

Helpful Links and Information for E 5th Street (Business HWY 98) Property

City of Panama City Planning and Zoning

Zoned as “Neighborhood Downtown” which provides a broad allowance of uses. Neighborhood Downtown can be described as a type of mixed-use commercial zoning but can also lean toward residential / multi unit development. Both of these properties also fall in the Gateway Overlay (GO). Not a lot of restriction as to what the land can be used for. Below are the links directly to the uses these properties fall under. **Call Planning and Zoning for questions and more details.**

Website Link: <https://www.panamacity.gov/806/Planning-Zoning>

Phone: **850-691-4595** (Speak with **Lesli McDade**)

Zoning Links:

[Sec. 104-36.1. - Neighborhood Downtown \(ND\) zoning district.](#)

[Sec. 104-36.2. - Neighborhood General \(NG\) zoning district.](#)

[Sec. 104-36.3. - Neighborhood Residential \(NR\) zoning district.](#)

[Sec. 104-66. - Gateway Overlay \(GO\) \(formerly known as the Tourist Corridor Overlay\).](#)

[Sec. 105-4. - Gateway Overlay District \(GO\) design standards.](#)

[Sec. 105-15. - Neighborhood District building design standards.](#)

Incentives/ Grants:

This property falls within the Millville Downtown District and therefore could be eligible for **Community Redevelopment Agency (CRA) Grants**. To learn more on these incentives please click these links and take advantage of these revitalization incentives. *There is a document about the CRA Tax Rebate Program in the Docs Section of the MLS. - Ask the list agent for a copy or click this link: [Link to Tax Increment Rebate Program](#)

Website: [Panama City CRA Incentive Programs Website Page](#) (Programs Page - Check it out)

Programs:

- Tax Increment Rebate Program
- Millville Commercial Property Improvement Grant Program

Property Features and Quick Facts

- Building Breakdown - **Total square footage underroof = 6,175**
 - Main heated and cooled area consists of the reception/foyer area, 2 offices, 2 bathrooms, large (52'.5" X 32') fabric and sewing room = **2,289 sqft.**
 - Unfinished receiving / delivery room, labeled as "garage" in the floorplan. **This space is a part of the main building and has a working HVAC system that runs to this space separately.** Consist of a bathroom, the large delivery room with two roll up doors, and storage room = **1,981 sqft.**
 - Welding Workshop is heated and cooled, with foam insulation and 2 roll up doors (can drive through). = **1,500 sqft.** (different from floorplan. Agent and owner measured 50 X 30)
 - Storage room, only space that can not be headed and cooled. = **405 sqft**
- Total acreage is 1.26 with 388' of Business HWY 98 front footage.
- AADT is 19,300 as of 2024 <https://tdaappsprod.dot.state.fl.us/fto/>
- At the busy intersection of HWY Bus. 98 (E 5th street) and Sherman Ave.
- Corner lot allowing two ingress and egress access points
- Flexible zoning. Zoned as "Neighborhood Downtown" - a mixed use zoning category both with commercial and residential options. See the page above for helpful links.
- Property falls within the Millville Downtown District and property may qualify for CRA business and tax incentives.
- Age of equipment known -
 - Metal roof 2019
 - HVAC Main outside/ interior 2025
 - Spray foam insulation 2019
 - Updated plumbing and electrical in renovated areas
- Wifi is Starlink \$120/ month

*Information on the separate sale of the business on the next page.

Selling the Business - The owner would like to sell the established business, Bob's Top Shop, in conjunction with the property. The value of the business is not included in the advertised real estate price. Interested buyers should contact the listing agent for additional details regarding the business acquisition. The sale of the business includes equipment, awning frames, materials, fabrics, intellectual property, client lists, patterns, and other related operational assets.

About Bob's Top Shop - Bob's Top shop is a well-established custom awning and canvas fabrication business with deep roots in Panama City. Founded in **1949**, the company has built a strong reputation for producing high-quality **commercial and residential awnings, marine canvas, and specialty fabric structures** for clients throughout Northwest Florida. With decades of brand recognition, repeat customers, and long-standing relationships in the community, the business offers a turnkey opportunity for an owner-operator, contractor, or investor looking to step into a respected and proven local brand with continued growth potential.