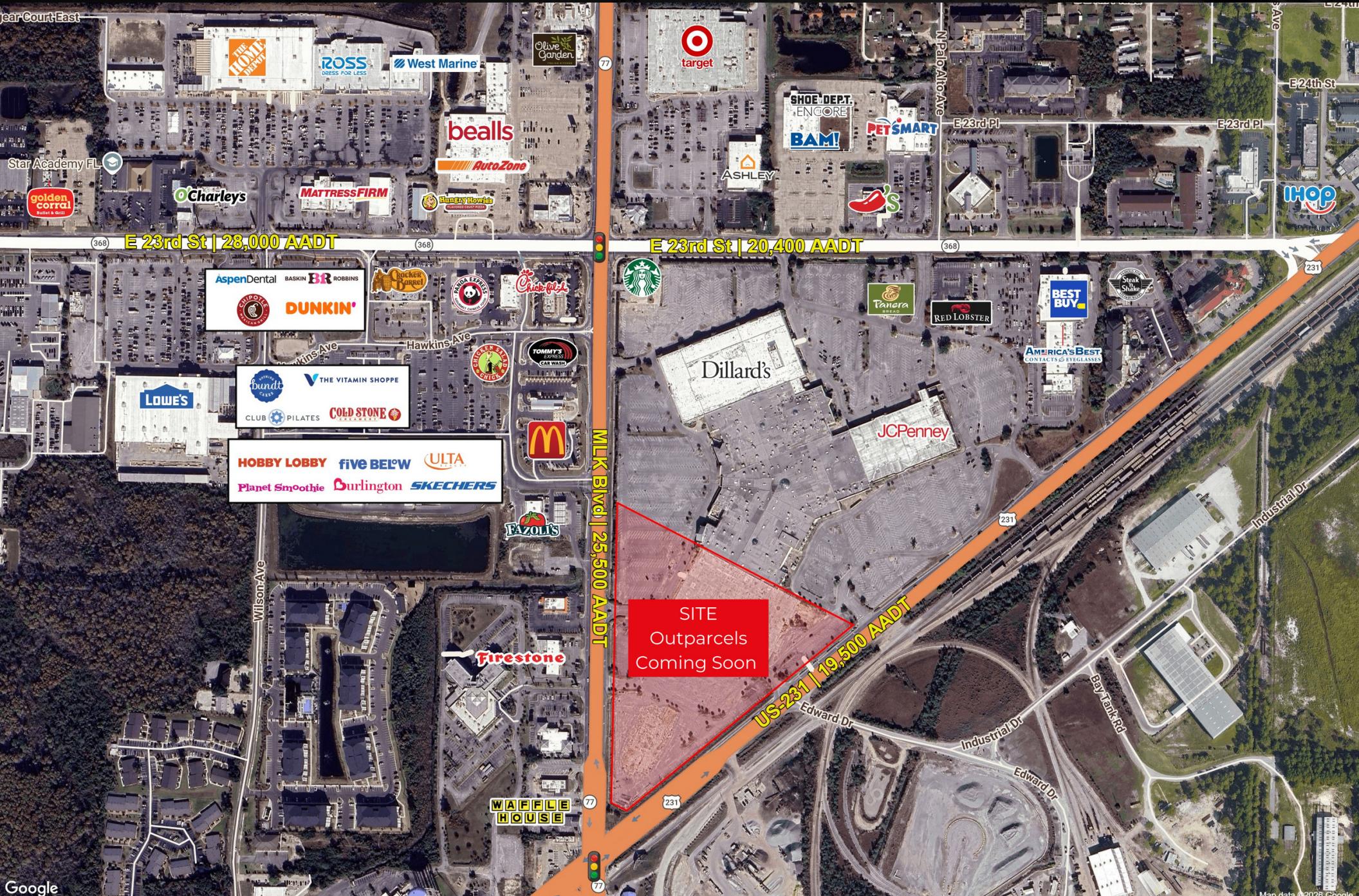
Located in Panama City, this 14.8-acre property is offered for lease with flexible ground lease opportunities and outparcels coming soon. Situated near national retailers along the E 23rd Street high-traffic corridor, the site is positioned at a signaled intersection on the corner of Highway 77 and Highway 231, featuring generous frontage, excellent access and delivers outstanding visibility. Planned outparcels provide ample leasing options, allowing tenants to tailor a presence that fits their operational needs with strong exposure along a major roadway. This property presents an exceptional opportunity for businesses seeking a customizable, high-profile location.

PROPERTY HIGHLIGHTS

- Outparcels coming soon
- 14.8-acre commercial site available for ground lease
- Prime corner location at a signaled intersection
- High-visibility frontage along major roadway

OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	0 SF
Lot Size:	14.8 Acres
Building Size:	0 SF
Property Type	Retail
Traffic Count	25,500

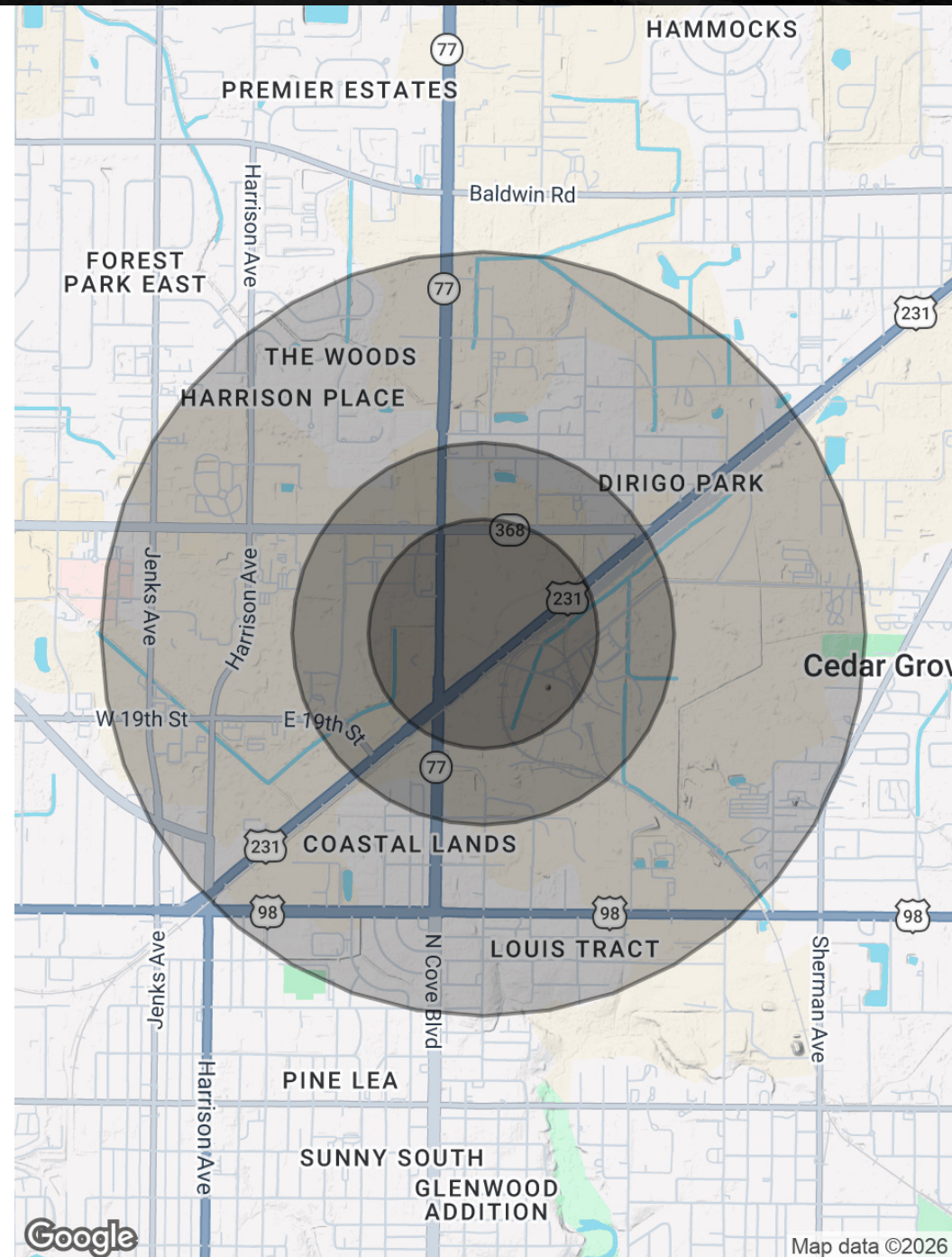




POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	3	255	2,529
Average Age	40	41	41
Average Age (Male)	38	39	39
Average Age (Female)	41	42	43

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	1	104	1,019
# of Persons per HH	3	2.5	2.5
Average HH Income	\$66,219	\$68,080	\$68,730
Average House Value	\$272,265	\$234,370	\$270,679

Demographics data derived from AlphaMap





HARRY BELL JR.

Managing Broker

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PROFESSIONAL BACKGROUND

Harry Bell is the President and Managing Broker of Bellcore Commercial. Bellcore Commercial is a full-service commercial real estate firm offering a wide range of diversified real estate services, including, but not limited to, investment sales, leasing, tenant representation, and asset management.

Harry has earned a distinguished reputation with over 20+ years of experience and is nationally recognized as a top producer in the commercial real estate industry. Prior to starting Bellcore Commercial, Harry sold his brokerage, John S. Carr & Associates, to an affiliate of Berkshire Hathaway in 2015. Harry brought his unique sales approach, marketing capabilities, and competitiveness to one of the largest real estate companies in the world. Under Berkshire, Harry and his team quickly became #1 globally ranked in commercial sales year after year. Bellcore Commercial offers the catalytic foundation needed for the long-term future growth of the company, team, and its leaders.

Bellcore Commercial is founded on the model that great deals are not measured with money; they are brokered with the foundation of great relationships. At Bellcore, our success is striving for our core principles; leadership, customer loyalty, client success, and integrity.

EDUCATION

Harry has earned a Bachelor of Science degree in Finance

MEMBERSHIPS

Mr. Bell is a member of many prominent industry organizations including the International Council of Shopping Centers, the National Association of Realtors, Florida Association of Realtors, Pensacola Association of Realtors, and the Emerald Coast Association of Realtors, to name a few.

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