



FOR SALE & LEASE

## FREESTANDING RETAIL BUILDING - PANAMA CITY BEACH PARKWAY

11770 Panama City Beach Pkwy, Panama City Beach, FL 32407

**Kevin Wattenbarger, CCIM**

Qualifying Broker  
850.913.9133  
kevin@kwa-cre.com





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## 360° VIRTUAL TOUR

### PROPERTY DESCRIPTION

11770 Panama City Beach Parkway is a highly visible, freestanding retail property situated along the bustling Panama City Beach Parkway, the area's premier commercial corridor. This property offers a unique opportunity for an owner-user or investor looking to secure a prominent position in one of the Gulf Coast's most sought-after markets.

#### Property Highlights:

**Freestanding Building:** Featuring a large, open showroom ideal for retail, service-based businesses, or customizable commercial use.

**Attractive Design:** The stucco façade and expansive storefront windows create a modern and inviting aesthetic that maximizes natural light.

**Unparalleled Accessibility:** Full vehicle access from Panama City Beach Parkway via a

### OFFERING SUMMARY

Sale Price:	\$2,250,000
Lease Rate:	\$25.00 SF/yr (NNN)
Available SF:	4,074 SF
Lot Size:	0.739 Acres
Building Size:	4,074 SF

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	2,587	25,194	55,725
Total Population	2,520	28,232	78,996
Average HH Income	\$29,258	\$39,244	\$47,834

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## PROPERTY HIGHLIGHTS

- 4,100 +/- SF Freestanding Building
- Panama City Beach Parkway Location
- Excellent Visibility & Attractive Retail Building
- Full Access & Cross Easement Access with Ameris Bank
- Traffic Counts: 54,000 +/- VPD
- Directly Across from Lowe's
- A+ Prime Location
- Freestanding Retail Building
- Exceptional Accessibility
- High Visibility
- Investor/User Opportunity

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RETAIL PROPERTY FOR SALE & LEASE

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FLOOR 1



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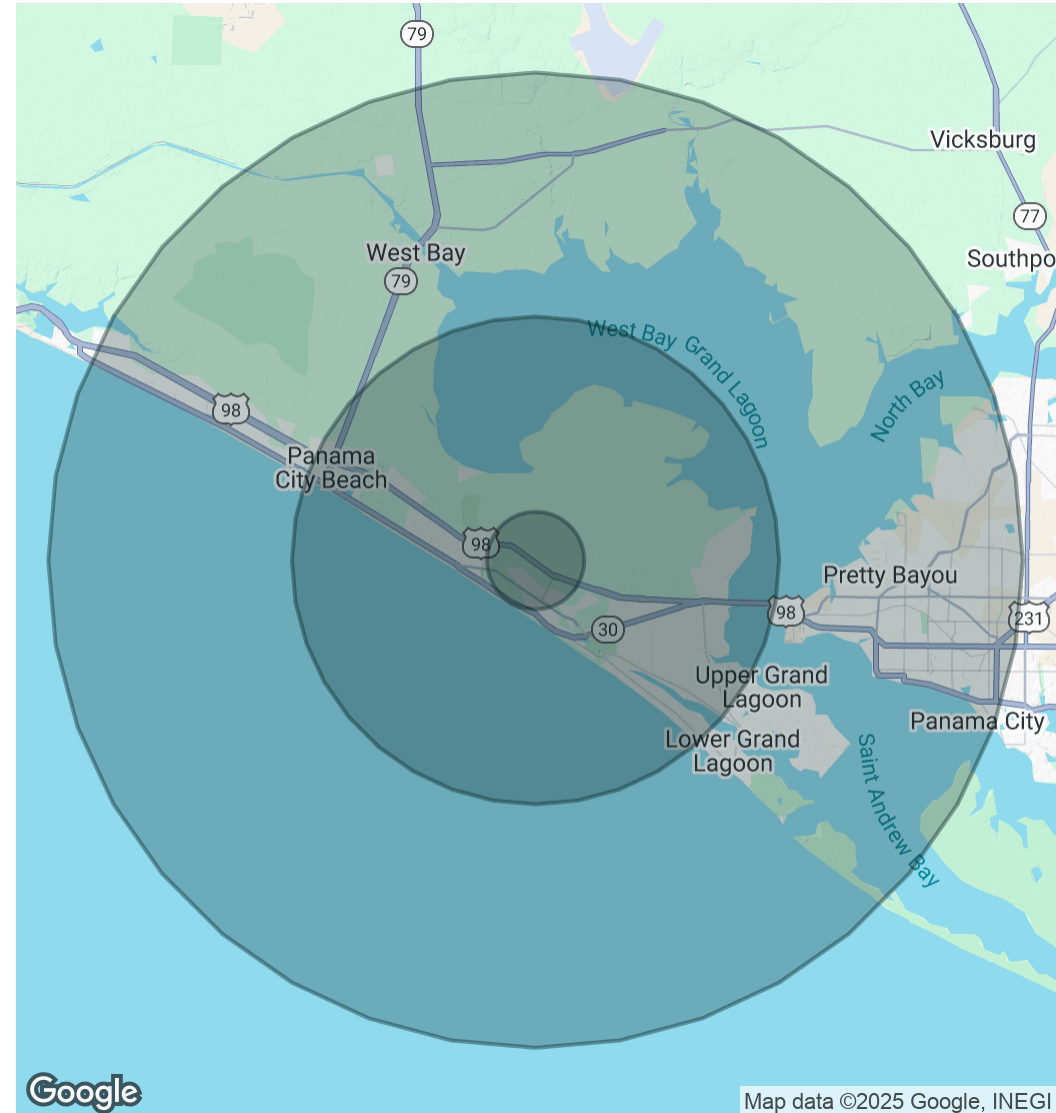


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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	2,520	28,232	78,996
Average Age	42.6	41.5	42.1
Average Age (Male)	36.0	38.8	39.5
Average Age (Female)	45.4	44.1	44.9
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	2,587	25,194	55,725
# of Persons per HH	1.0	1.1	1.4
Average HH Income	\$29,258	\$39,244	\$47,834
Average House Value	\$224,432	\$249,810	\$220,436

2020 American Community Survey (ACS)



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**KEVIN WATTENBARGER, CCIM**

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## PROFESSIONAL BACKGROUND

Meet Kevin Wattenbarger, CCIM: Your Bay County Commercial Real Estate Expert at Five Bridges Real Estate

Kevin Wattenbarger, CCIM, leads Five Bridges Real Estate as the Managing Director and Qualifying Broker. With over two decades of experience in commercial real estate, Kevin specializes in retail, office, industrial, investment properties, and commercial land in Bay County, Florida.

His extensive background includes brokerage, development, construction management, asset management, and real estate investment partnership structures. Kevin's reputation as a trusted professional in northwest Florida is built on delivering insightful market intelligence and impeccable execution to achieve client objectives.

Before his career in commercial real estate, Kevin served as an infantryman in the United States Army, earning honors such as the Combat Infantryman's Badge (CIB), Army Commendation Medal (ARCOM), and recognition for meritorious service during Operation Iraqi Freedom.

With dual Bachelor of Science degrees in Real Estate and Finance from Florida State University (FSU) and the coveted Certified Commercial Investment Member (CCIM #15083) designation, Kevin excels in commercial brokerage, site selection, development, leasing, valuation, and investment analysis.

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