



**Contact**

**Casey Prindle**

Keller Williams Jupiter

786-443-7203

Caseyprindle@gmail.com

2	PROPERTY INFO & DISCLAIMER
3	PROPERTY DESCRIPTION
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**Available**  
For Lease

5401 E Hwy 98, Panama City, FL 32404



## PROPERTY INFORMATION

**Annual Rent**  
\$26.00/ per SQ. FT.

**Property Address**  
5401 E Hwy 98, Panama City, FL 32404

**Year Built**  
1968

**Rentable Area**  
2,500 Sq. Ft.

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FOR LEASE**

### Company Disclaimer

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited.

**KELLERWILLIAMS**



**AVAILABLE  
FOR LEASE**

**5401 E Hwy 98, Panama City, FL  
32404**

## PROPERTY OVERVIEW

Keller Williams is proud to present a rarely available Second Generation Restaurant/ Bar. The Property is ideal for a Tenant looking for a high visibility location with access from both Tyndal Parkway and Highway 98. Landlord is willing to work with QSR Tenants who require a drive thru. We estimate 75 Parking Spaces with drive thru lanes. Ample space for parking. Up to 2,500 square feet available.

Second Generation Restaurant/ Bar

Landlord willing to review QSR Drive Thru Tenant Proposals

5 Miles from Tyndall Air Force Base

Up to 2,500 square feet available

Asking \$26 psf/ yr NNN Lease structure

Multiple points of entry/ exit into and out of Property

High Traffic Counts

Access from both Tyndal Parkway and Highway 98

Ample Parking

# PROPERTY PHOTOS



# KELLERWILLIAMS®

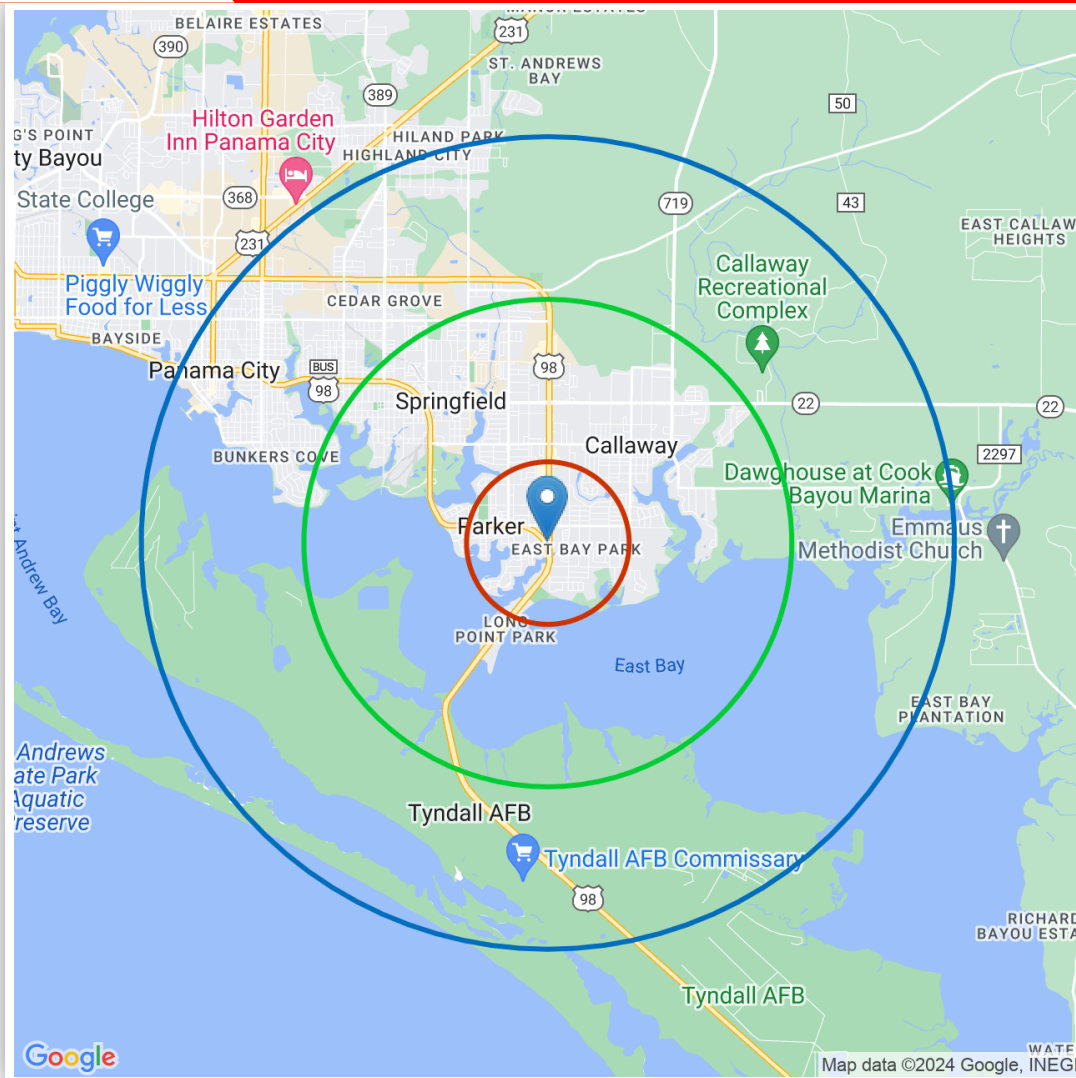
# PROPERTY PHOTOS



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**KELLERWILLIAMS®**

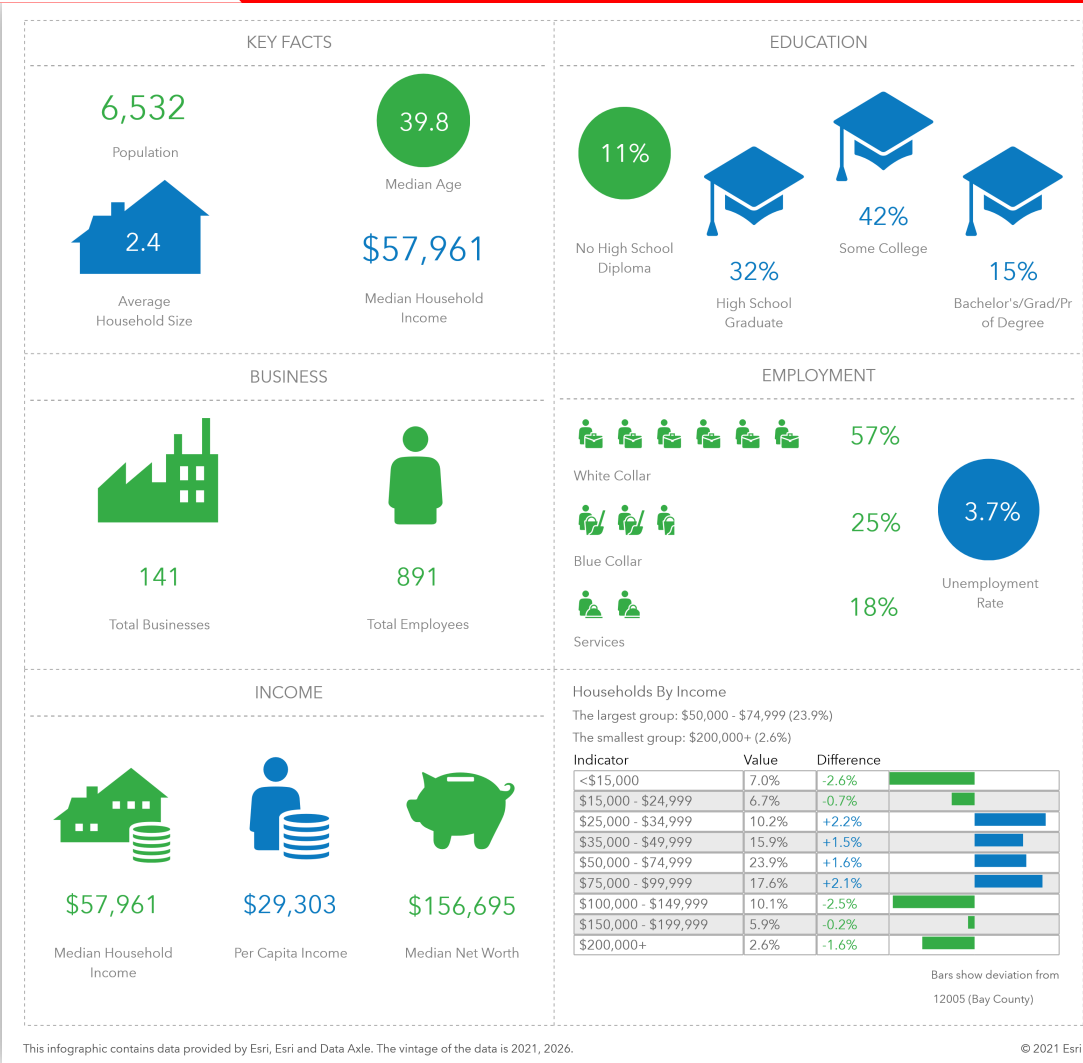
LOCATION/STUDY AREA MAP (RINGS: 1, 3, 5 MILE RADIUS)



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INFOGRAPHIC: KEY FACTS (RING: 1 MILE RADIUS)



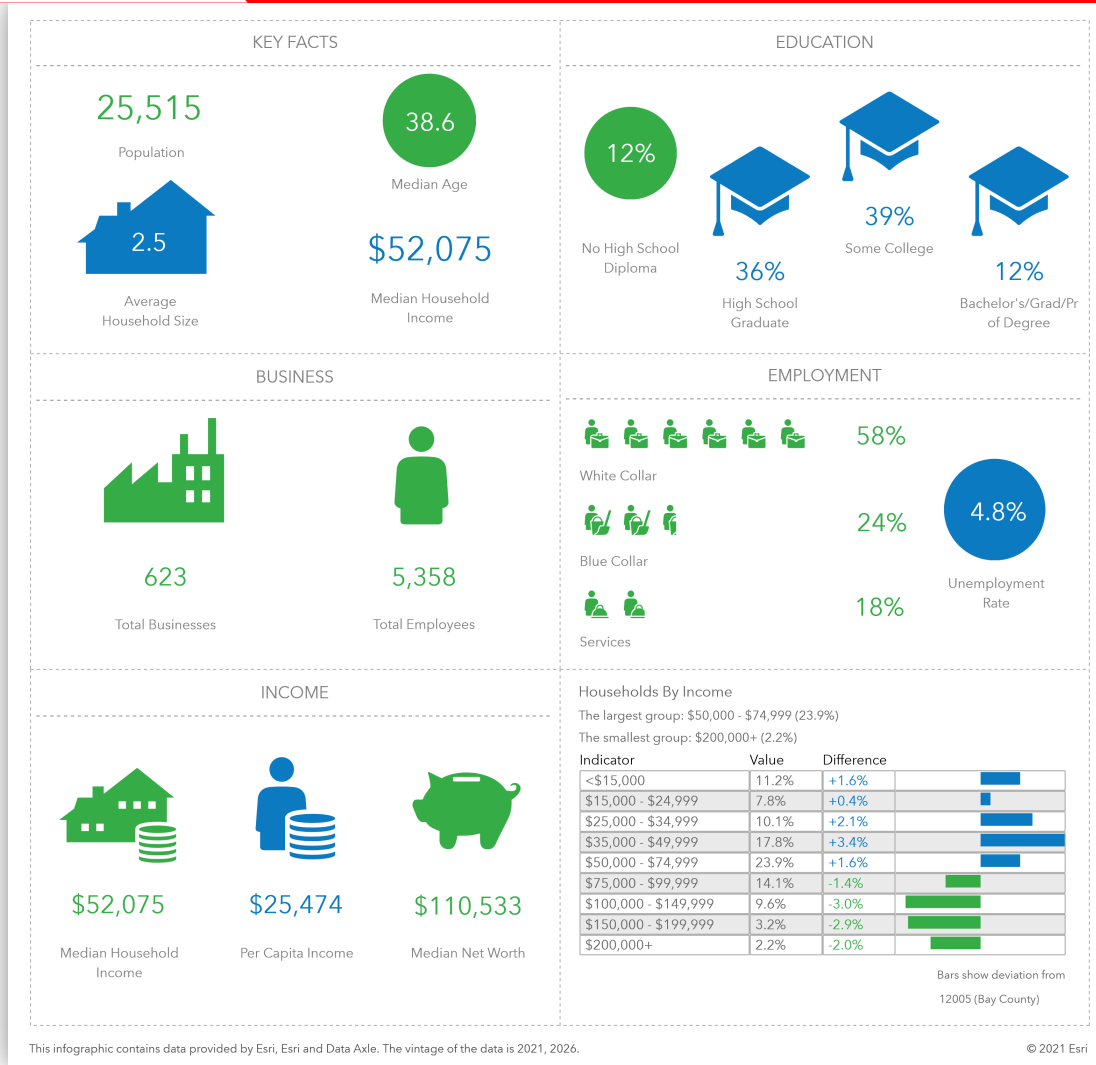
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INFOGRAPHIC: KEY FACTS (RING: 3 MILE RADIUS)



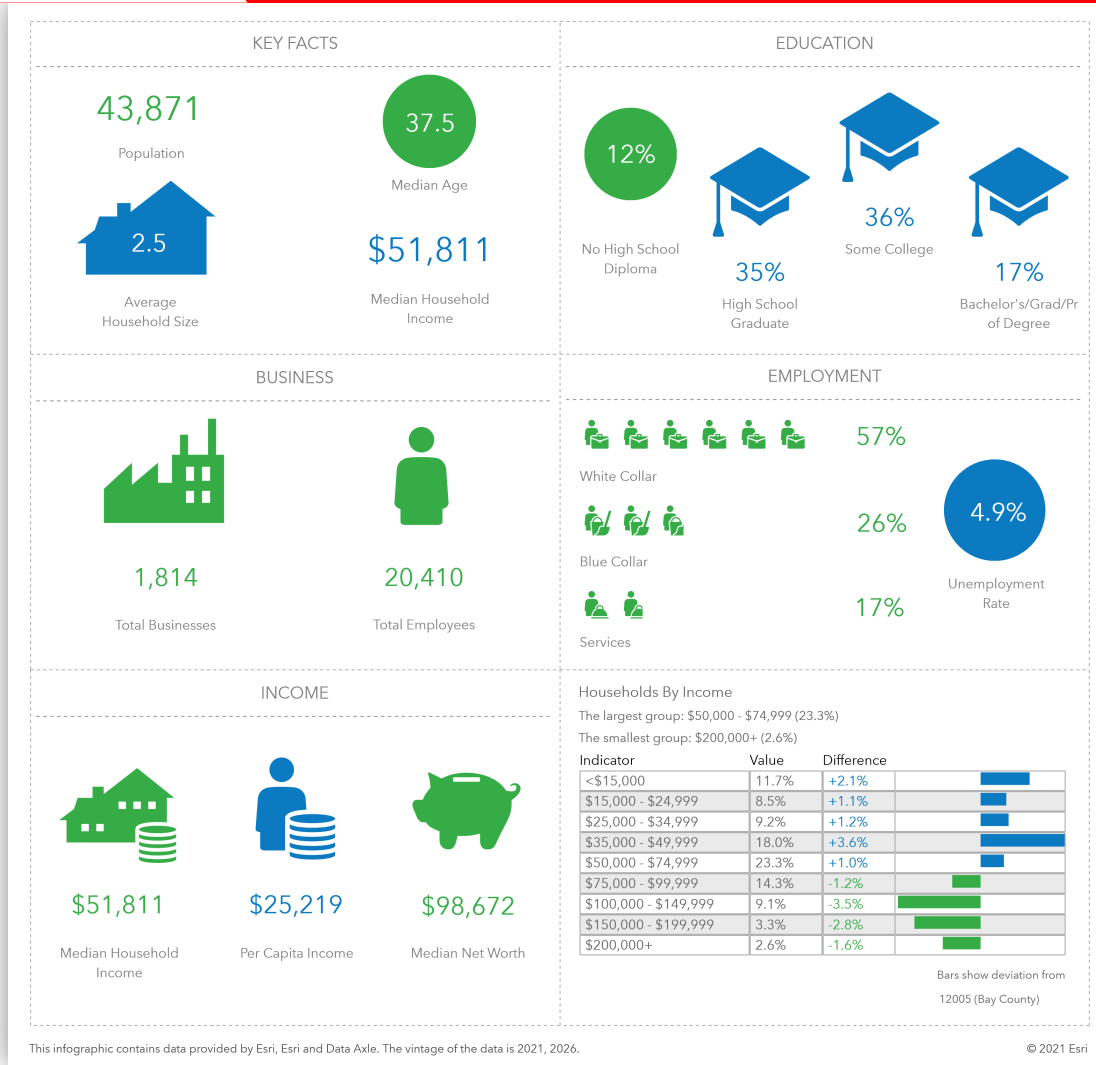
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INFOGRAPHIC: KEY FACTS (RING: 5 MILE RADIUS)



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# COMMUNITY PROFILE

6,532	0.2%	2.4	54.9	39.8	\$57,961	\$156,695	\$192,194	21%	61%	18%
Population Total	Pop Growth	Average HH Size	Diversity Index	Median Age	Median HH Income	Median Net Worth	Median Home Value	Under 18	Ages 18 to 65	Aged 66+



17.7%  
Service Workers

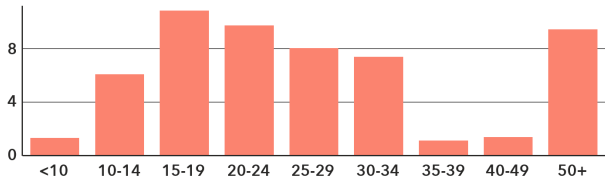


25.1%  
Blue Collar Workers

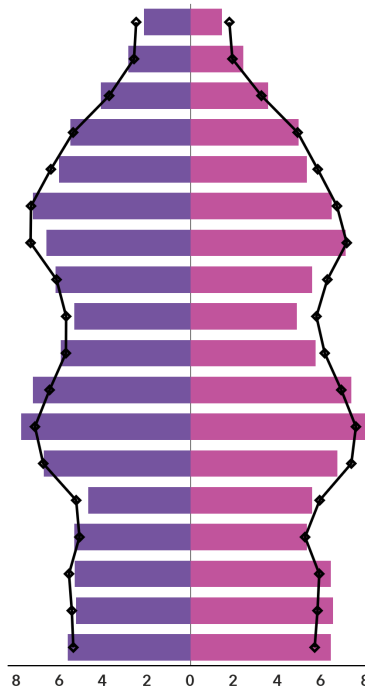


57.3%  
White Collar Worker

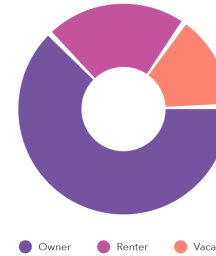
Mortgage as Percent of Salary



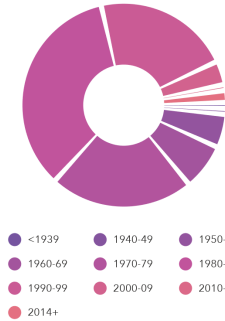
Age Profile: 5 Year Increments



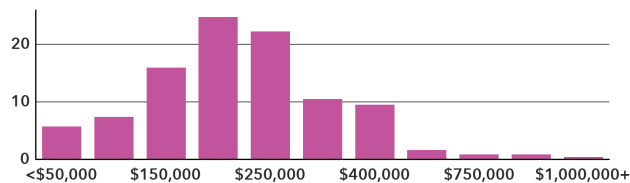
Home Ownership



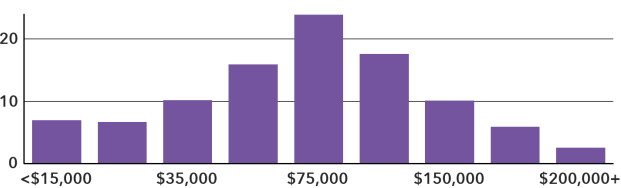
Housing: Year Built



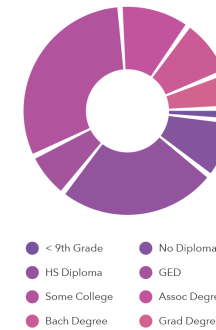
Home Value



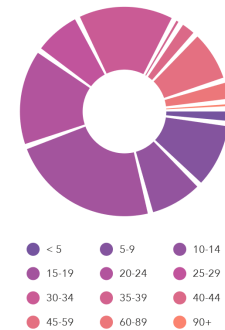
Household Income



Educational Attainment



Commute Time: Minutes



Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026

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# COMMUNITY PROFILE

25,515	0.0%	2.5	57.8	38.6	\$52,075	\$110,533	\$188,854	22%	61%	17%
Population Total	Pop Growth	Average HH Size	Diversity Index	Median Age	Median HH Income	Median Net Worth	Median Home Value	Under 18	Ages 18 to 65	Aged 66+



**18.1%**  
Service Workers

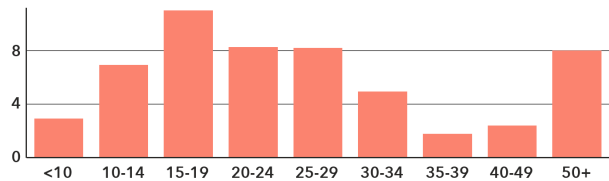


**24.3%**  
Blue Collar Workers

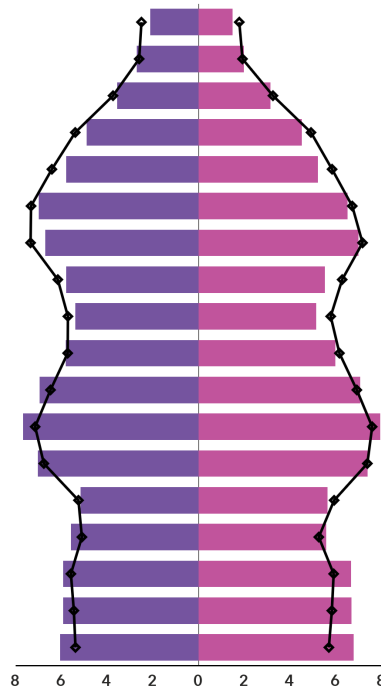


**57.6%**  
White Collar Worker

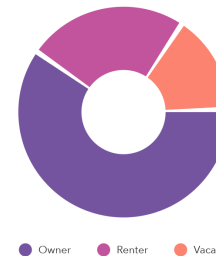
Mortgage as Percent of Salary



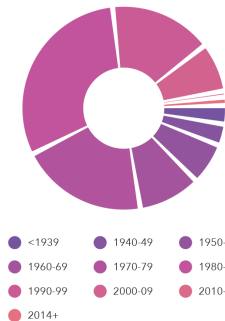
Age Profile: 5 Year Increments



Home Ownership



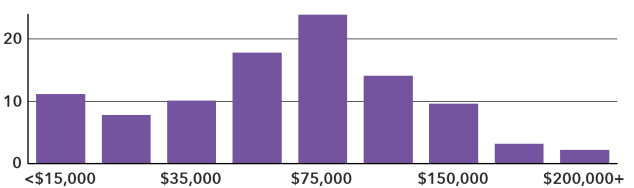
Housing: Year Built



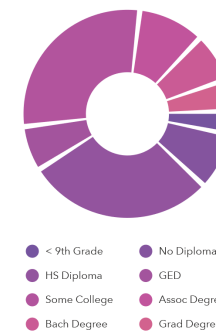
Home Value



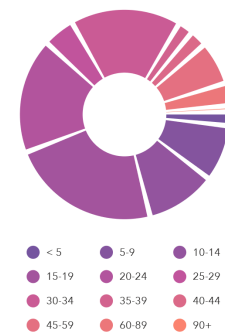
Household Income



Educational Attainment



Commute Time: Minutes



Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026

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# COMMUNITY PROFILE

**43,871** Population Total  
**0.1%** Pop Growth  
**2.5** Average HH Size  
**58.9** Diversity Index  
**37.5** Median Age  
**\$51,811** Median HH Income  
**\$98,672** Median Net Worth  
**\$189,896** Median Home Value  
**23%** Under 18  
**61%** Ages 18 to 65  
**16%** Aged 66+



**17.2%**  
Service Workers

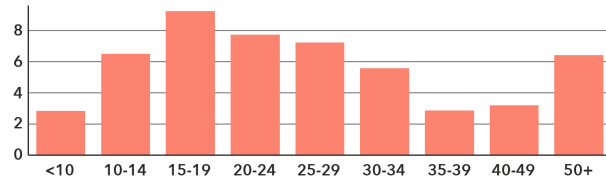


**26.0%**  
Blue Collar Workers

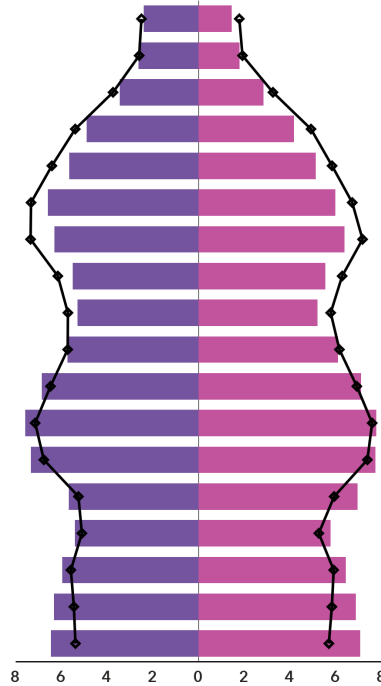


**56.8%**  
White Collar Worker

Mortgage as Percent of Salary



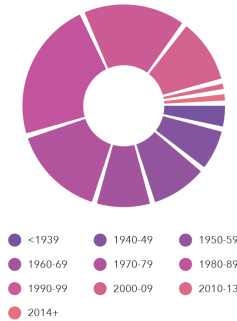
Age Profile: 5 Year Increments



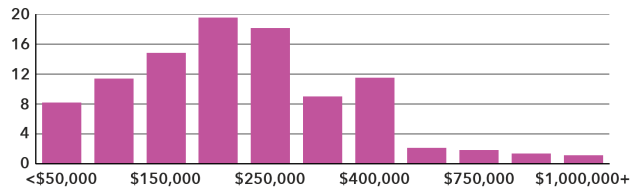
Home Ownership



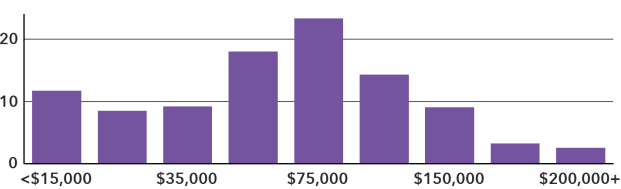
Housing: Year Built



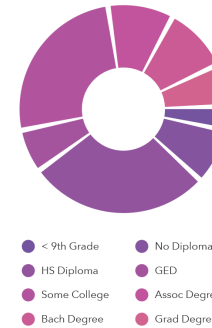
Home Value



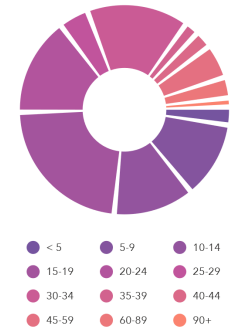
Household Income



Educational Attainment



Commute Time: Minutes



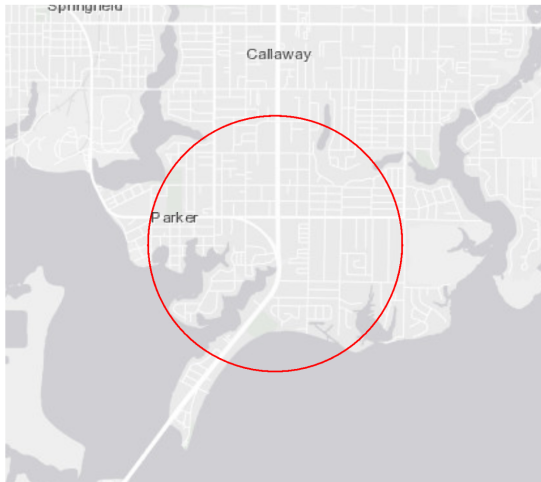
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026

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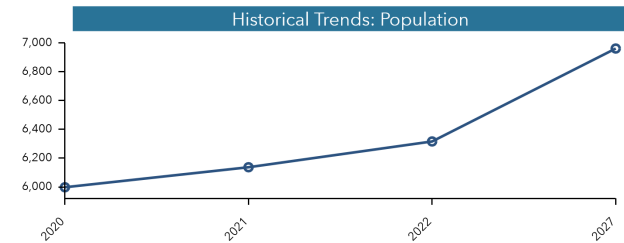
# POPULATION TRENDS AND KEY INDICATORS

1-mile ring  
5401 E Hwy 98, Panama City, FL, 32404

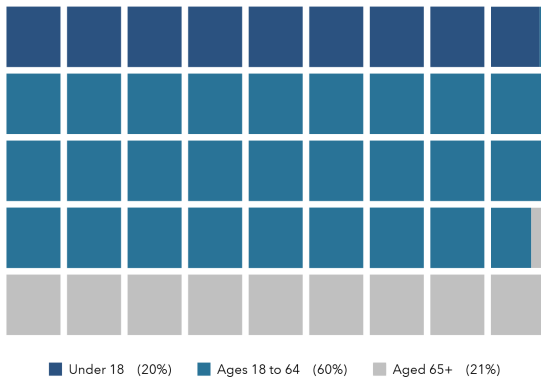
<b>6,316</b>	<b>2,622</b>	<b>2.40</b>	<b>41.9</b>	<b>\$64,966</b>	<b>\$217,373</b>	<b>68</b>	<b>144</b>	<b>60</b>
Population	Households	Avg Size Household	Median Age	Median Household Income	Median Home Value	Wealth Index	Housing Affordability	Diversity Index

## MORTGAGE INDICATORS

<b>\$9,596</b>	<b>17.6%</b>
Avg Spent on Mortgage & Basics	Percent of Income for Mortgage

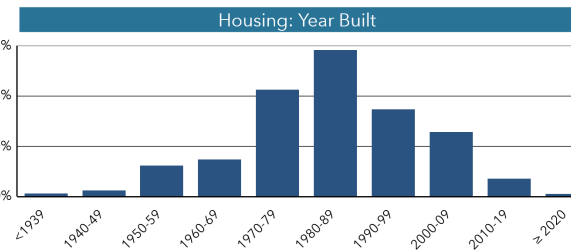
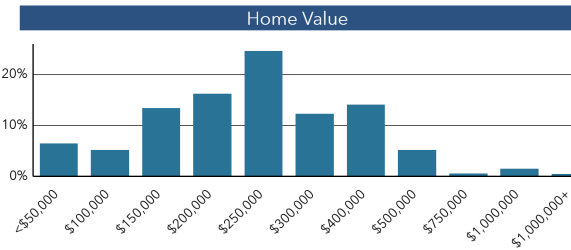


## POPULATION BY AGE



## POPULATION BY GENERATION

<b>7.1%</b>	<b>23.7%</b>	<b>18.9%</b>
Greatest Gen: Born 1945/Earlier	Baby Boomer: Born 1946 to 1964	Generation X: Born 1965 to 1980
<b>24.2%</b>	<b>19.3%</b>	<b>6.7%</b>
Millennial: Born 1981 to 1998	Generation Z: Born 1999 to 2016	Alpha: Born 2017 to Present



**Source:** Esri, Esri-U.S. BLS, ACS  
Esri forecasts for 2022, 2027, 2022, 2017-2021  
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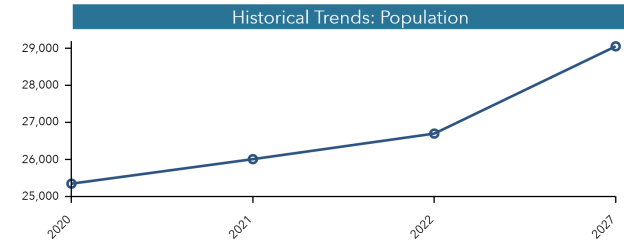
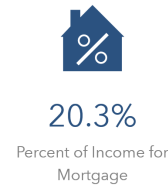


# POPULATION TRENDS AND KEY INDICATORS

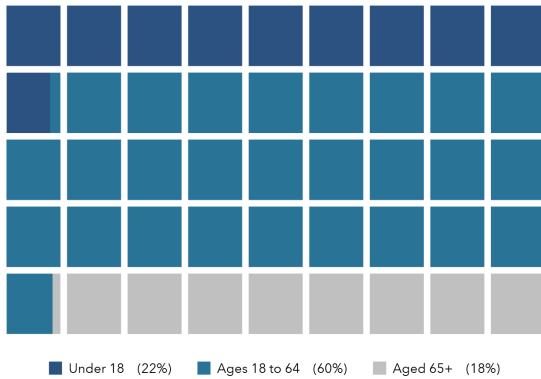
3-mile ring  
5401 E Hwy 98, Panama City, FL, 32404

<b>26,698</b>	<b>10,388</b>	<b>2.55</b>	<b>39.3</b>	<b>\$55,839</b>	<b>\$214,717</b>	<b>57</b>	<b>124</b>	<b>64</b>
Population	Households	Avg Size Household	Median Age	Median Household Income	Median Home Value	Wealth Index	Housing Affordability	Diversity Index

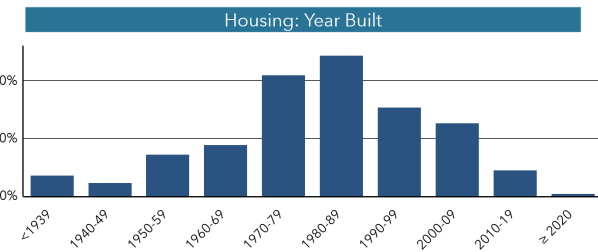
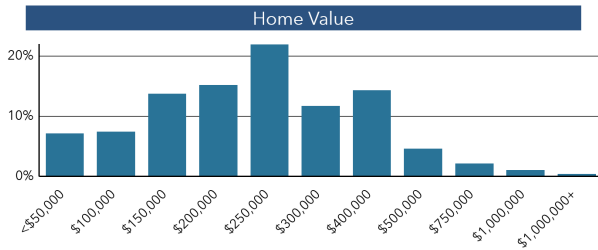
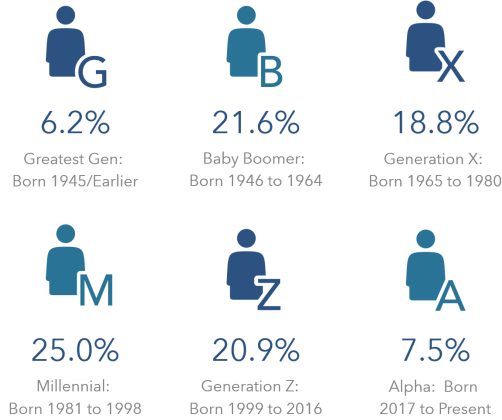
## MORTGAGE INDICATORS



## POPULATION BY AGE



## POPULATION BY GENERATION



Source: Esri, Esri-U.S. BLS, ACS  
Esri forecasts for 2022, 2027, 2022, 2017-2021  
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# POPULATION TRENDS AND KEY INDICATORS

5-mile ring  
5401 E Hwy 98, Panama City, FL, 32404

<b>42,008</b>	<b>16,345</b>	<b>2.53</b>	<b>39.5</b>	<b>\$55,015</b>	<b>\$212,589</b>	<b>61</b>	<b>123</b>	<b>65</b>
Population	Households	Avg Size Household	Median Age	Median Household Income	Median Home Value	Wealth Index	Housing Affordability	Diversity Index

## MORTGAGE INDICATORS



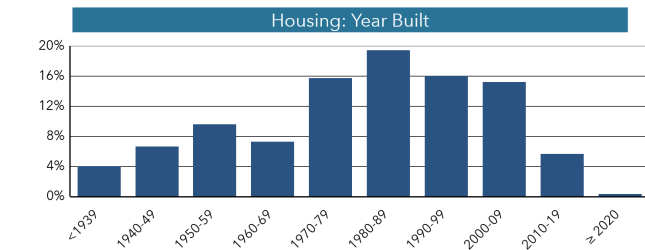
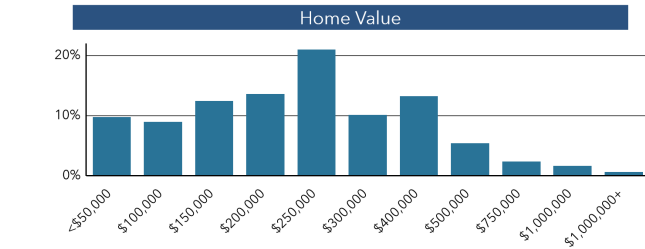
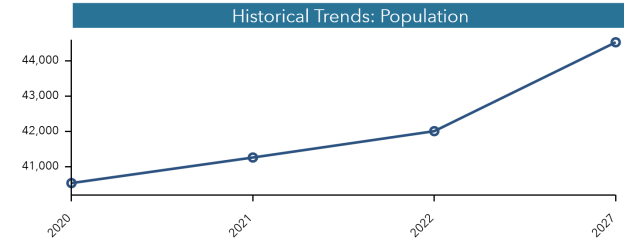
**\$8,262**

Avg Spent on Mortgage & Basics

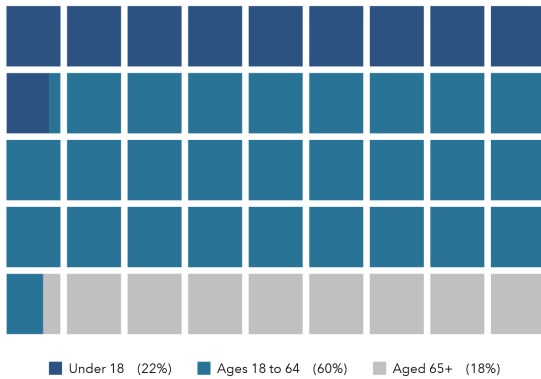


**20.4%**


Percent of Income for Mortgage



## POPULATION BY AGE




## POPULATION BY GENERATION




**6.3%**

Greatest Gen:  
Born 1945/Earlier




**21.7%**

Baby Boomer:  
Born 1946 to 1964




**18.9%**

Generation X:  
Born 1965 to 1980




**24.8%**

Millennial:  
Born 1981 to 1998



**21.0%**

Generation Z:  
Born 1999 to 2016



**7.4%**

Alpha: Born  
2017 to Present



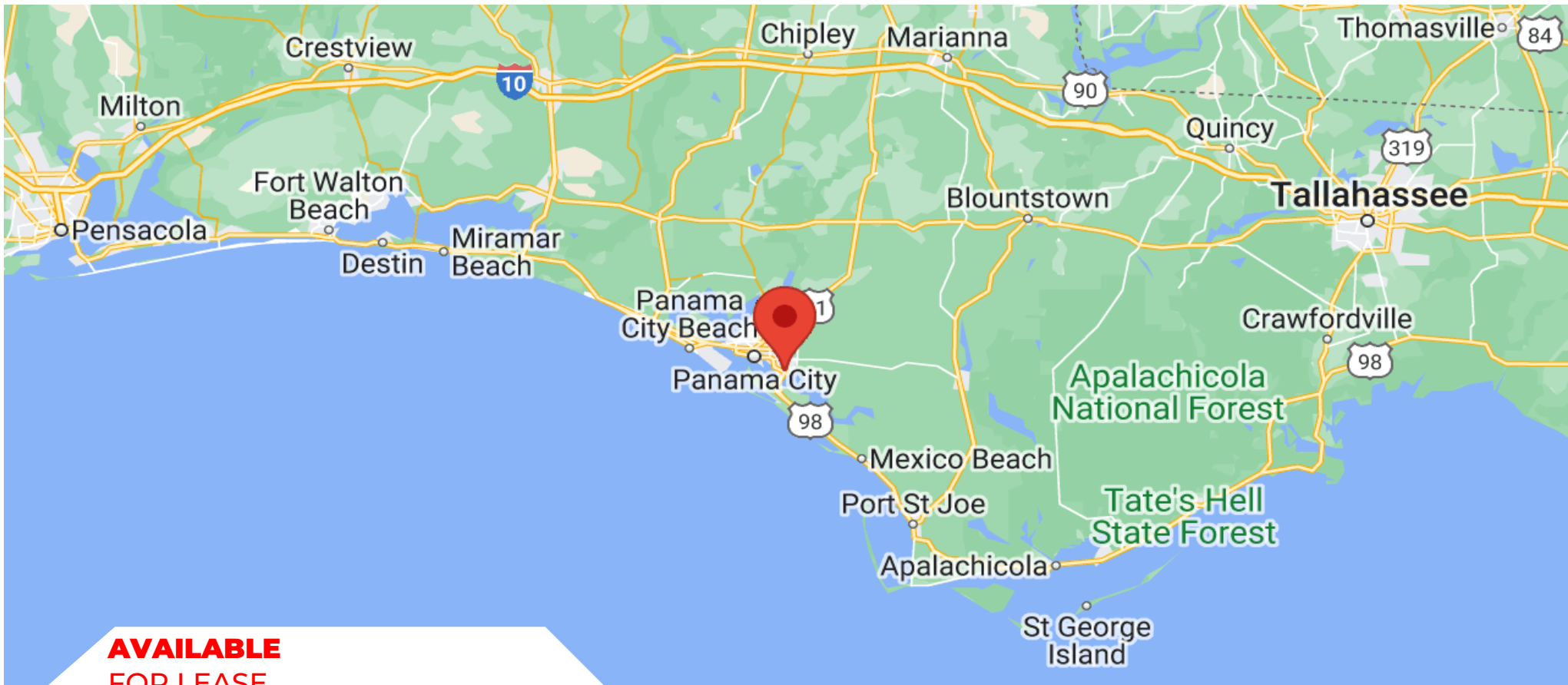
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Email: Caseyprindle@gmail.com




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 4455 Military Trail Suite 100  
Jupiter, FL, 33458, United States

**CONTACT**