

BELLCORE

COMMERCIAL

23rd STREET PLAZA



  E 23rd STREET | 34,000 AADT

23RD STREET PLAZA

413 E. 23RD STREET, PANAMA CITY, FL 32405



PROPERTY DESCRIPTION

Excellent salon, barbershop, or nail salon space available at the Home Depot anchored shopping center in Panama City, Florida. The available retail space is in excellent condition with a wide-open sales area and would be an ideal location for a personal service retail user. The shopping center is located at the highly trafficked intersection of Hwy 77 and E 23rd Street, measuring over 60,000 AADT. This site has ample access and visibility. The center features excellent co-tenancy. The property is surrounded by numerous national retailers such as Target, Kohl's, Dillard's, Home Depot, Lowe's, Walmart, Publix, TJ Maxx, West Marine, Hobby Lobby, and PetSmart, to name a few.

PROPERTY HIGHLIGHTS

- Nearby to numerous national retailers, restaurants, and entertainment
- Located in the core retail trade area for Panama City
- Ample parking

OFFERING SUMMARY

Lease Rate	\$28.00 SF/yr (NNN)
Available SF	2,675 SF
Lot Size	4.38 Acres
Building Size	53,376 SF
APN	12976-060-000
Zoning	Commercial
Property Type	Retail
Traffic Count	34,000



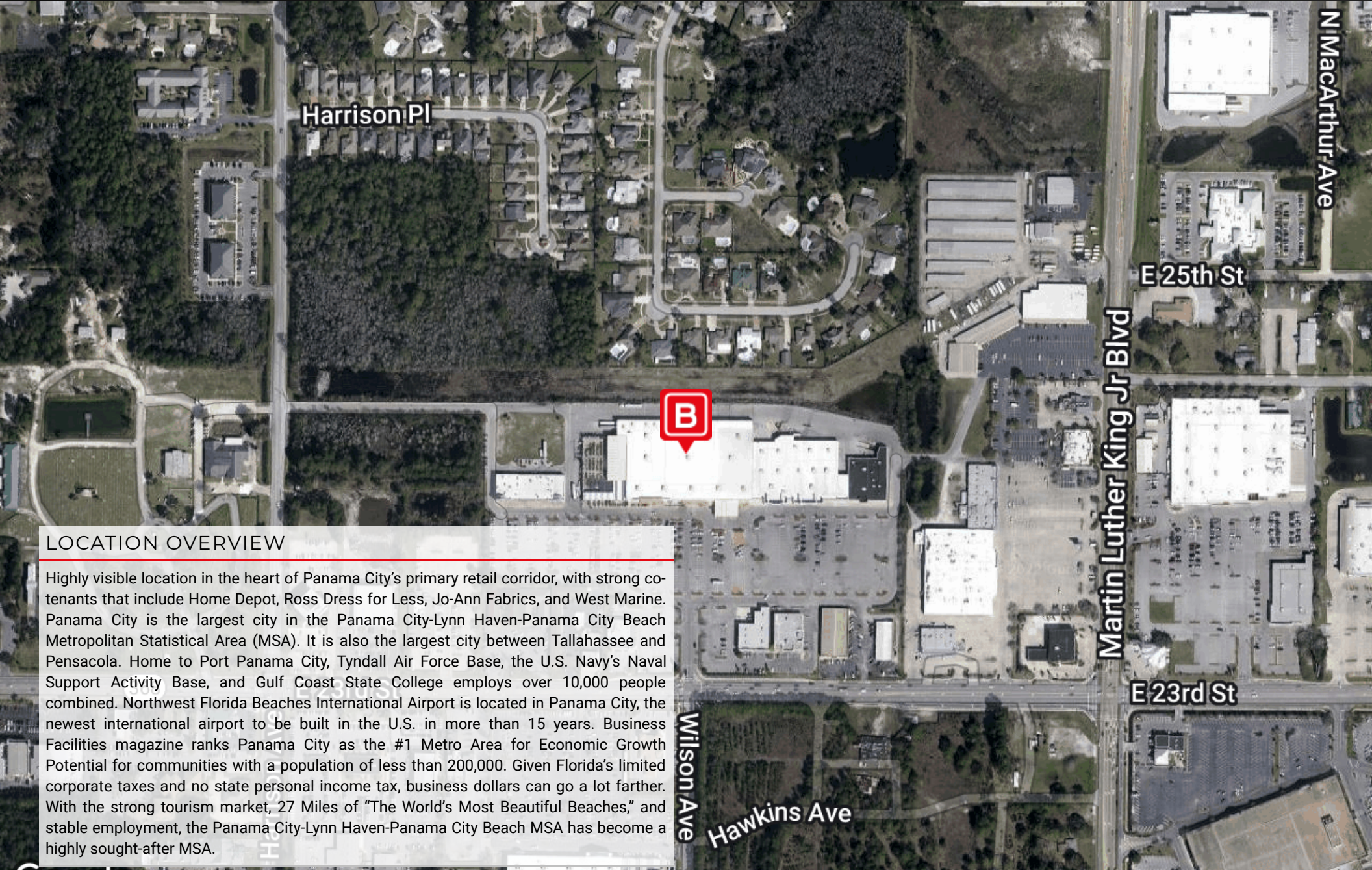
LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	2,675 SF	Lease Rate:	\$28.00 SF/yr

AVAILABLE SPACE

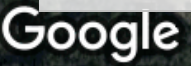
SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
413 E. 23rd Street Suite 3	Available	2,675 SF	NNN	\$28.00 SF/yr





LOCATION OVERVIEW

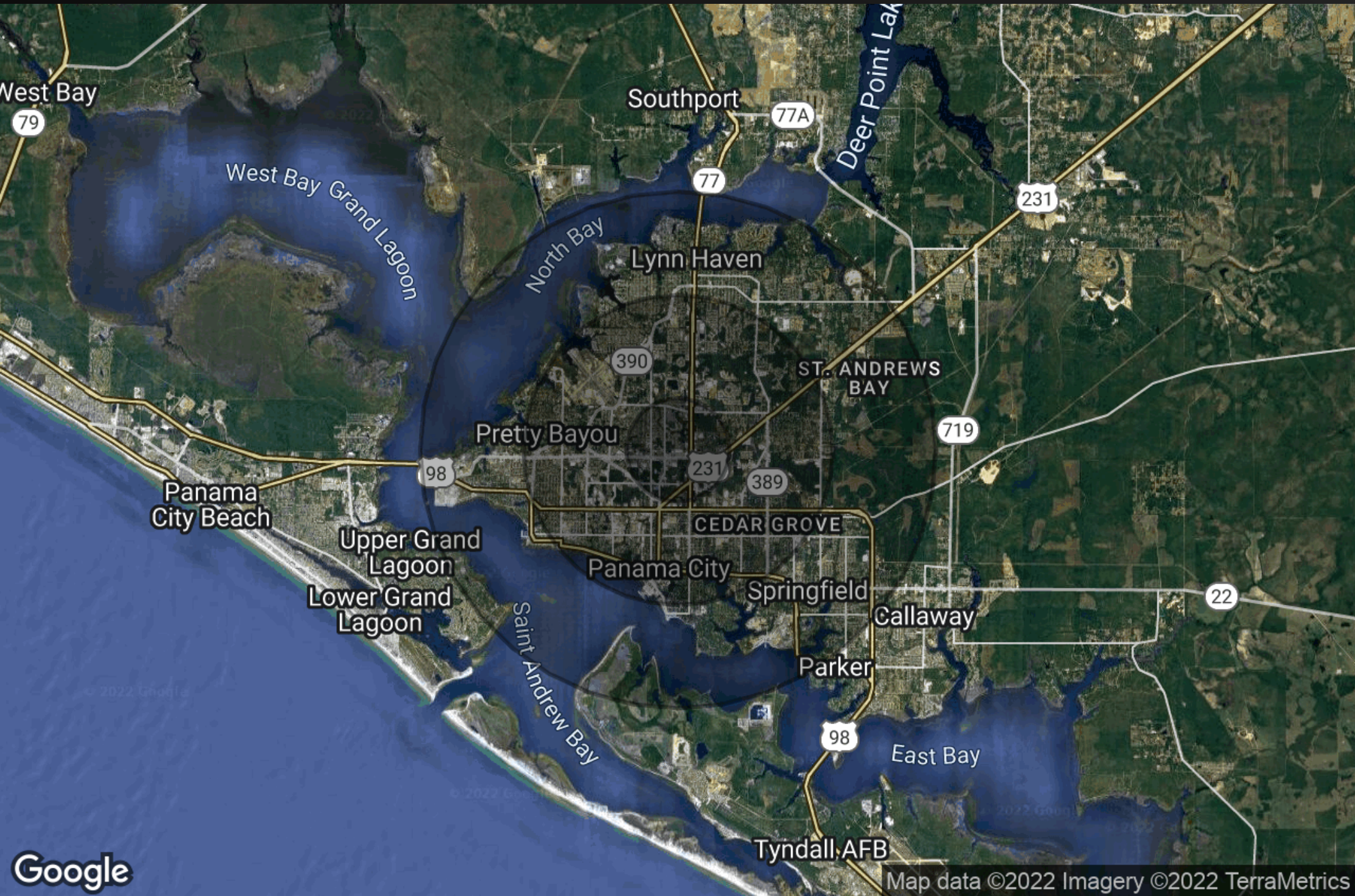
Highly visible location in the heart of Panama City's primary retail corridor, with strong co-tenants that include Home Depot, Ross Dress for Less, Jo-Ann Fabrics, and West Marine. Panama City is the largest city in the Panama City-Lynn Haven-Panama City Beach Metropolitan Statistical Area (MSA). It is also the largest city between Tallahassee and Pensacola. Home to Port Panama City, Tyndall Air Force Base, the U.S. Navy's Naval Support Activity Base, and Gulf Coast State College employs over 10,000 people combined. Northwest Florida Beaches International Airport is located in Panama City, the newest international airport to be built in the U.S. in more than 15 years. Business Facilities magazine ranks Panama City as the #1 Metro Area for Economic Growth Potential for communities with a population of less than 200,000. Given Florida's limited corporate taxes and no state personal income tax, business dollars can go a lot farther. With the strong tourism market, 27 Miles of "The World's Most Beautiful Beaches," and stable employment, the Panama City-Lynn Haven-Panama City Beach MSA has become a highly sought-after MSA.



PANAMA CITY, FL

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SUMMARY PROFILE

2000-2010 Census, 2021 Estimates with 2026 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 30.1916/-85.6542

RS1

413 E 23rd St

Panama City, FL 32405

1 mi radius 3 mi radius 5 mi radius

		1 mi radius	3 mi radius	5 mi radius
POPULATION	2021 Estimated Population	3,890	48,142	82,725
	2026 Projected Population	2,766	34,513	59,520
	2010 Census Population	4,006	49,304	83,258
	2000 Census Population	3,692	44,075	76,946
	Projected Annual Growth 2021 to 2026	-5.8%	-5.7%	-5.6%
	Historical Annual Growth 2000 to 2021	0.3%	0.4%	0.4%
	2021 Median Age	42.8	41.2	41.6
HOUSEHOLDS	2021 Estimated Households	1,810	20,786	35,339
	2026 Projected Households	1,532	17,824	30,473
	2010 Census Households	1,775	20,323	34,030
	2000 Census Households	1,602	18,064	31,194
	Projected Annual Growth 2021 to 2026	-3.1%	-2.9%	-2.8%
	Historical Annual Growth 2000 to 2021	0.6%	0.7%	0.6%
RACE AND ETHNICITY	2021 Estimated White	73.1%	72.5%	74.9%
	2021 Estimated Black or African American	18.9%	18.8%	16.5%
	2021 Estimated Asian or Pacific Islander	2.6%	2.7%	2.8%
	2021 Estimated American Indian or Native Alaskan	0.3%	0.6%	0.6%
	2021 Estimated Other Races	5.1%	5.4%	5.1%
	2021 Estimated Hispanic	7.4%	7.1%	6.7%
INCOME	2021 Estimated Average Household Income	\$84,313	\$71,039	\$76,031
	2021 Estimated Median Household Income	\$73,491	\$56,391	\$60,390
	2021 Estimated Per Capita Income	\$39,416	\$30,840	\$32,639
EDUCATION (AGE 25+)	2021 Estimated Elementary (Grade Level 0 to 8)	1.3%	2.9%	2.7%
	2021 Estimated Some High School (Grade Level 9 to 11)	5.7%	6.3%	6.1%
	2021 Estimated High School Graduate	30.4%	32.1%	31.6%
	2021 Estimated Some College	24.4%	23.3%	23.7%
	2021 Estimated Associates Degree Only	9.0%	10.5%	10.1%
	2021 Estimated Bachelors Degree Only	16.5%	15.4%	15.7%
	2021 Estimated Graduate Degree	12.8%	9.5%	10.1%
BUSINESS	2021 Estimated Total Businesses	658	3,870	5,437
	2021 Estimated Total Employees	6,767	35,490	46,354
	2021 Estimated Employee Population per Business	10.3	9.2	8.5
	2021 Estimated Residential Population per Business	5.9	12.4	15.2

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

**HARRY BELL JR.**

harry@bellcorecommercial.com
Direct: 833.434.2355

PROFESSIONAL BACKGROUND

Harry Bell is the President and Managing Broker of Bellcore Commercial. Bellcore Commercial is a full-service commercial real estate firm offering a wide range of diversified real estate services, including, but not limited to, investment sales, leasing, tenant representation, and asset management.

Harry has earned a distinguished reputation with over 20+ years of experience and is nationally recognized as a top producer in the commercial real estate industry. Prior to starting Bellcore Commercial, Harry sold his brokerage, John S. Carr & Associates, to an affiliate of Berkshire Hathaway in 2015. Harry brought his unique sales approach, marketing capabilities, and competitiveness to one of the largest real estate companies in the world. Under Berkshire, Harry and his team quickly became #1 globally ranked in commercial sales year after year. Bellcore Commercial offers the catalytic foundation needed for the long-term future growth of the company, team, and its leaders.

Bellcore Commercial is founded on the model that great deals are not measured with money; they are brokered with the foundation of great relationships. At Bellcore, our success is striving for our core principles; leadership, customer loyalty, client success, and integrity.

Bellcore Commercial
17 W Cedar Street
Pensacola, FL 32502
850.434.3434