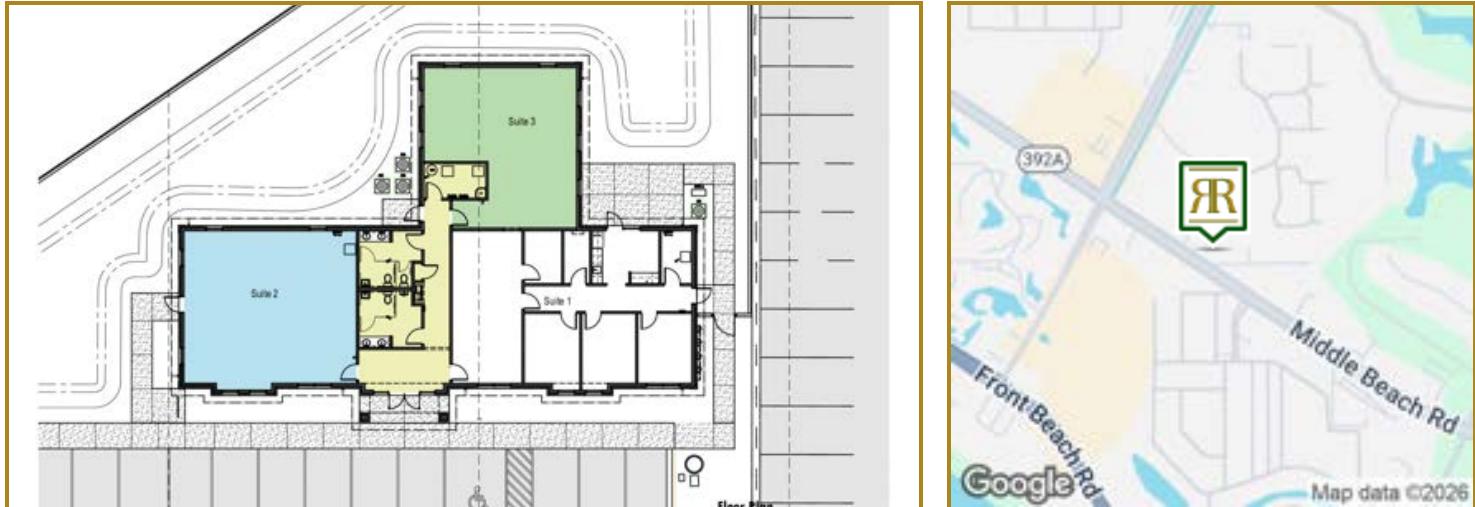




## CONFIDENTIAL OFFERING MEMORANDUM



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

# 11060 Hutchison Blvd

11060 Hutchison Blvd, Panama City Beach, FL 32407

**CHRIS L. HUSKEY, SIOR, CCIM**

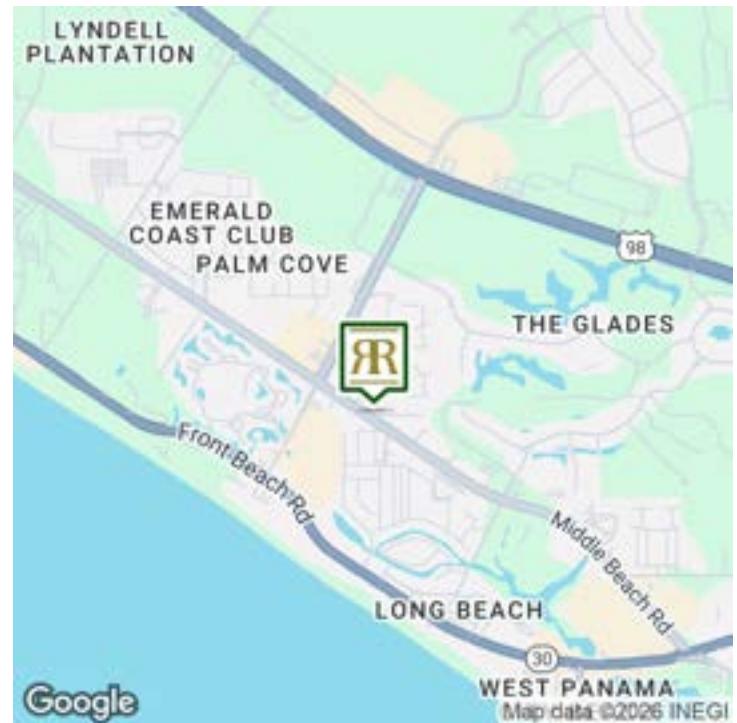
Broker  
850.630.4500  
chuskey@rrcre.com





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

Information contained herein has been obtained from the owner of the property or other sources that we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it.

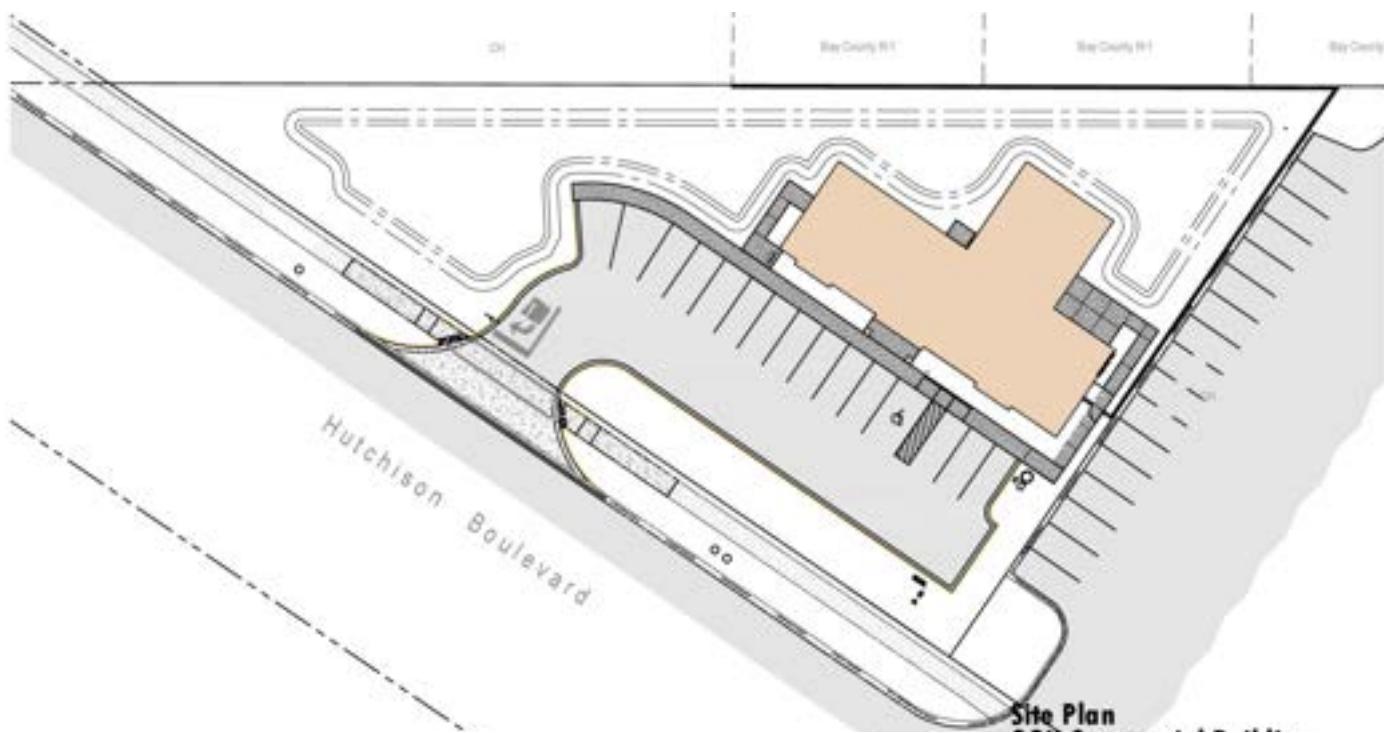
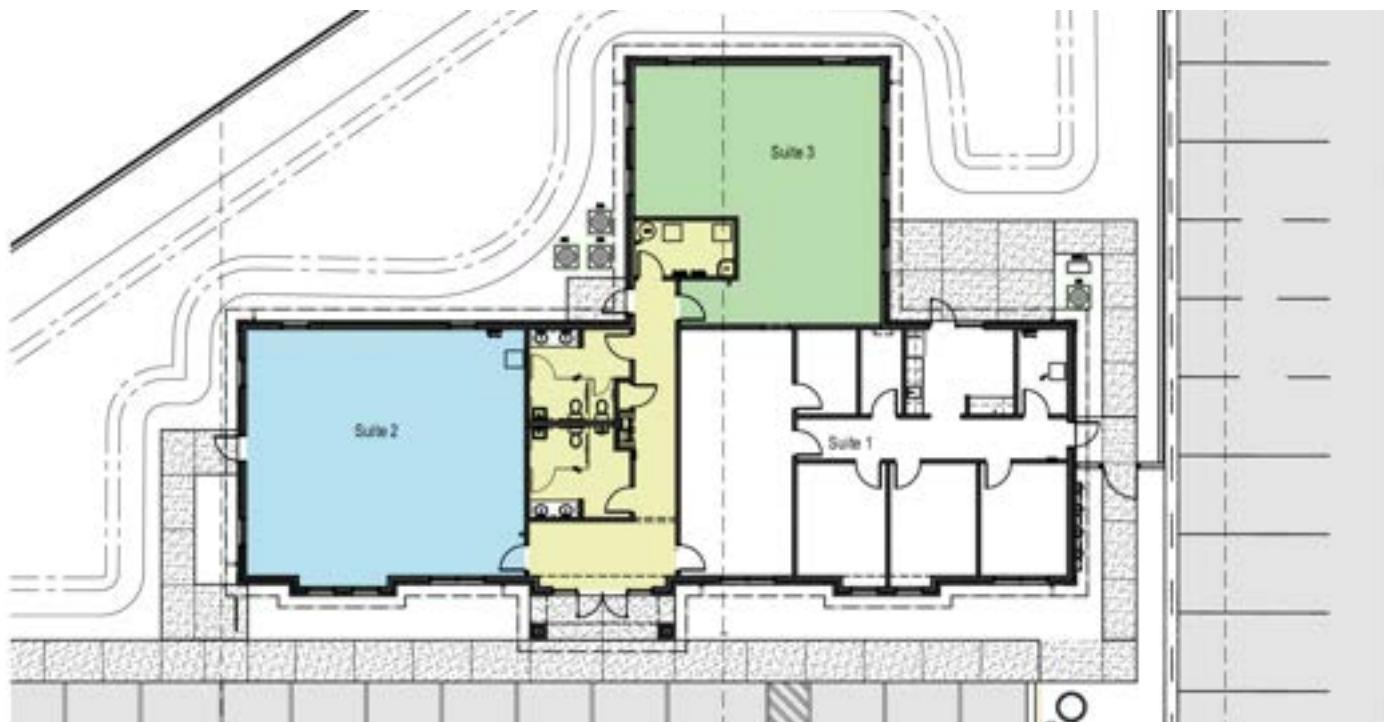
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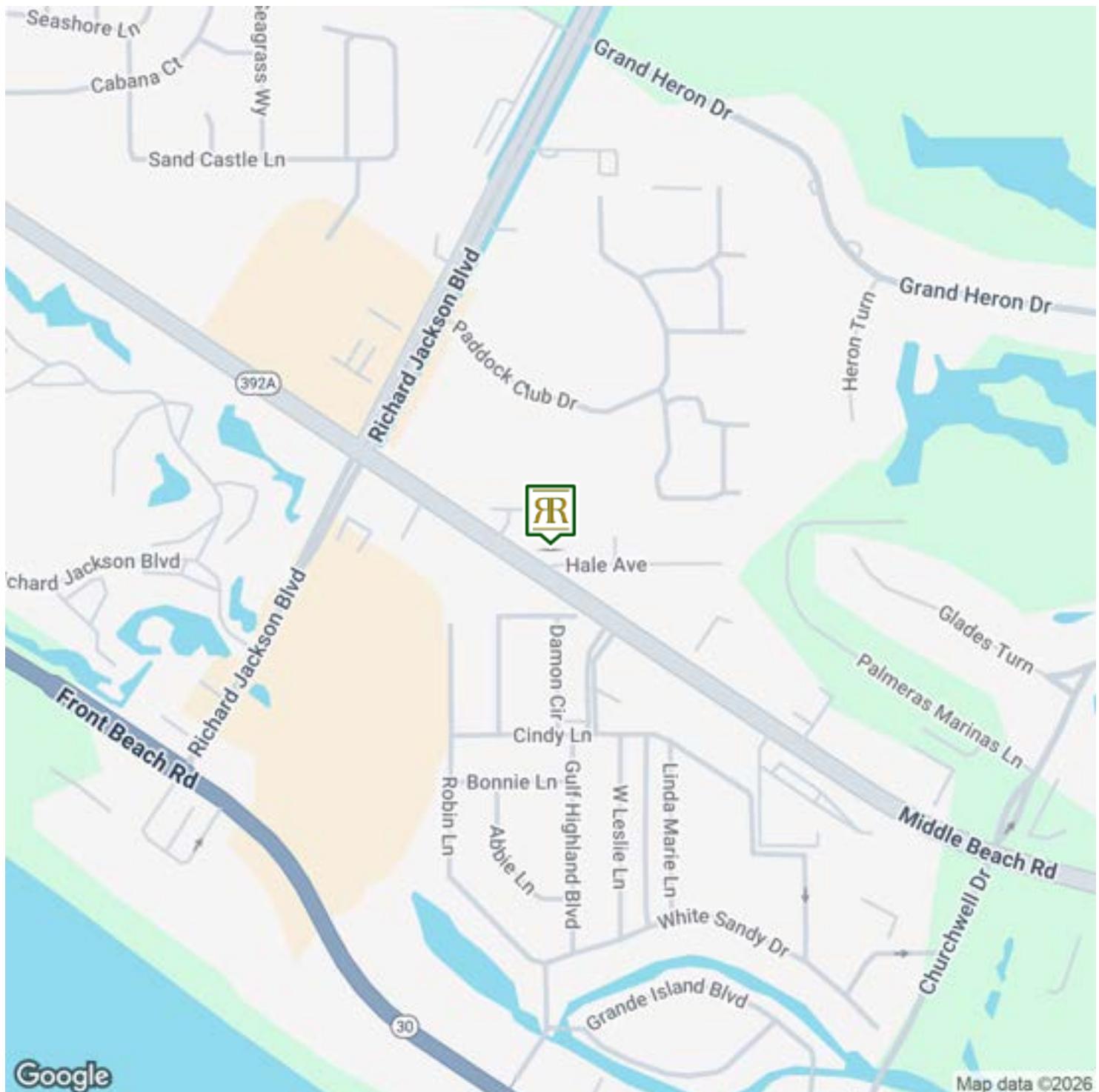
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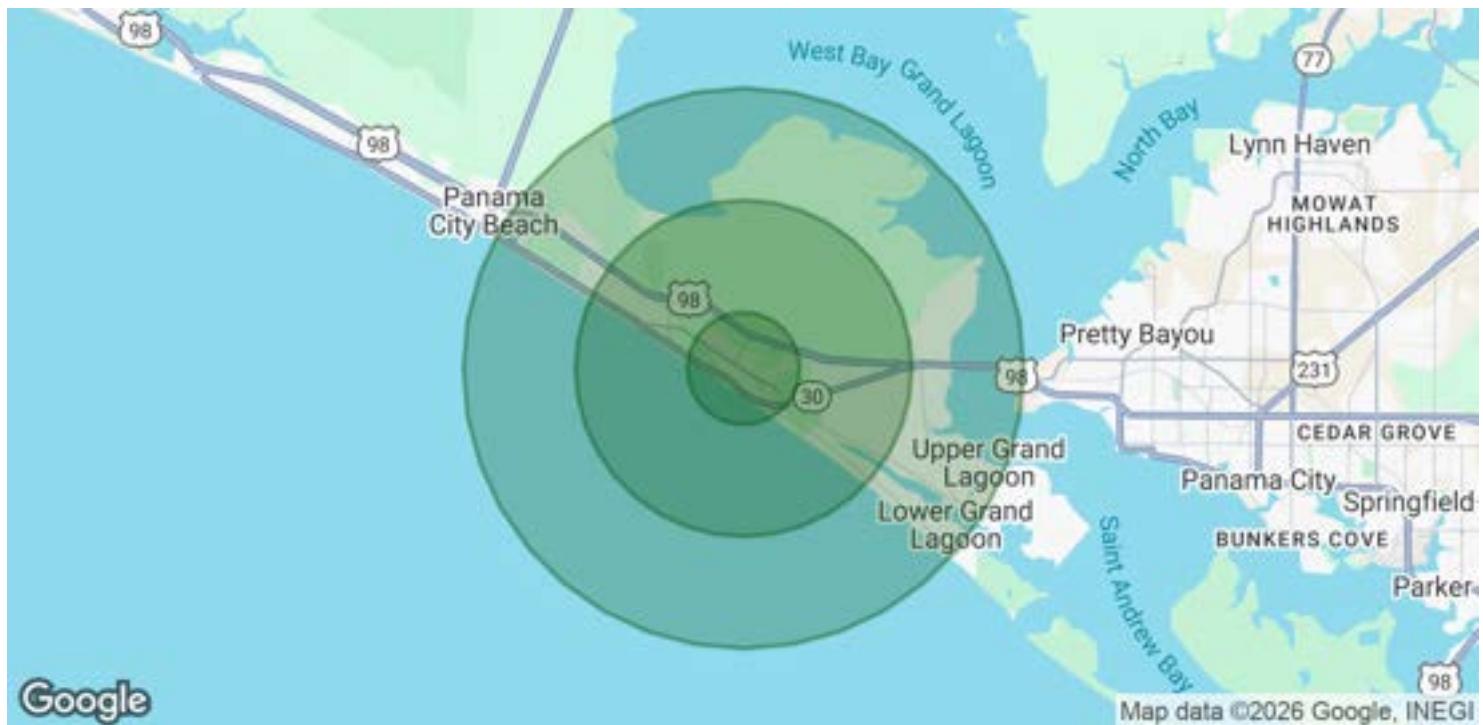
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11060 Hutchison Blvd, Panama City Beach, FL 32407

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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