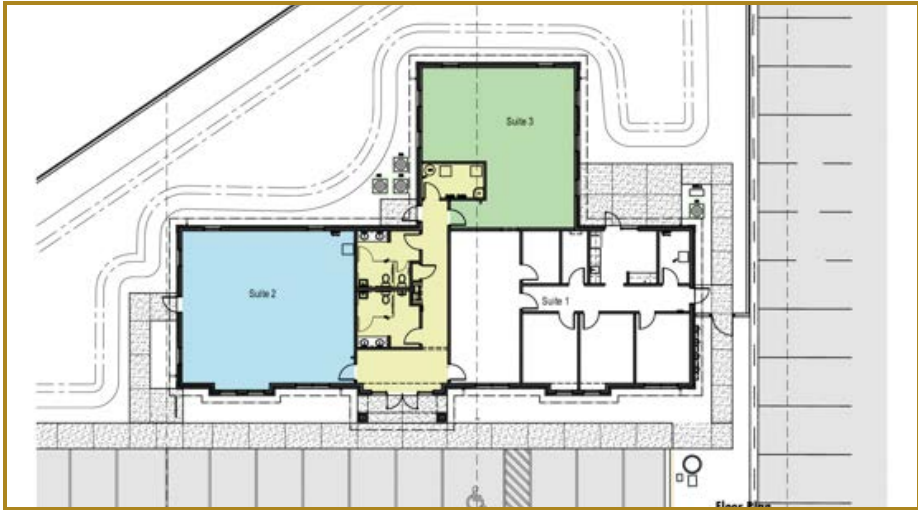


CONFIDENTIAL OFFERING MEMORANDUM



	1 Mile	3 Miles	5 Miles
Total Households:	2,500	9,814	16,546
Total Population:	5,636	22,614	38,094
Average HH Income:	\$88,219	\$93,052	\$96,587

11060 Hutchison Blvd

11060 Hutchison Blvd, Panama City Beach, FL 32407

CHRIS L. HUSKEY, SIOR, CCIM

Broker
850.630.4500
chuskey@rrcre.com





11060 Hutchison Blvd, Panama City Beach, FL 32407

OFFICE PROPERTY FOR LEASE



OFFERING SUMMARY

Lease Rate:	\$24.00 SF/yr (NNN)
Building Size:	3,921 SF
Available SF:	2,222 SF
Lot Size:	31,793 SF
Year Built:	2026
Zoning:	CH

PROPERTY OVERVIEW

Located on busy Hutchison Boulevard between Front Beach Road and Richard Jackson Blvd, right beside Saltwater Grill, in Panama City Beach, 11060 Hutchison Blvd provides office tenants with a prime, highly visible address in a growing market. The property offers convenient access to major roads, residential neighborhoods, and essential amenities including dining, retail, and professional services. Its central location makes it ideal for businesses seeking a professional setting close to both clients and the vibrant Panama City Beach community.

PROPERTY HIGHLIGHTS

- Office Space for lease - 11060 Hutchison Blvd, Panama City Beach, FL
- 2,222 SF across two suites: Suite A: 1,233 SF and Suite B: 989 SF
- High-visibility site along Hutchison Blvd with convenient access to major thoroughfares
- Close to restaurants, retail, and professional services
- Ample on-site parking for tenants and visitors
- New construction, modern design, professional setting
- Minutes from the beach, residential communities, and business districts
- Ideal for professional offices, medical practices, and service-oriented businesses

RESOURCE REALTY GROUP

2101 Northside Drive, Suite 104
Panama City, FL 32405
O: 850.630.4500

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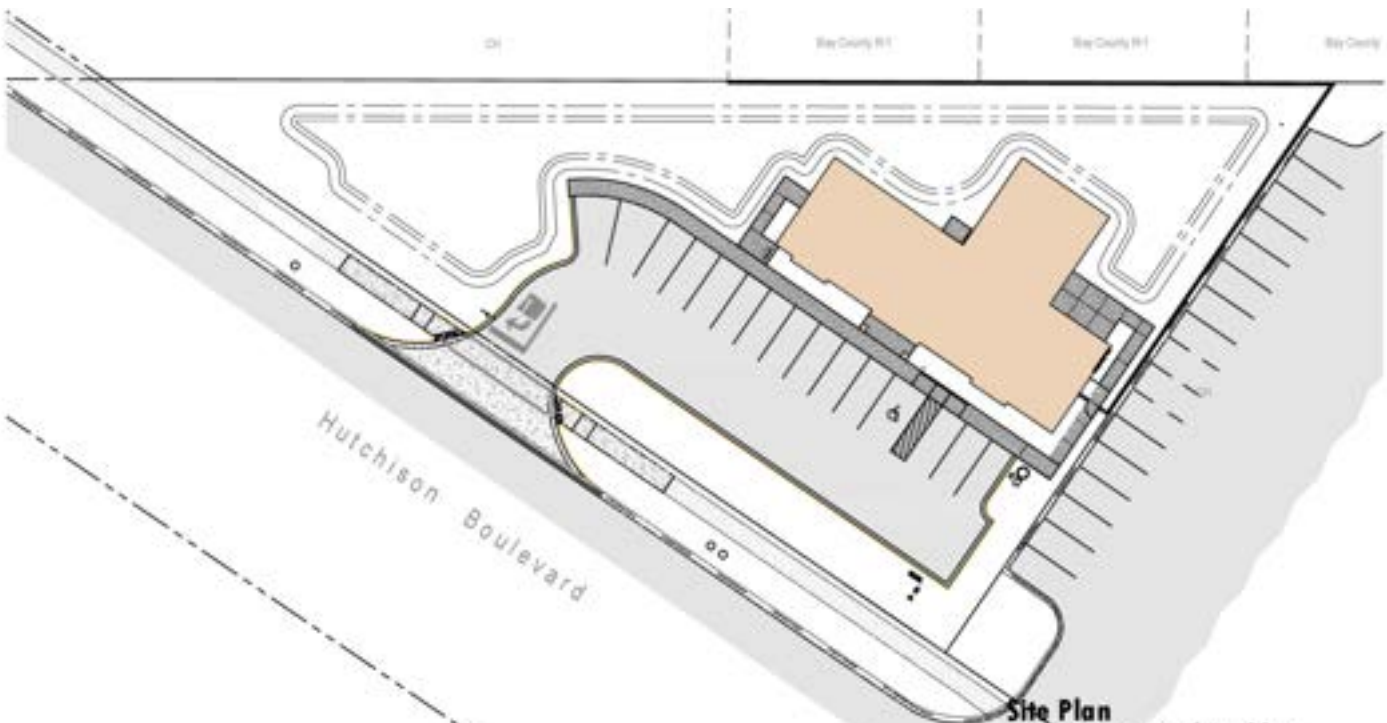
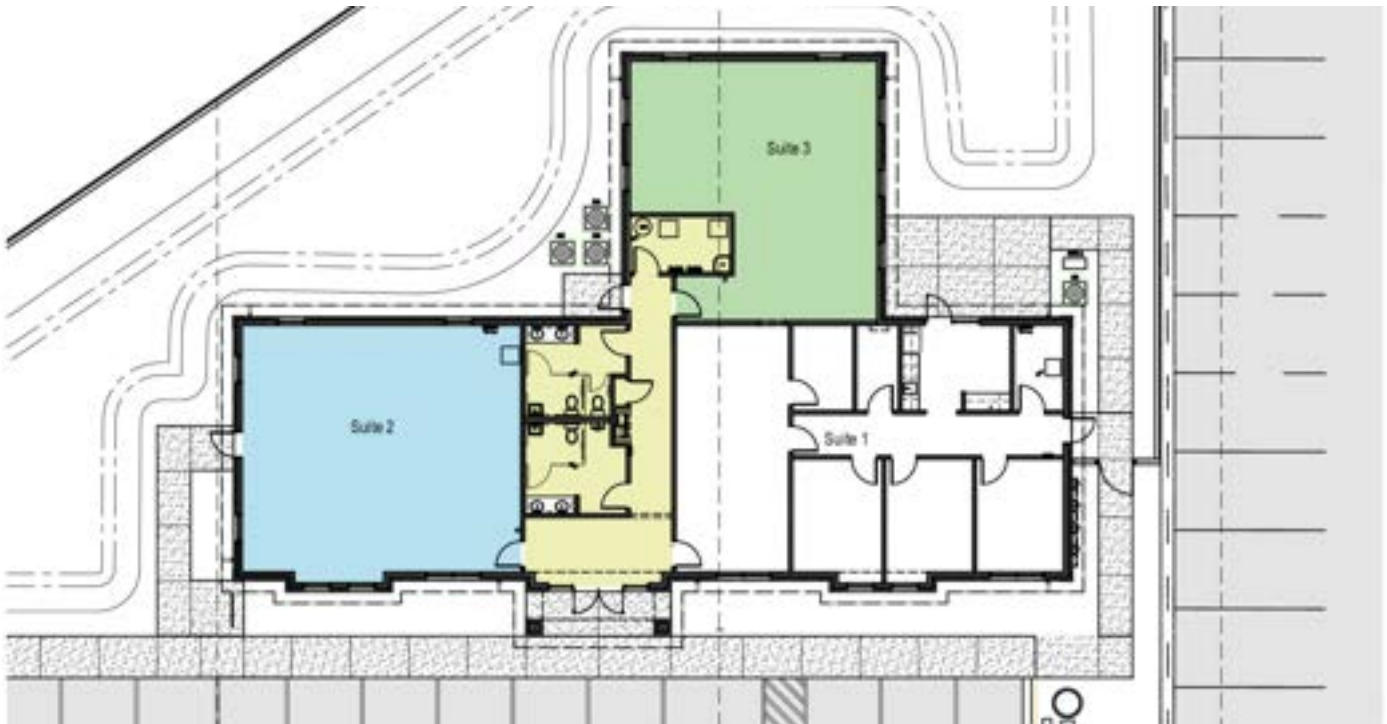
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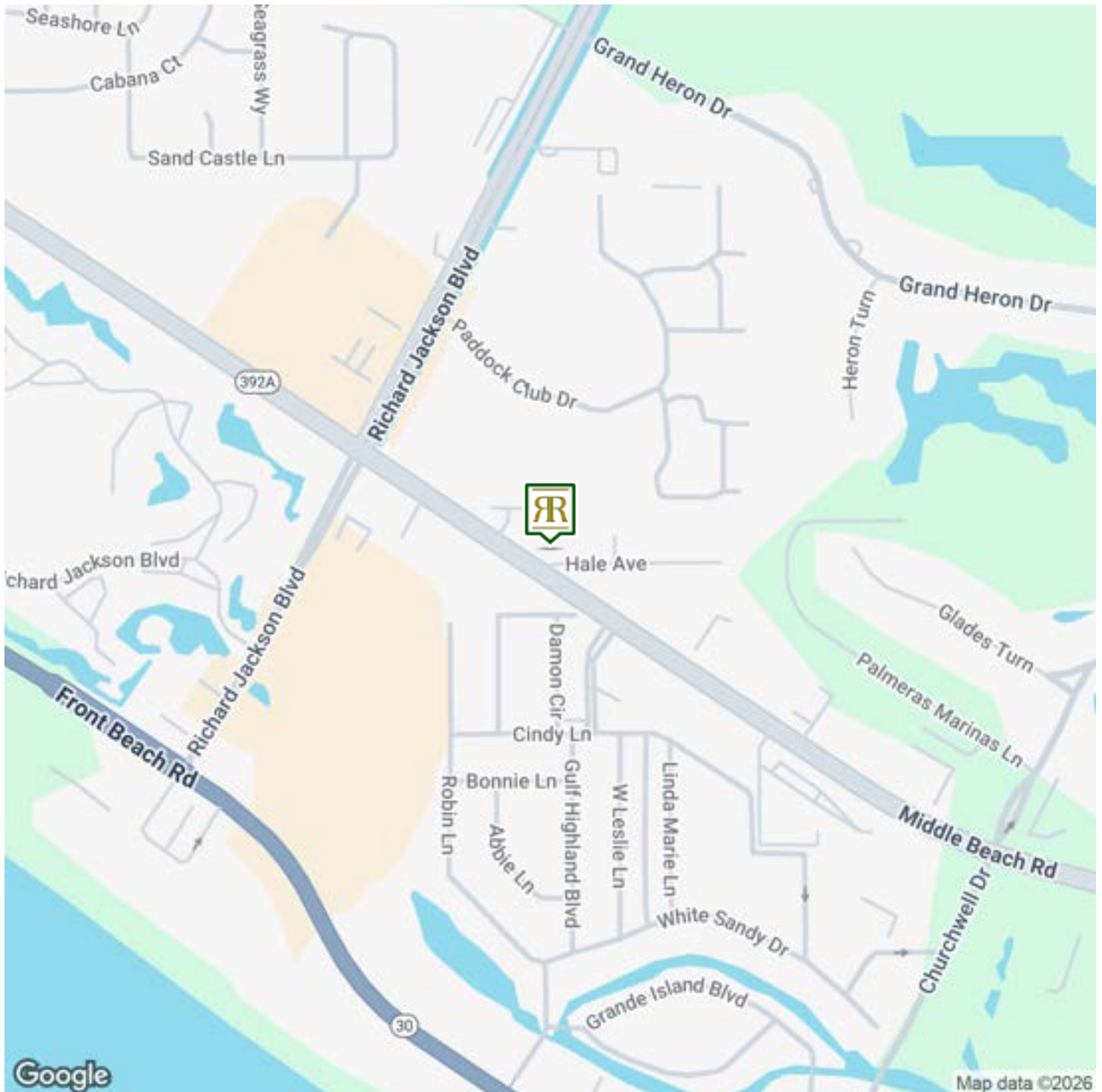
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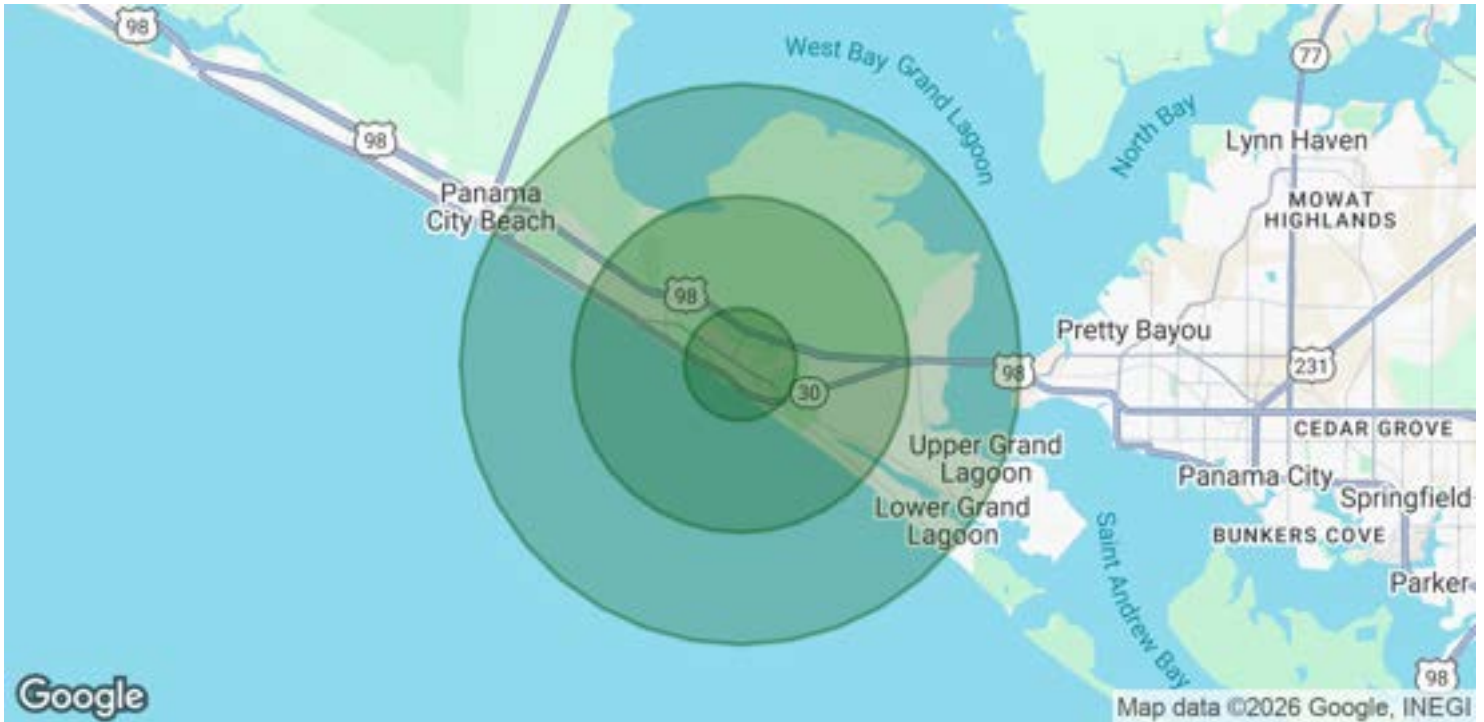
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11060 Hutchison Blvd, Panama City Beach, FL 32407

OFFICE PROPERTY FOR LEASE



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,636	22,614	38,094
Average Age	43	43	44
Average Age (Male)	41	42	43
Average Age (Female)	45	44	45

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,500	9,814	16,546
# of Persons per HH	2.3	2.3	2.3
Average HH Income	\$88,219	\$93,052	\$96,587
Average House Value	\$404,082	\$398,671	\$407,676

Demographics data derived from AlphaMap

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