

Free-Standing 6,100 SF Building

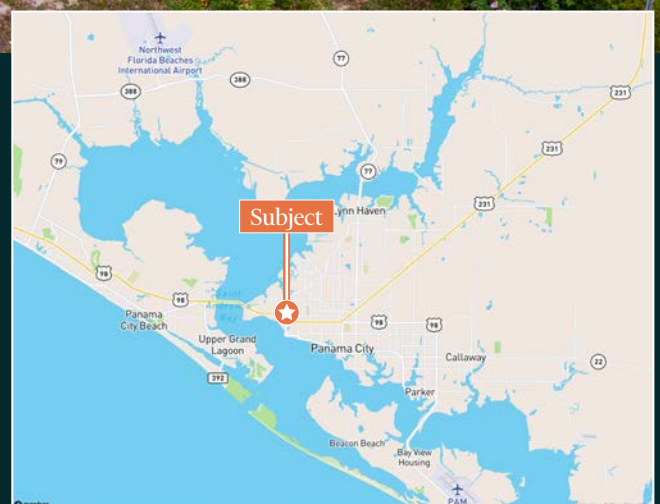
Office | Retail | Medical | Mixed-use

Easy access to major thoroughfares, nearby retail and dining



PROPERTY HIGHLIGHTS:

- + For SALE or LEASE - Free-Standing 6,100 SF Building built in 2014
- + Steel Frame building on concrete slab
- + GC-1 commercial zoning allows for various types of office, medical office, retail and flex space uses
- + Nicely designed building with a lobby, 9 large adaptable rooms, one office, kitchen, 5 bathrooms
- + Covered drive up entry, paved parking with 16 parking spaces, fenced area in back of building



Free-Standing 6,100 SF Building

1712 Beck Ave | Panama City, FL 32405



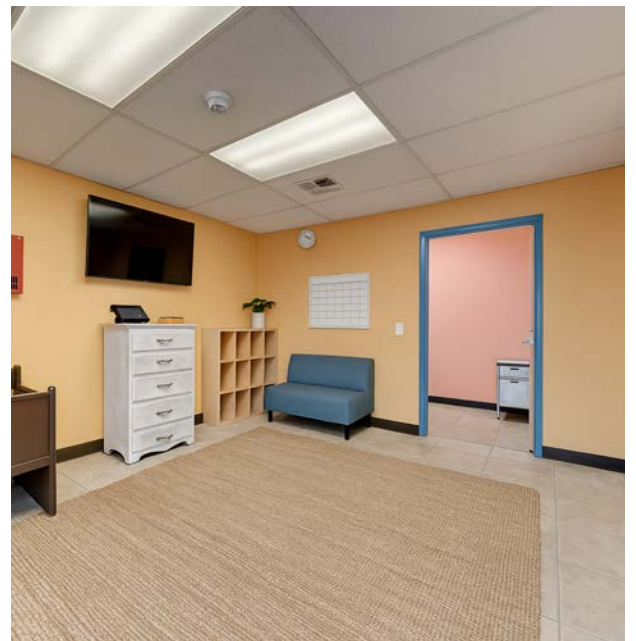
For SALE or LEASE, this 6,100 sq ft building, constructed in 2014, offers flexibility across office, retail, medical, or mixed-use configurations thanks to GC-1 zoning. Offering large adaptable rooms, it is suitable for a variety of professional layouts. Located at the corner of Beck Ave and W. 18th Street, with easy access to major thoroughfares, nearby retail and dining, this property benefits from high visibility and convenience. Fire alarm system and interior/external security cameras. With 16 paved parking spaces and a fenced-in area in the back of the building, this property is a great opportunity for investment or owner-user.

Offering Summary

Pricing:	\$1,395,000
Lease Rate:	Negotiable
Building Size:	6,100 SF
Available SF:	6,100 SF
Lot Size:	35,800 SF
Number of Units:	1
Price/SF:	\$228.69
Year Built:	2014
Zoning:	GC-1



Photos





The space sits within an established commercial area with convenient access to downtown, Highway 98, and nearby residential neighborhoods. Surrounding uses include a mix of professional services, medical offices, and local businesses.

Panama City MSA Demographics



226,000
Population



\$12.7B
Gross Metro Product



Projected Growth
Top 20% in Rate of Population Growth in the US



Metropolitan
Statistical Area 17th Largest MSA in Florida



7 Waterfront Parks & Miles of Coastline



8 Military Bases Within 2 Hours



1.94+ Million Passengers Per Year (ECP)



3.4%
Unemployment Rate



\$95,557
Avg Household Income



200+ Acres of Parks & Rec



19+ Million Annual Visitors

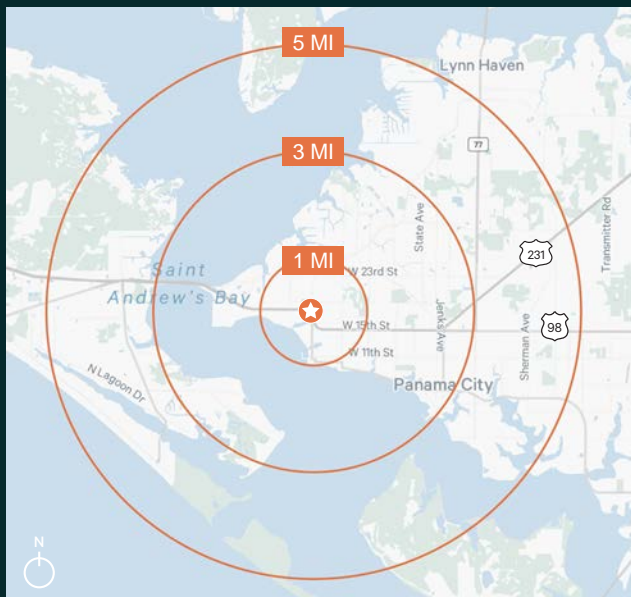
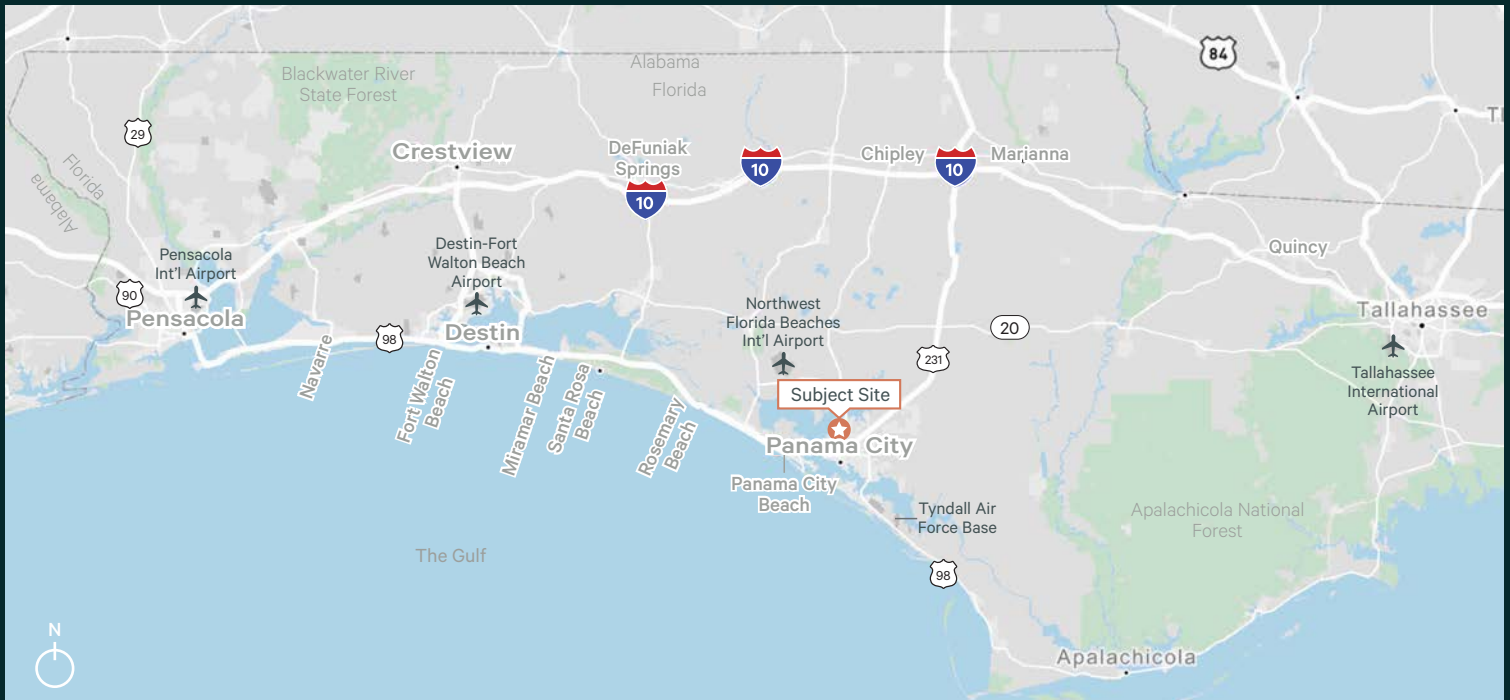


Named The Best Place to Invest in Real Estate By Business 2.0 Magazine

The Panama City Panama City Beach metropolitan statistical area has an estimated population of approximately 226,000 residents, making it the third largest metropolitan area in the Florida Panhandle, following Pensacola and Tallahassee. The region is located in the central Panhandle, approximately 95 miles east of Pensacola and 100 miles southwest of Tallahassee. Population growth has been steady for more than a decade, with the metropolitan area surpassing 200,000 residents by the 2020 Census and continuing to expand through 2025.

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For Sale/Lease



Demographics	1 Mile	3 Miles	5 Miles
Population	8,627	28,425	75,046
Five-Year Projection	8,743	30,263	78,795
Housing Units	4,257	14,934	43,735
Avg Household Income	\$77,765	\$93,843	\$96,099
Avg House Value	\$295,222	\$408,727	\$423,420

For More Information, Please Contact:

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