

BUILD TO SUIT AUTOMOTIVE

2303 E 5th Street, Panama City, FL 32401



BUILD
TO
SUIT

CLUBBS REAL ESTATE GROUP, LLC
1103 Fortune Avenue
Panama City, FL 32401

CHRIS CLUBBS, CCIM, ACOM
850.819.0136
cclubbs@clubbsrealestate.com



OFFERING SUMMARY

Lease Rate: \$23.00 SF/yr (NNN)

Lot Size: 1 Acres

Zoning: GC-2 General Commercial

AADT: 21,500

PROPERTY OVERVIEW

Seize this opportunity with a development order in place for a 7,200 SF automotive service or warehouse/showroom space. Interior buildout and finishes are flexible, tailored to tenant desires. This 1± acre parcel, zoned General Commercial in Panama City's Gateway district, sits prominently on the corner of Business 98 and Center Avenue, serving as a pivotal location on this major military corridor. Just 1.5 miles from the Bay Medical Center and two miles from Downtown, this central site lies on the primary artery connecting Downtown Panama City and Tyndall Air Force Base. With Tyndall's projected growth and reconstruction set to increase personnel requirements by over 8,000 service members and their families, this area is primed for remarkable development.

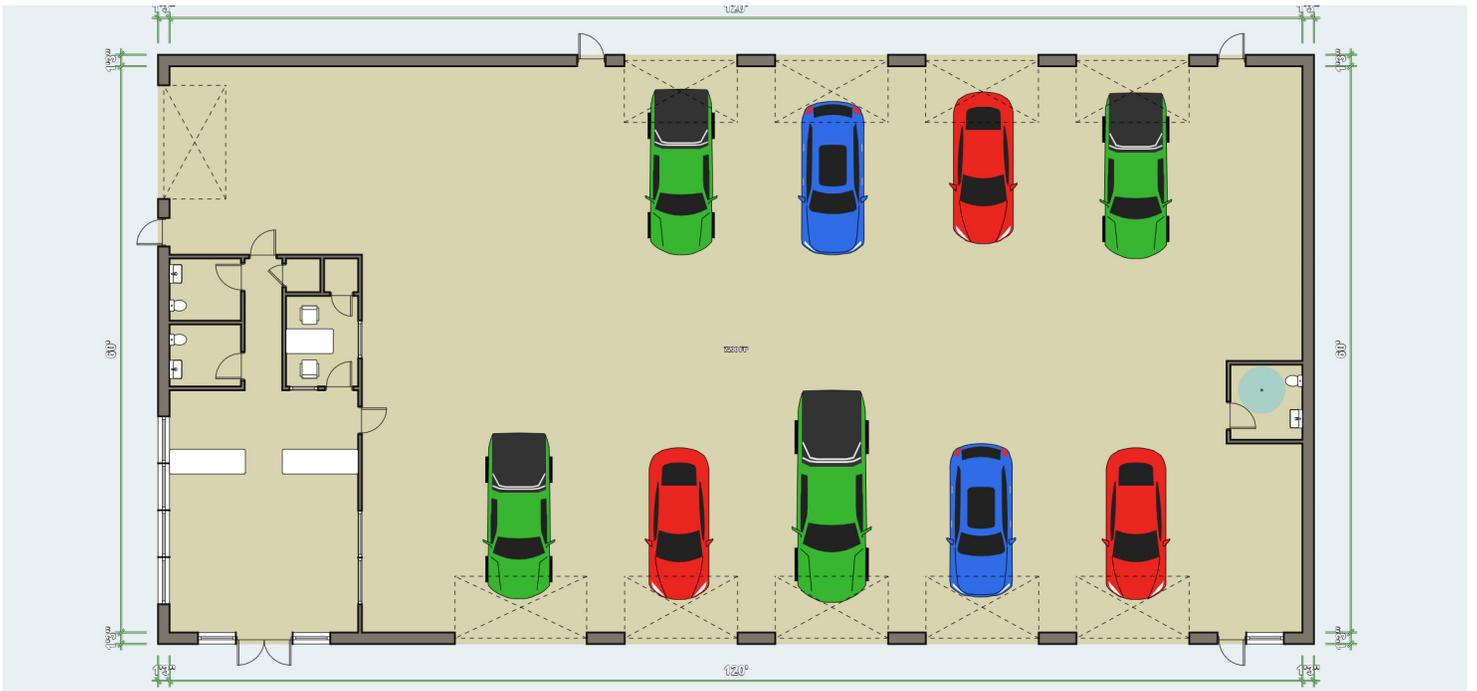
PROPERTY HIGHLIGHTS

- 1.0± Acre Site with Development Order
- 7,200± SF Built to Suit Tenant's Needs
- Up to Four Pull-Through Bays + Two Standard Bays
- 240± Frontage Feet on Business 98
- Tyndall Air Force Base Service Area

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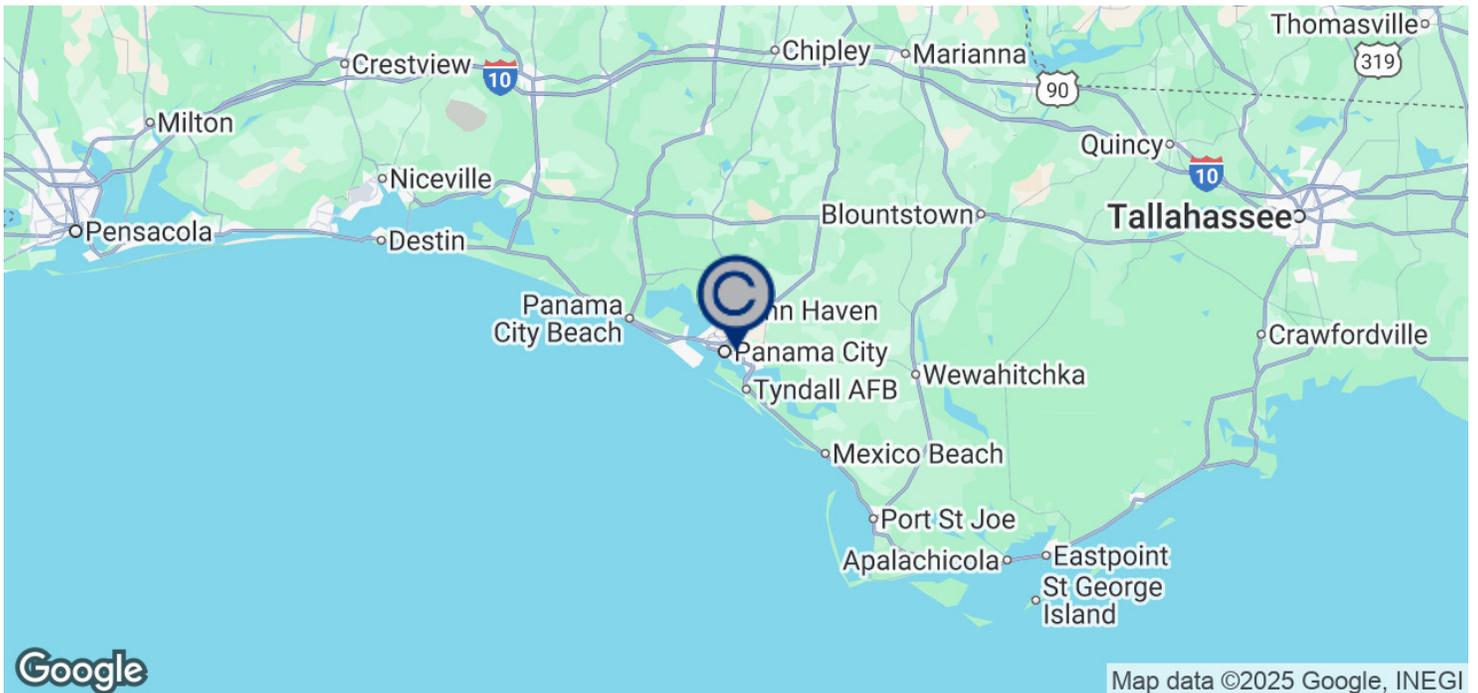
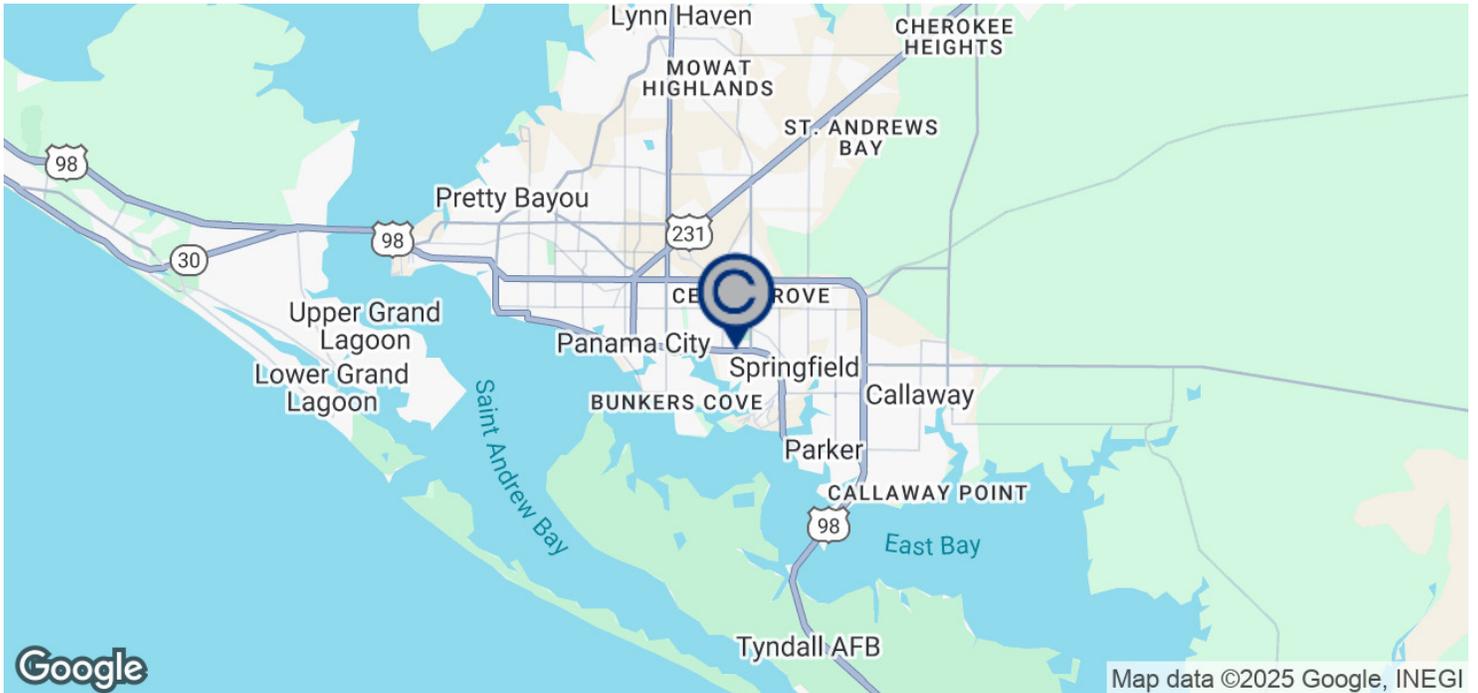
Additional Photos



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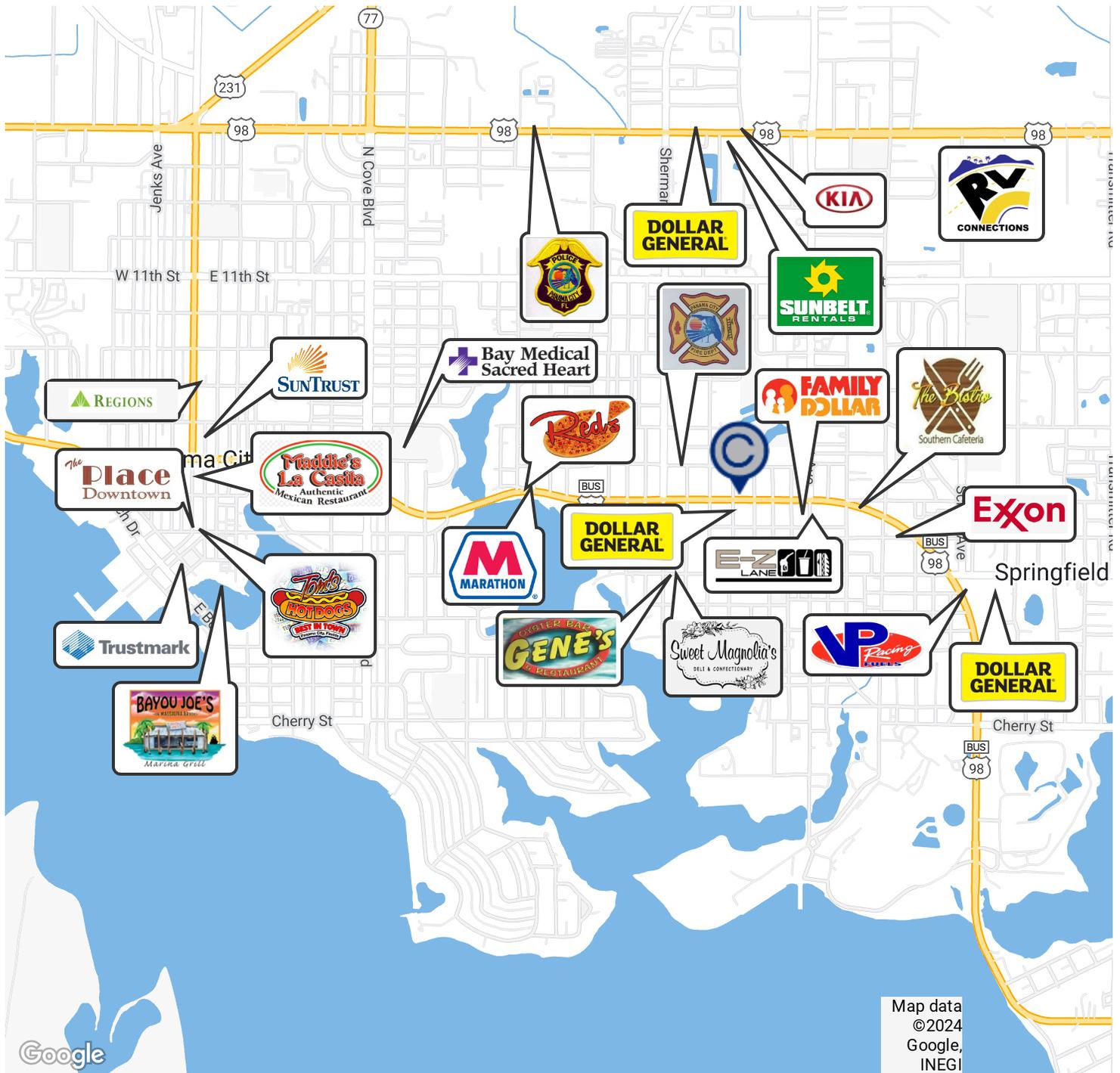
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Location Map



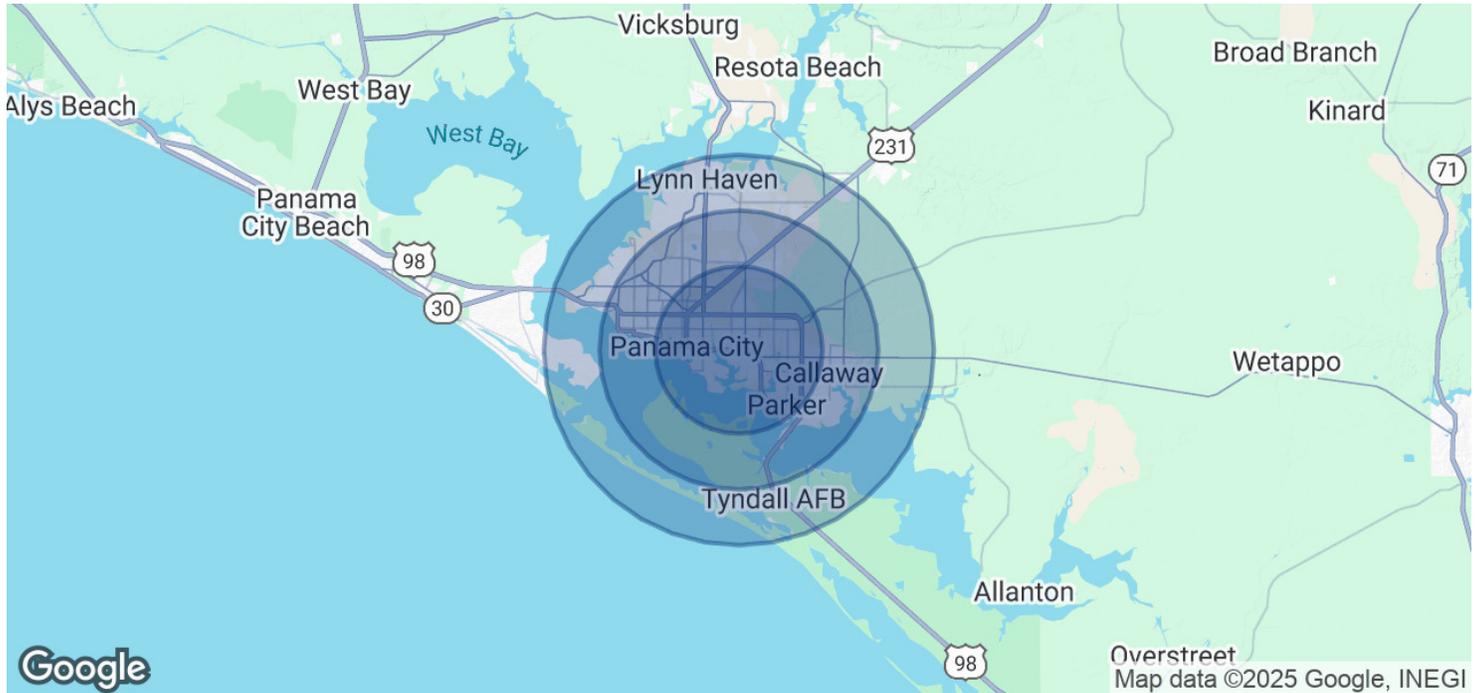
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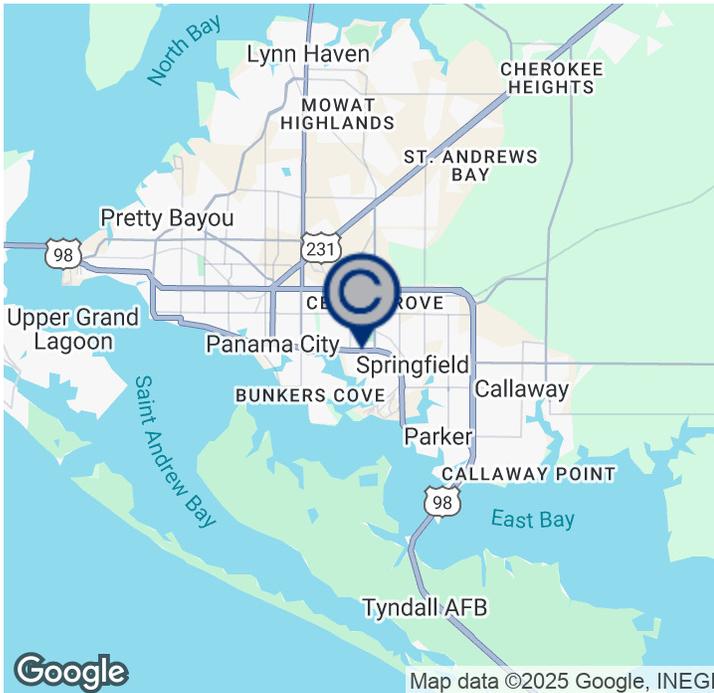


POPULATION	3 MILES	5 MILES	7 MILES
Total Population	37,277	80,299	113,515
Average age	37.6	37.7	38.1
Average age (Male)	36.0	36.5	37.0
Average age (Female)	40.3	39.6	39.6
HOUSEHOLDS & INCOME	3 MILES	5 MILES	7 MILES
Total households	15,242	32,957	46,495
# of persons per HH	2.4	2.4	2.4
Average HH income	\$47,731	\$53,302	\$58,923
Average house value	\$149,861	\$172,270	\$184,042

* Demographic data derived from 2020 ACS - US Census

CLUBBS BUILD TO SUIT AUTOMOTIVE REPAIR

REAL ESTATE GROUP
COMMERCIAL



LOCATION DETAILS

State	No

CITY OF PANAMA CITY, FLORIDA

Panama City, Florida is a prime location for commercial real estate investors seeking lucrative opportunities along the Gulf Coast. It's also a great place to live and work with its beautiful white sandy beaches, light traffic, and affordable living.

Panama City's bustling economy is fueled by a diverse range of industries, including tourism, military (Air Force, Navy, and Coast Guard), healthcare, and manufacturing. This economic diversity creates a stable and resilient market for real estate ventures.

Furthermore, Panama City's strategic position as a transportation and shipping hub makes it an attractive location for industrial and logistics developments. The coveted trio: an international airport, a deep-water port, and rail service put this once small town up against rivals like Mobile, AL and Jacksonville, FL. As e-commerce continues to thrive, the demand for distribution centers and warehouse facilities in Panama City is expected to grow, bringing with them a growing population in need of general services and long-term appreciation.

Whether you're an experienced investor looking to diversify your portfolio or a newcomer seeking to capitalize on Panama City's burgeoning commercial real estate market, now is the time to seize the opportunities that await in this dynamic Gulf Coast city. With its favorable business climate, strategic location, and promising growth trajectory, Panama City is poised to become a premier destination for commercial investment ventures.



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Broker of Record

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Direct: 850.819.0136

PROFESSIONAL BACKGROUND

Chris is a Florida Licensed Real Estate Broker and fourth generation Panama City local who founded Clubbs Real Estate Group in late 2019. From an early age, Chris was involved with family projects covering a range of Real Estate opportunities in Bay County which eventually inspired him to pursue a degree in Real Estate. Chris graduated from Florida State University in 2013 with degrees in both Real Estate and General Management. He was nominated by FSU faculty and presented with the prestigious ICSC Foundation Award in late 2012 for having exceptional potential in a real estate career. After graduation, Chris accepted an offer to join one of Berkshire Hathaway's top-producing real estate teams in Tampa, Florida. During his three-year period in Tampa, he specialized in Hillsborough County industrial sales and leasing and built a Pinellas County property management team that reached nearly half a million square feet of retail, office and flex space. Chris was awarded the Accredited Commercial Manager Certification (ACoM) by the Institute of Real Estate Management (IREM) in mid-2016 and earned his Certified Commercial Investment Member (CCIM) designation in October 2018.

When not working, Chris enjoys spending his time outdoors and on the water. Chris has held his Private Pilot Certificate for more than ten years and never passes up an opportunity to fly. He has held numerous leadership positions for various churches and non-profits, participating in mission projects around the world.

EDUCATION

Florida State University - 2013 - Bachelor of Arts in Real Estate
Florida State University - 2013 - Bachelor of Arts in Management

MEMBERSHIPS

Certified Commercial Investment Member (CCIM) Institute
Institute of Real Estate Management (IREM)
National Association of Realtors
Central Panhandle Association of Realtors