AVAILABLE FOR BUILD-TO-SUIT/GROUND LEASE

7437 FLORIDA 77 PANAMA CITY, FL 32409

Land For Lease





OFFERING SUMMARY

Lease Rate:	Negotiable
Lot Size:	7.51 Acres Divisible

PROPERTY HIGHLIGHTS

- Site is 7.51 acres
- Parcel located at lighted intersection of Hwy 77 and Hwy 77A with combined traffic counts over 40,000 vpd
- There are currently 1,700+ homes approved or in permitting in the immediate area, Southport is a strategic area for new housing growth in Bay County
- Panama City metro ranks 2nd nationally for percentage growth
- · Located in close proximity to Southport Elementary & New Southport Sports Complex
- Excellent opportunity for Grocer, Gas, Restaurants, Auto and Retail

JARED JACKSON 850.727.0003 FLETCHER DILMORE 850.326.1463 fletcher@teampcq.com

STIRLING PROPERTIES.COM





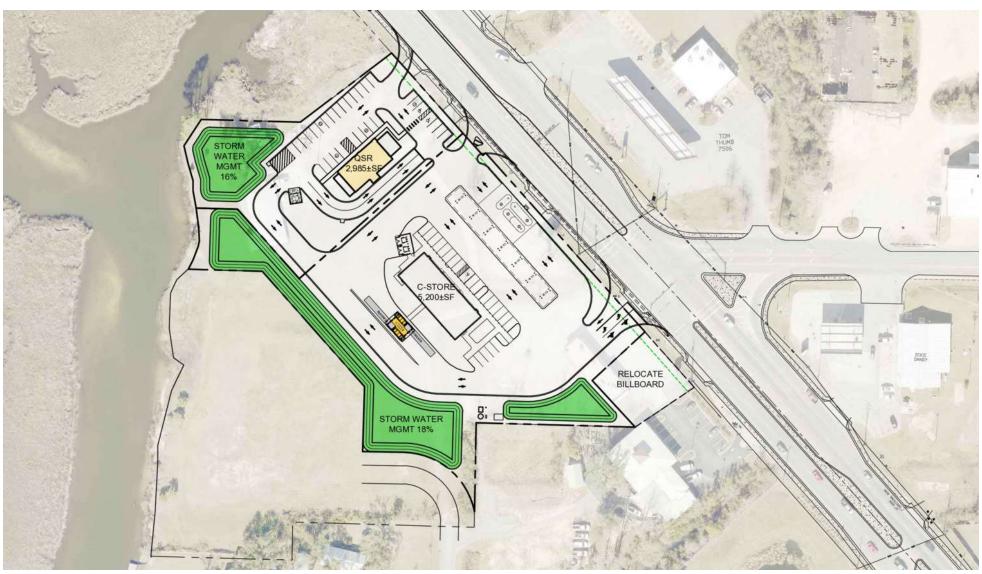




AVAILABLE FOR BUILD-TO-SUIT/GROUND LEASE

7437 FLORIDA 77 PANAMA CITY, FL 32409

Land For Lease



STIRLING PROPERTIES.COM /







JARED JACKSON 850.727.0003 jjackson@stirlingprop.com FLETCHER DILMORE 850.326.1463 fletcher@teampcg.com

Member of /2

• RETAIL BROKERS NETWORK

AVAILABLE FOR BUILD-TO-SUIT/GROUND LEASE

7437 FLORIDA 77 PANAMA CITY, FL 32409

Land For Lease



STIRLING PROPERTIES.COM







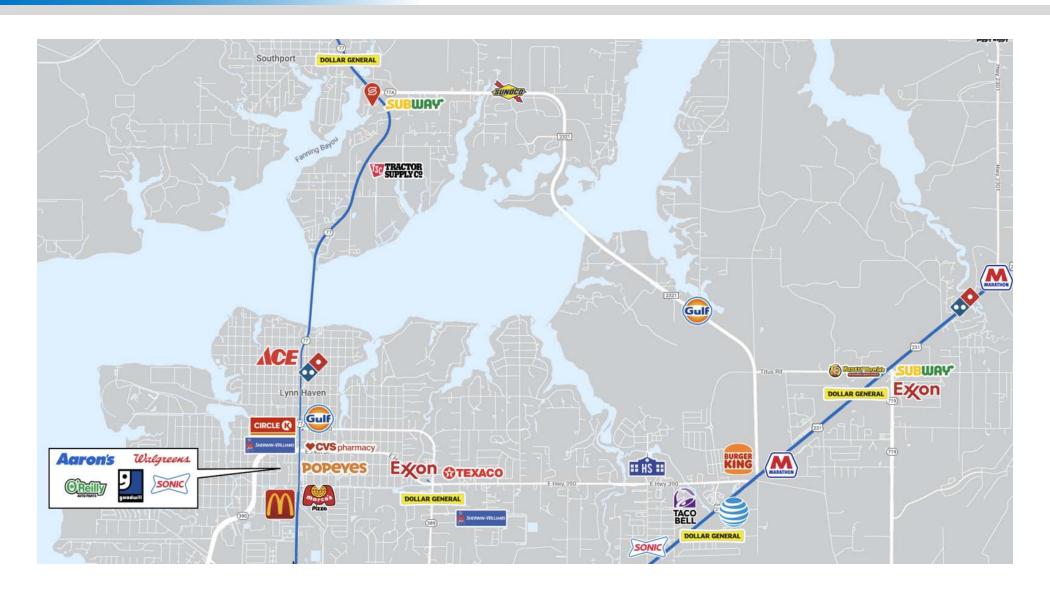
JARED JACKSON 850.727.0003 jjackson@stirlingprop.com FLETCHER DILMORE 850.326.1463 fletcher@teampcg.com

Member of /3

AVAILABLE FOR BUILD-TO-SUIT/GROUND LEASE

7437 FLORIDA 77 PANAMA CITY, FL 32409

Land For Lease



STIRLING PROPERTIES.COM









JARED JACKSON 850.727.0003 jjackson@stirlingprop.com FLETCHER DILMORE 850.326.1463

fletcher@teampcg.com

Member of /4

• RETAIL BROKERS NETWORK



AVAILABLE FOR BUILD-TO-SUIT/GROUND LEASE

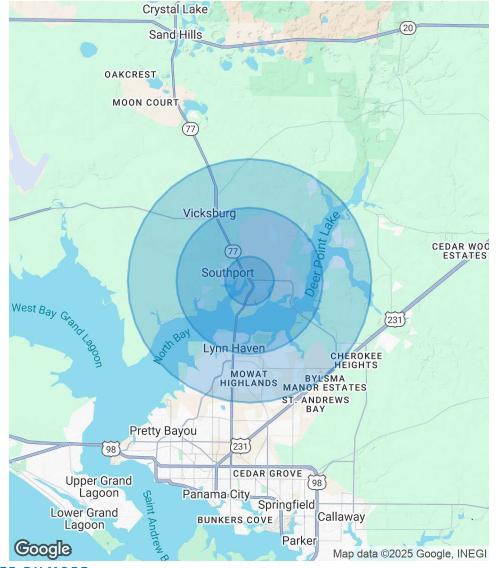
7437 FLORIDA 77 PANAMA CITY, FL 32409

Land For Lease

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,655	10,511	30,737
Average Age	42	44	42
Average Age (Male)	42	43	41
Average Age (Female)	42	44	43

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	615	3,918	11,814
# of Persons per HH	2.7	2.7	2.6
Average HH Income	\$69,051	\$92,466	\$99,906
Average House Value	\$266,528	\$339,242	\$339,746

Demographics data derived from AlphaMap



JARED JACKSON 850.727.0003 jjackson@stirlingprop.com FLETCHER DILMORE 850.326.1463

STIRLING PROPERTIES.COM





