

# GROUND LEASE OR BTS - WITH DRIVE-THRU

ALF Coleman Rd & US Hwy 98 | PANAMA CITY BEACH, FL



JOIN:



BREAKFAST POINT ACADEMY  
1,037 STUDENTS

ARNOLD HIGH SCHOOL  
1,504 STUDENTS

AMERIS BANK

PANAMA CITY BEACH PKWY - 52,000 VPD

Tom Thumb

ALF COLEMAN RD

CVS  
pharmacy



.75 AC  
SITE



UP TO 6,000 SF RETAIL OPPORTUNITY WITH DRIVE-THRU

## PROPERTY HIGHLIGHTS

- 0.75± Acre site
- \$35 M Publix Soccer Park nearby
- High growth area with over 2,000 new homes now open
- 126' of frontage an ALF Coleman Rd. with direct curb cut
- 52,000 VPD on Panama City Beach Pkwy (US Hwy 98)
- Traffic Light at corner of Alf Coleman Rd & Panama City Beach Pkwy
- Asking Rate: please inquire

Highly visible location on Alf Coleman Road (adjacent to Panama City Beach Parkway), surrounded by enormous commercial growth including nearly 800 new apartment units, and adjacent to many of Panama City Beach's resort communities. Conveniently positioned near the highly desirable Breakfast Point community, along one of the primary routes from the Beaches to the Northwest Florida Beaches International Airport. Enjoys strategic location within immediate proximity to many of the areas major retailers including CVS, Lowes, The Home Depot, Office Depot, Publix, Starbucks, Culvers, Whataburger and Dairy Queen, and just 3 miles from the destination retail & entertainment district of Pier Park.

Contact: CLINT MURPHY  
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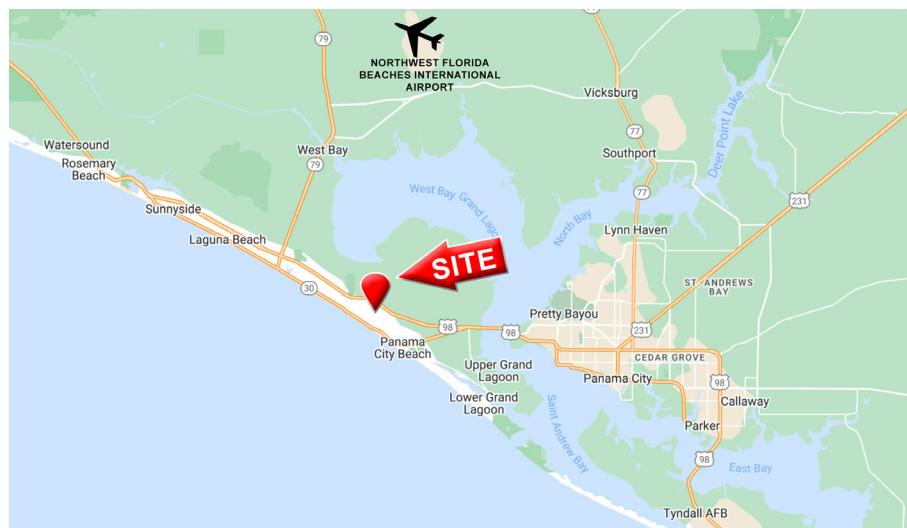
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Demographics	1 Mile	3 Miles	5 Miles	5 Min Drive Time
Population	3,169	17,598	33,504	6,752
Peak Season Population	5,836	28,684	53,655	10,666
Median Age	33.2	39.3	41.1	36.4
Average HH Income	\$73,146	\$80,048	\$84,908	\$76,025
Daytime Population	6,470	23,152	38,865	9,938



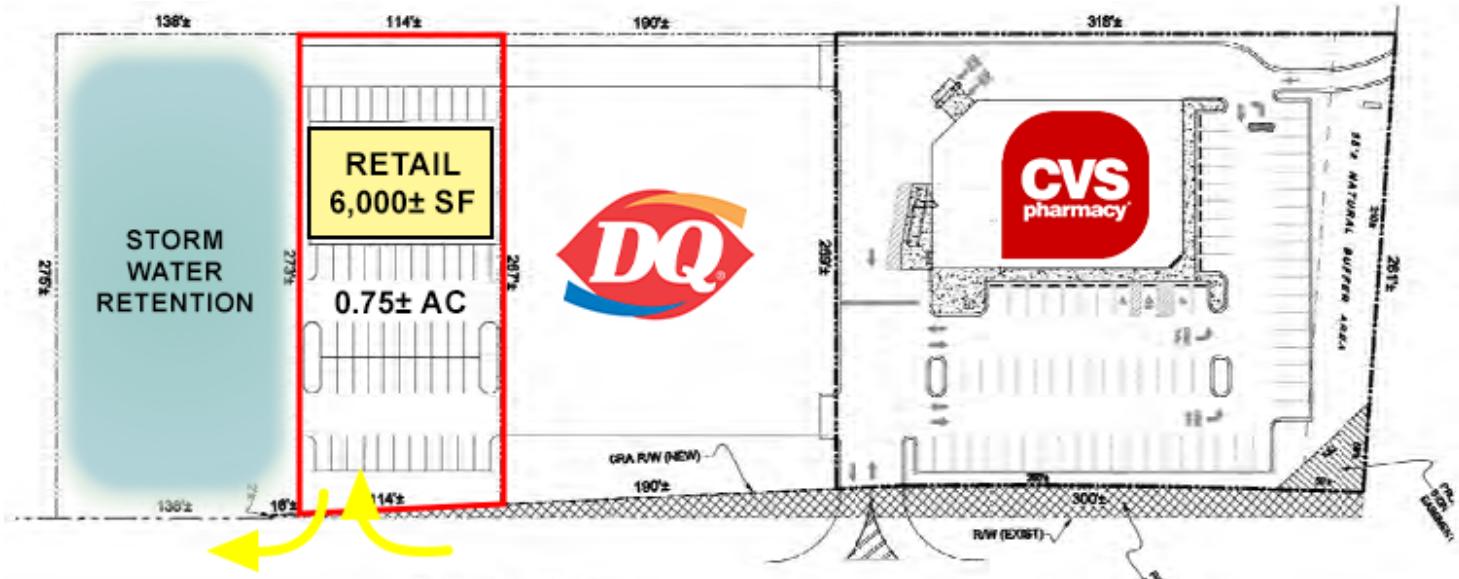
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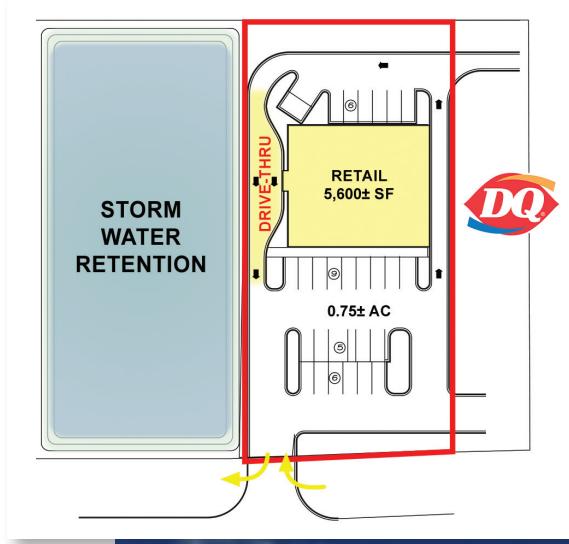
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## SITE PLAN OPTIONS



## DRIVE-THRU OPTION



## CONCEPTUAL RENDERING



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