



9998 HUTCHISON BLVD # A

9998 HUTCHISON BLVD # A, PANAMA CITY BEACH, FL 32407



## PROPERTY DESCRIPTION

Introducing a prime leasing opportunity at 9998 Hutchison Blvd, Suite A, Panama City Beach, FL, 32407. This exceptional property features modern design, spacious retail space, and ample storage, offering a professional and welcoming environment for your business. There are 2 spaces, one is an office space, approx. 1,700 sq ft, and the other is a detached building (Office/storage) with 822 sq ft. Enjoy ample parking for employees and clients, along with convenient access to major roads and thoroughfares. The property's prime location offers visibility and exposure, making it an ideal choice for businesses seeking a prominent presence. With a flexible floor plan, this property is perfectly poised to accommodate your unique business needs. Elevate your operations in this impressive commercial space, thoughtfully designed with your success in mind.

## PROPERTY HIGHLIGHTS

- Spacious office space with approximately 1,700 sq ft.
- Detached building for office/storage with 822 sq ft.
- Ample parking for employees and clients
- Convenient access to major roads and thoroughfares

## OFFERING SUMMARY

Lease Rate:	\$21.00 SF/yr (NNN)
Available SF:	2,522 SF
Zoning	CH
Property Type	Office
Traffic Count	24,300

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,529	11,379	16,332
Total Population	5,553	26,084	37,301
Average HH Income	\$91,320	\$90,815	\$96,503





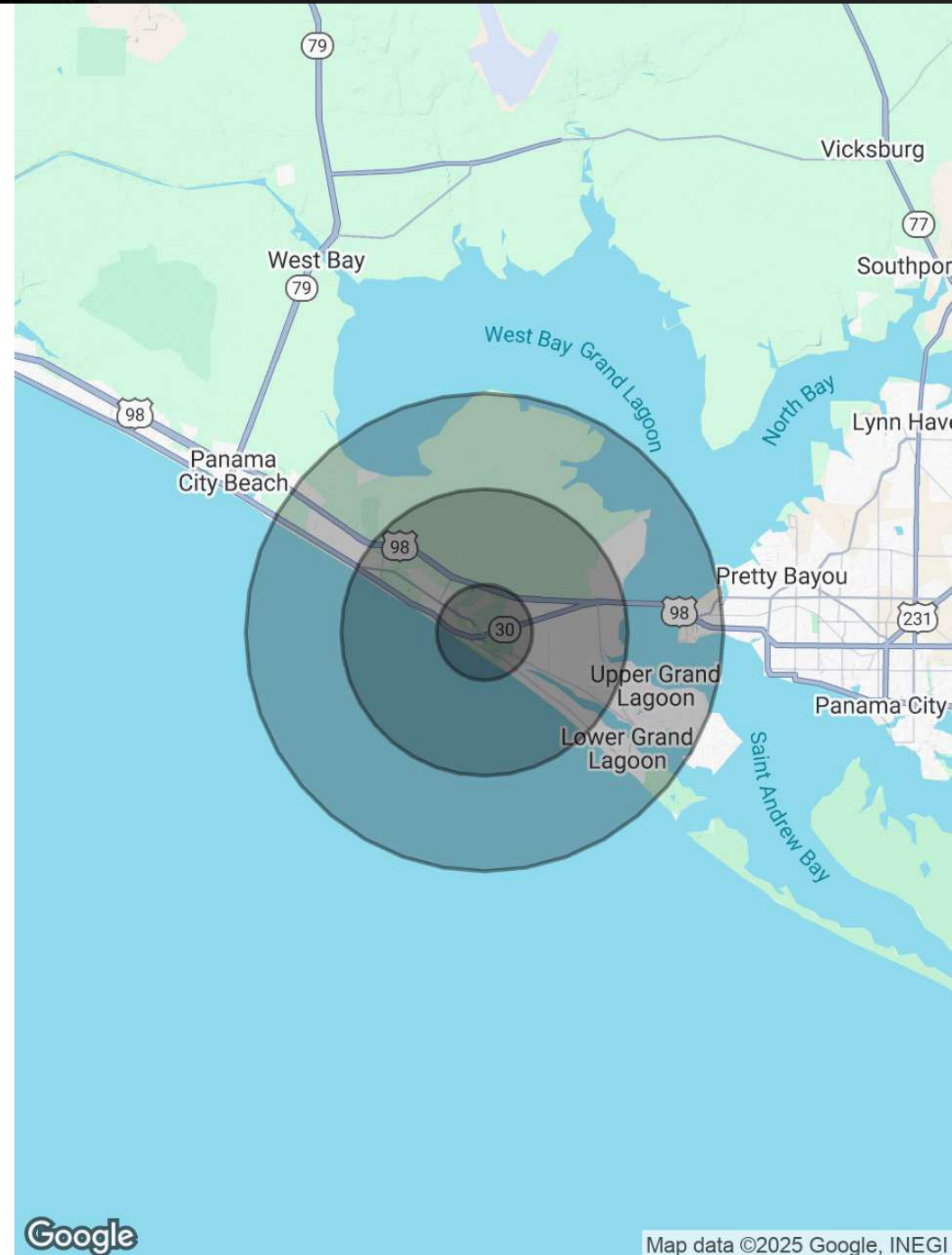


POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,553	26,084	37,301
Average Age	45	43	44
Average Age (Male)	44	42	43
Average Age (Female)	46	44	45

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,529	11,379	16,332
# of Persons per HH	2.2	2.3	2.3
Average HH Income	\$91,320	\$90,815	\$96,503
Average House Value	\$420,640	\$400,164	\$409,698

Demographics data derived from AlphaMap





HARRY BELL JR.

Managing Broker

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## 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.

## EDUCATION

Harry has earned a Bachelor of Science degree in Finance

## MEMBERSHIPS

Mr. Bell is a member of many prominent industry organizations including the International Council of Shopping Centers, the National Association of Realtors, Florida Association of Realtors, Pensacola Association of Realtors, and the Emerald Coast Association of Realtors, to name a few.

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