



CONFIDENTIAL OFFERING MEMORANDUM



	1 Mile	3 Miles	5 Miles
Total Households:	3,697	11,917	31,702
Total Population:	8,945	28,704	76,358
Average HH Income:	\$70,755	\$85,397	\$84,600

1712 Beck Ave

1712 Beck Ave, Panama City, FL 32405

CHRIS L. HUSKEY, SIOR, CCIM

Broker

850.630.4500

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1712 Beck Ave, Panama City, FL 32405

OFFICE PROPERTY FOR SALE



RESOURCE REALTY GROUP

2101 Northside Drive, Suite 104
Panama City, FL 32405
O: 850.630.4500

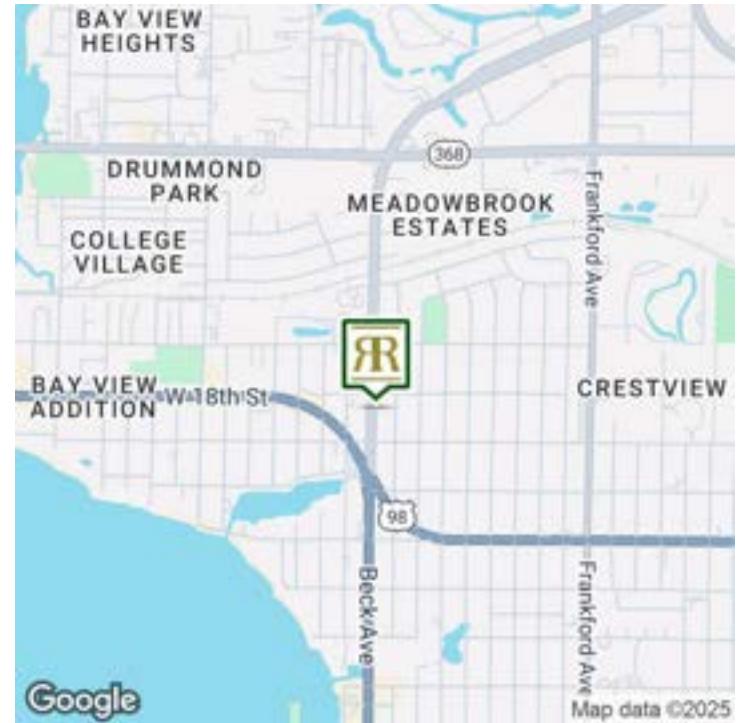
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OFFICE PROPERTY FOR SALE



OFFERING SUMMARY

Sale Price:	\$1,499,900
Lease Rate:	\$16/SF NNN
Building Size:	6,100 SF
Available SF:	6,100 SF
Lot Size:	35,800 SF
Number of Units:	1
Price / SF:	\$245.89
Year Built:	2014
Zoning:	GC-1

PROPERTY OVERVIEW

For SALE (\$1,499,900) or LEASE (\$16.00/SF NNN). This 6,100 sq ft building, constructed in 2014, offers flexibility across office, retail, medical, or mixed-use configurations thanks to GC-1 zoning. Offering large adaptable rooms, it is suitable for a variety of professional layouts. Located at the corner of Beck Ave and W. 18th Street, with easy access to major thoroughfares, nearby retail and dining, this property benefits from high visibility and convenience. Fire alarm system and interior/exterior security cameras. With 16 paved parking spaces and a fenced-in area in the back of the building, this property is a great opportunity for investment or owner-user.

PROPERTY HIGHLIGHTS

- For SALE or LEASE - Free-Standing 6,100 SF Building Built in 2014
- Steel Frame building on concrete slab
- GC-1 commercial zoning allows for various types of office, medical office, retail and flex space uses
- Nicely designed building with large rooms
- Lobby, 9 rooms, one office, kitchen, 5 bathrooms
- Covered drive up entry, paved parking with 16 parking spaces, fenced area in back of building

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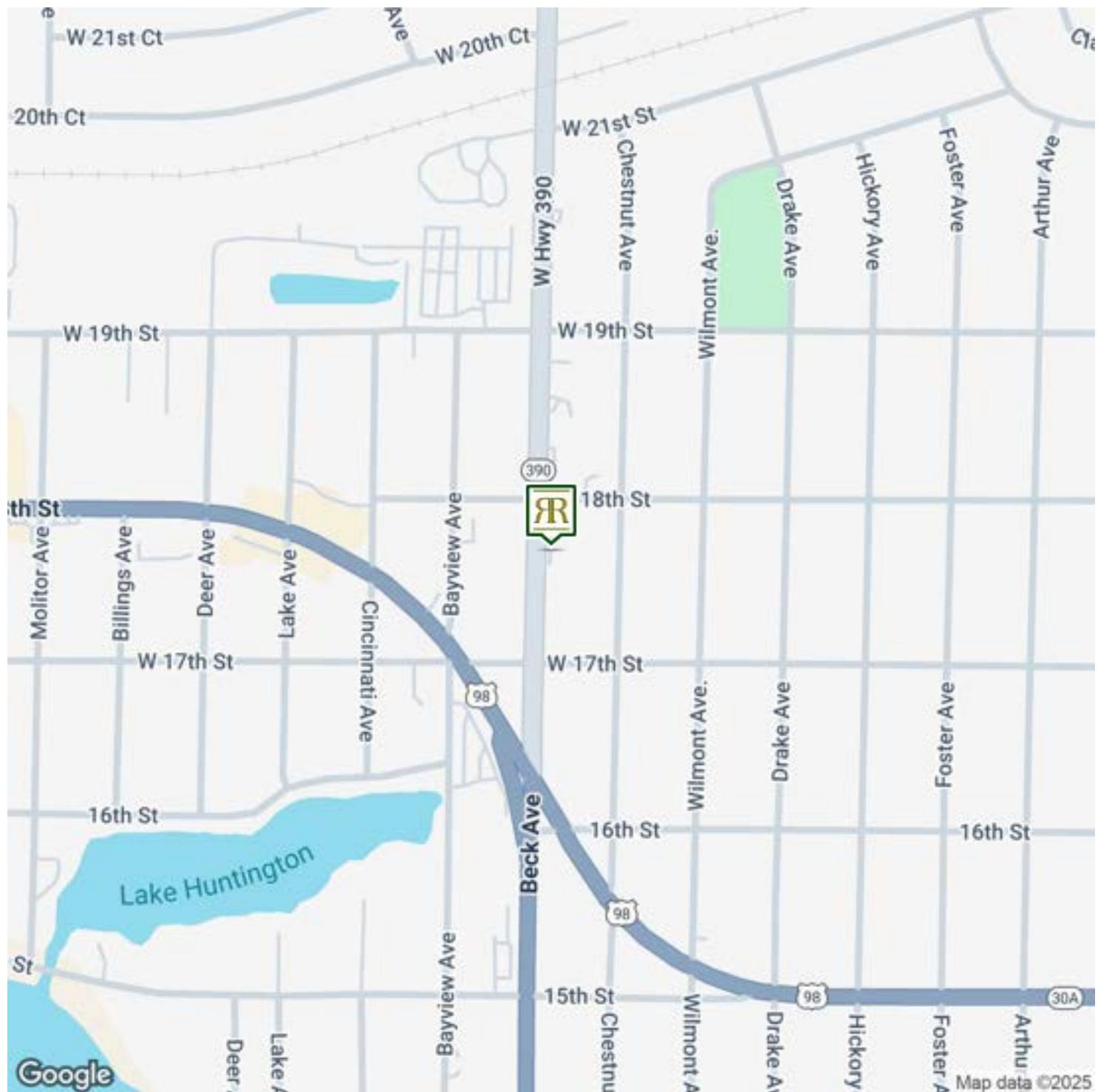
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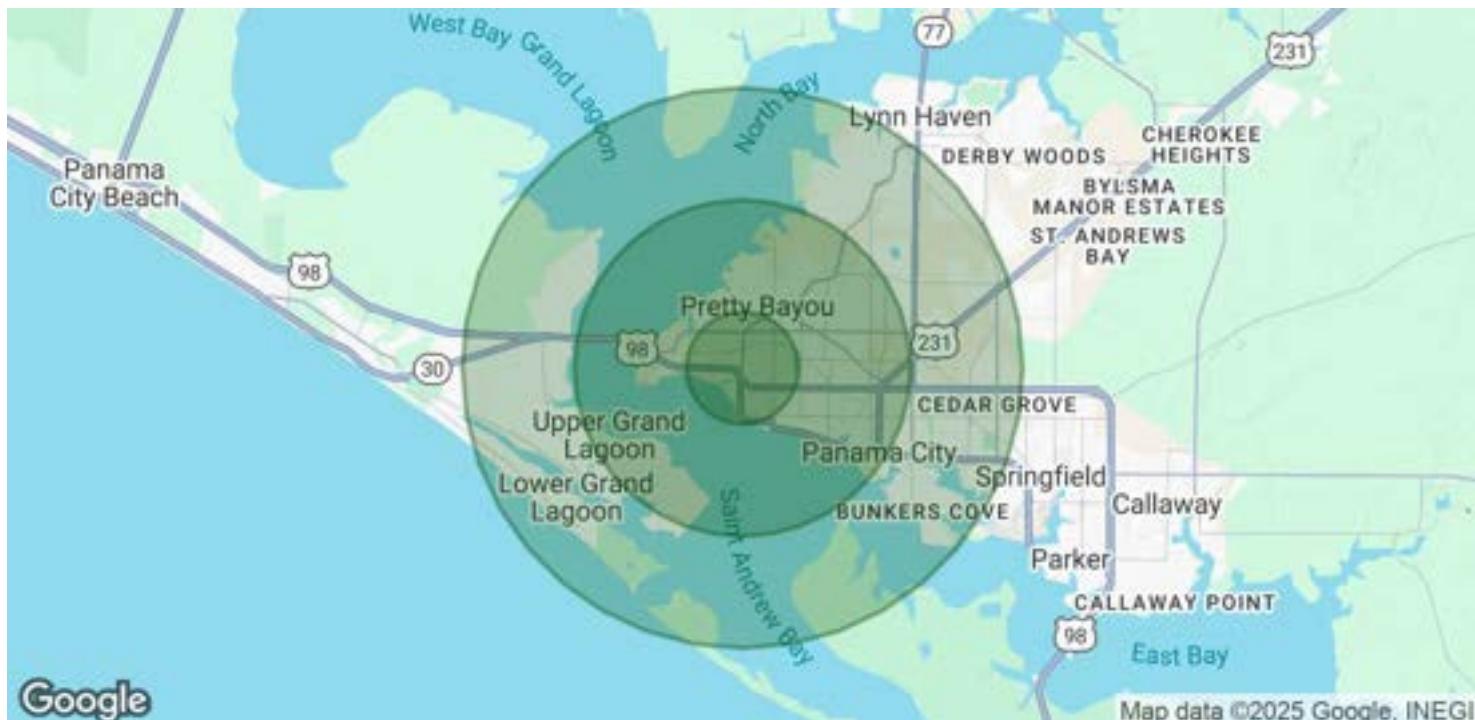
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OFFICE PROPERTY FOR SALE



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	8,945	28,704	76,358
Average Age	41	43	43
Average Age (Male)	41	42	42
Average Age (Female)	42	44	44

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	3,697	11,917	31,702
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$70,755	\$85,397	\$84,600
Average House Value	\$235,528	\$316,041	\$328,902

Demographics data derived from AlphaMap

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FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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