

CONFIDENTIAL OFFERING MEMORANDUM



3 Miles

5 Miles

10 Miles

Total Households:

5,202

9,026

22,543

Total Population:

11,085

20,093

50,928

Average HH Income:

\$102,412

\$106,310

\$101,738

9,360 SF Office Warehouse

17740 Ashley Dr, Panama City Beach, FL 32413

NEIL C. JONES, SIOR

Broker

850.258.8971

njones@rrcre.com

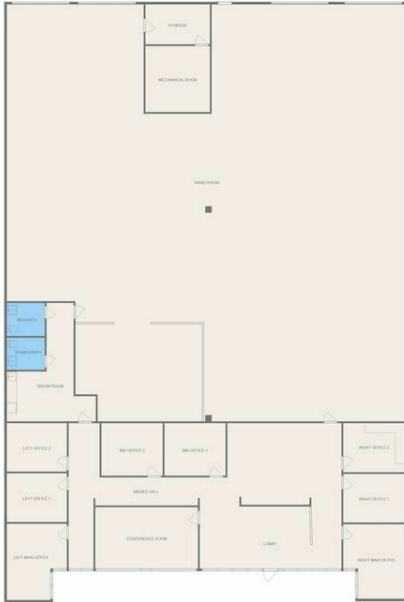




9,360 SF OFFICE WAREHOUSE

17740 Ashley Dr, Panama City Beach, FL 32413

INDUSTRIAL PROPERTY FOR LEASE



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



OFFERING SUMMARY

Lease Rate:	\$16.50 SF/yr (NNN)
Building Size:	65,000 SF
Available SF:	9,360 SF
Lot Size:	261,258 SF
Number of Units:	2
Year Built:	2005
Renovated:	2019
Zoning:	M-1
Market:	West Panama City Beach,
Submarket:	West Bay Hwy 79 Growth Corridor and 30-A Trade Zone

PROPERTY OVERVIEW

2,360 SF Office space
 7,000 of warehouse / 24 foot clear
 4 overhead doors and fenced rear yard

PROPERTY HIGHLIGHTS

- 2,360 SF Office space
- 7,000 of warehouse / 24 foot clear
- 4 overhead doors and fenced rear yard

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

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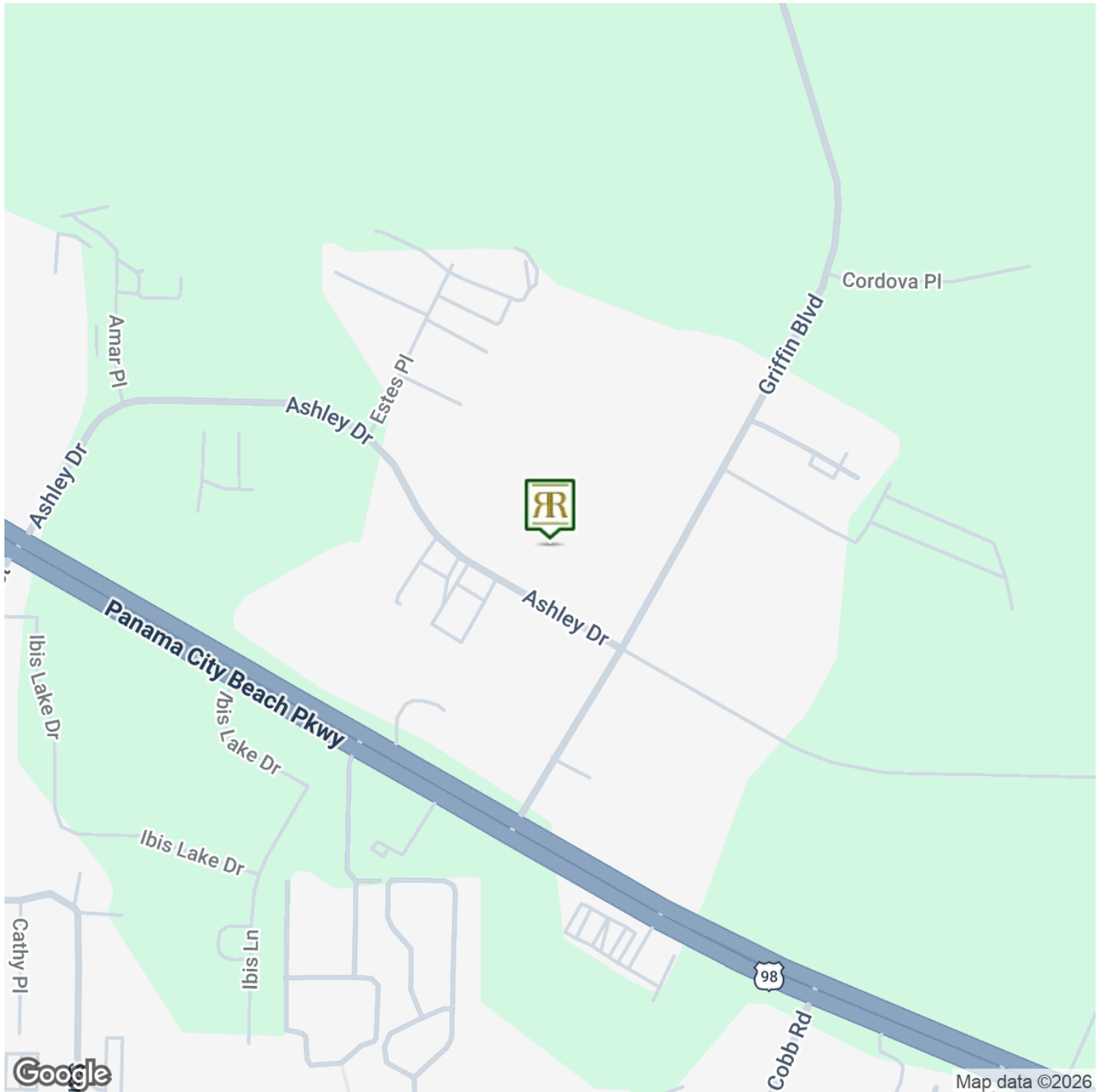
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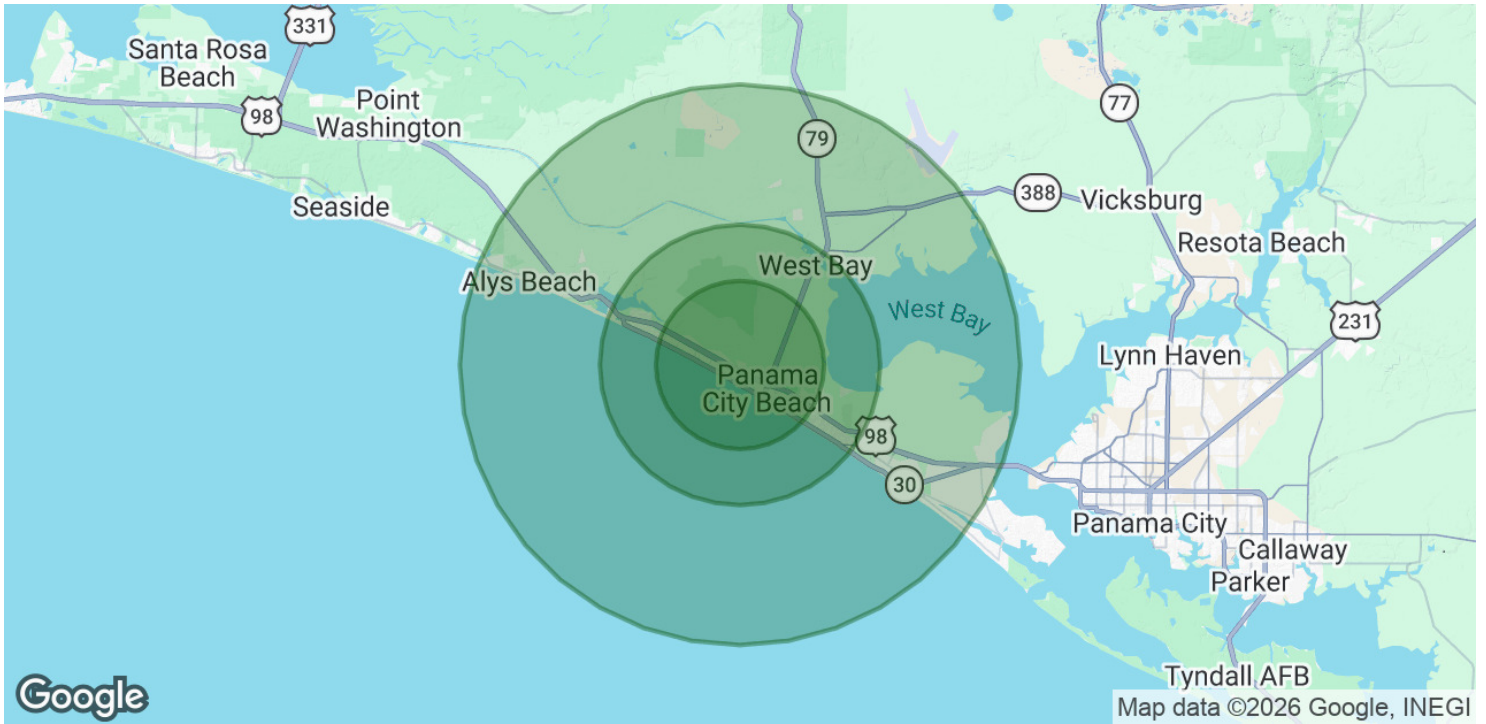
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INDUSTRIAL PROPERTY FOR LEASE



POPULATION

3 MILES

5 MILES

10 MILES

Total Population	11,085	20,093	50,928
Average Age	48	47	45
Average Age (Male)	47	46	44
Average Age (Female)	49	48	46

HOUSEHOLDS & INCOME

3 MILES

5 MILES

10 MILES

Total Households	5,202	9,026	22,543
# of Persons per HH	2.1	2.2	2.3
Average HH Income	\$102,412	\$106,310	\$101,738
Average House Value	\$428,325	\$433,124	\$446,333

2020 American Community Survey (ACS)

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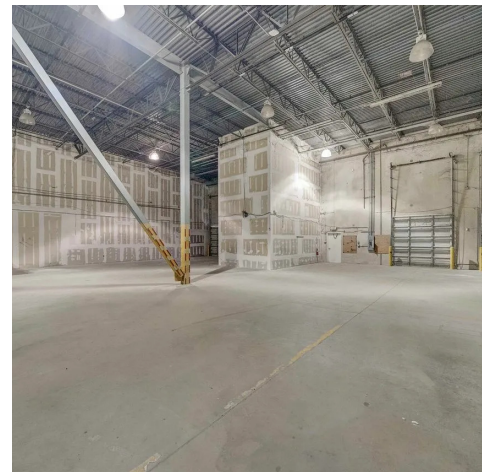
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