



CONFIDENTIAL OFFERING MEMORANDUM



|                           | 1 Mile   | 3 Miles  | 5 Miles  |
|---------------------------|----------|----------|----------|
| <b>Total Households:</b>  | 3,021    | 11,093   | 29,481   |
| <b>Total Population:</b>  | 7,342    | 26,564   | 70,600   |
| <b>Average HH Income:</b> | \$75,015 | \$87,332 | \$86,079 |

# 1818 Michigan Ave

1818 Michigan Ave, Panama City, FL 32405

**CHRIS L. HUSKEY, SIOR, CCIM**

Broker  
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chuskey@rrcre.com

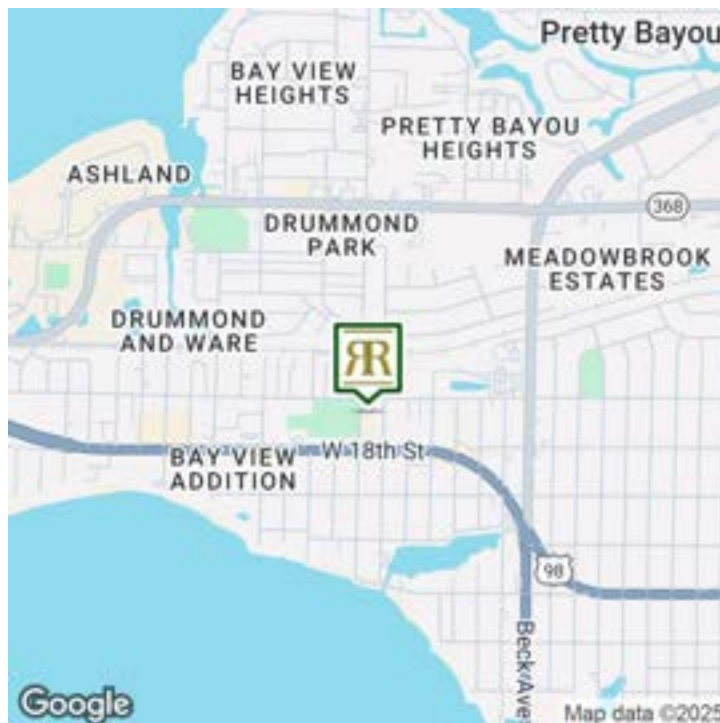
**NEIL C. JONES, SIOR**

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850.258.8971  
njones@rrcre.com





OFFICE PROPERTY FOR SALE



OFFERING SUMMARY

|                |           |
|----------------|-----------|
| Sale Price:    | \$699,900 |
| Building Size: | 2,400 SF  |
| Available SF:  |           |
| Lot Size:      | 32,175 SF |
| Price / SF:    | \$291.62  |
| Year Built:    | 1947      |
| Zoning:        | PC09      |

PROPERTY OVERVIEW

This building is turn-key and ready to move in! This 2,400 SF building, zoned GC-2, offers a solid foundation for a range of office and commercial uses and would require very little change for multiple uses. It has five (5) private offices, conference room, large reception area with built-in desk, full kitchen, two ADA bathrooms, and other ample space for storage. Additionally, it has a private, secured fenced-in yard.

This building has been completely remodeled on the interior by the current general contractor owner. Metal standing seam roof, stucco exterior, handicap parking, and plenty of storage in the fenced area for equipment. Perfect location for medical office, landscaping, surveying, engineering, drafting or construction companies.

PROPERTY HIGHLIGHTS

- 2,400 SF building offering versatile office and commercial potential
- Blending timeless charm with modern opportunities
- Zoned GC-2, providing flexibility for a range of business uses
- Strategic location in the dynamic Panama City area
- Opportunity for customization to meet specific tenant needs



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**RESOURCE REALTY GROUP**  
2101 Northside Drive, Suite 104  
Panama City, FL 32405  
O: 850.630.4500

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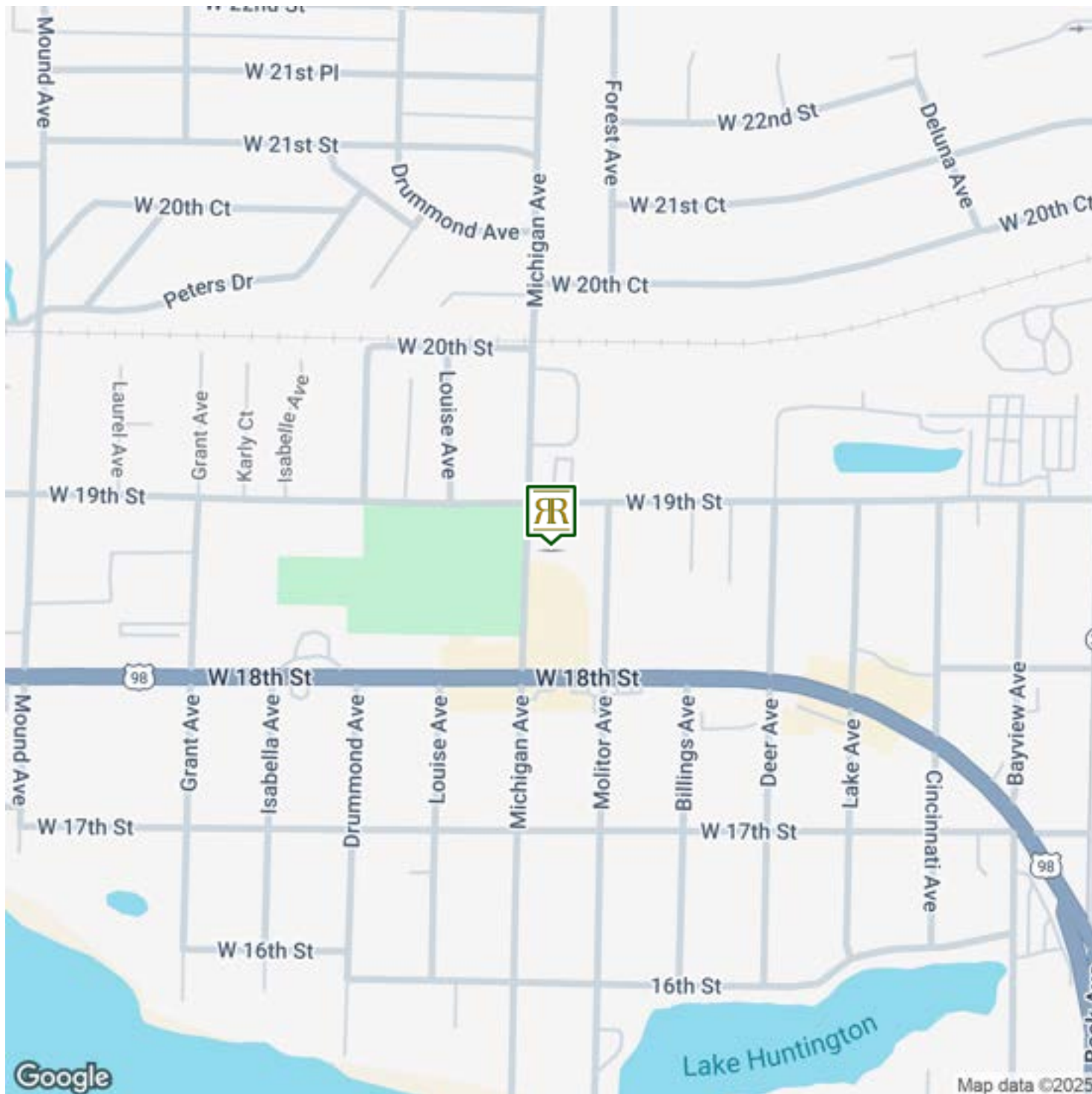
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Information contained herein has been obtained from the owner of the property or other sources that we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it.



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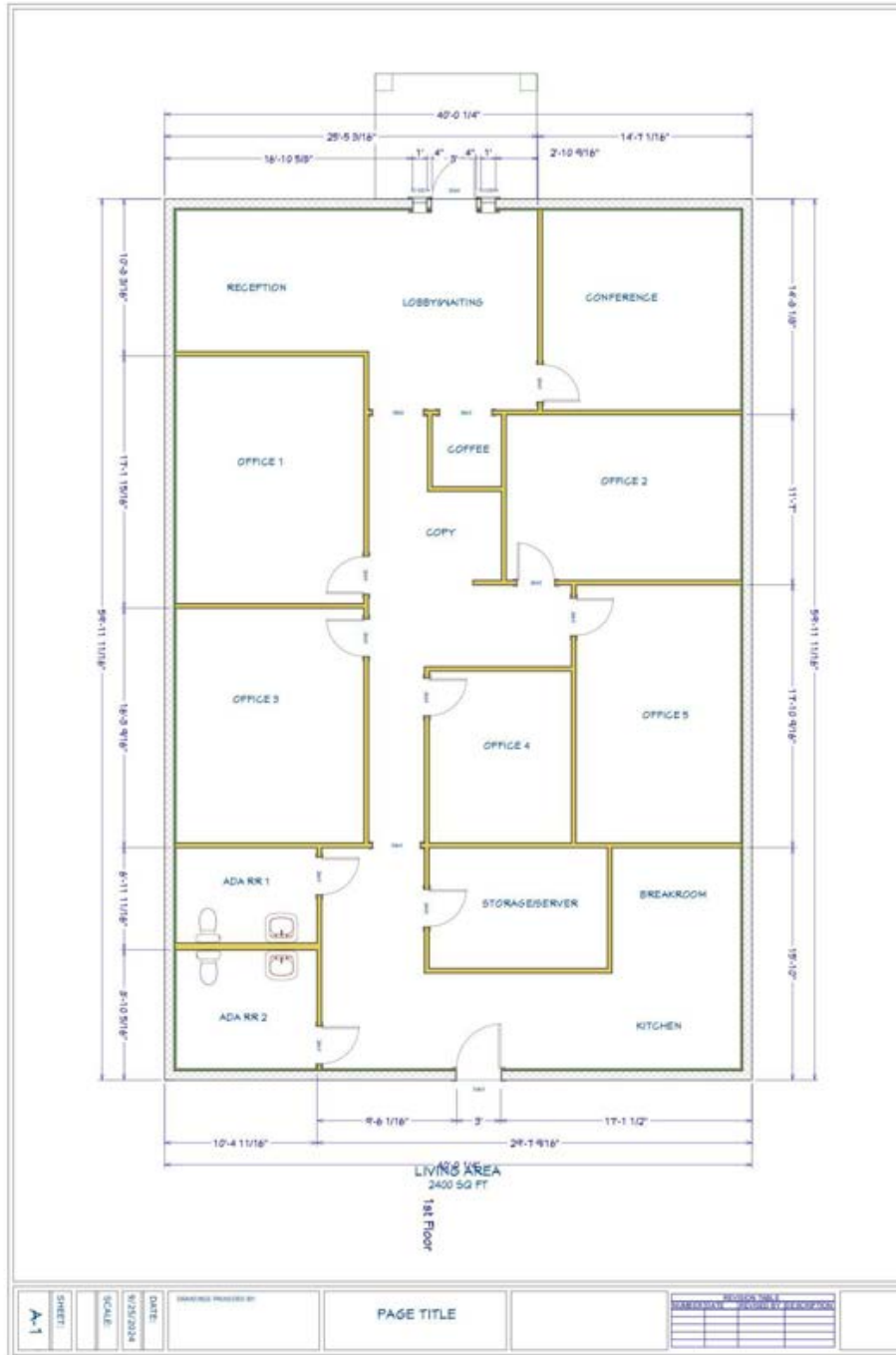
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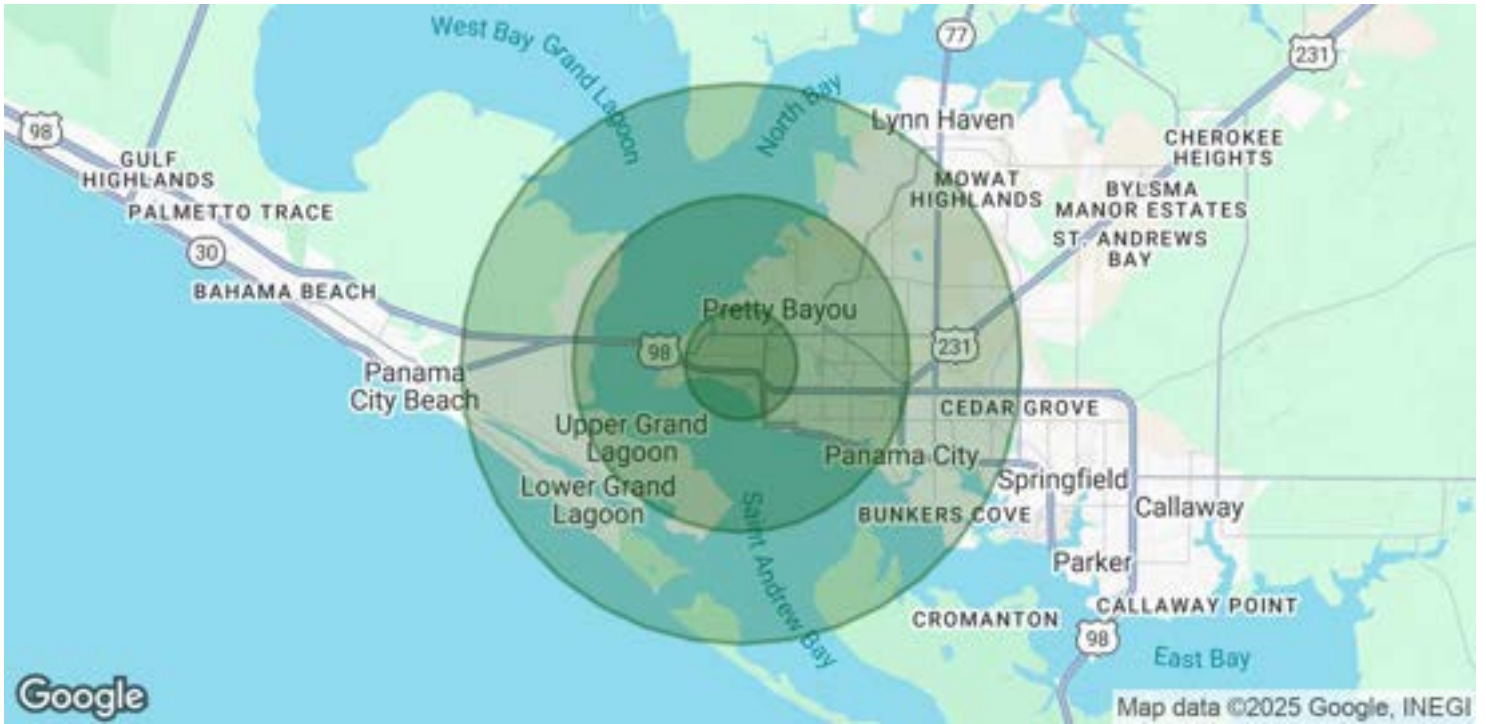


OFFICE PROPERTY FOR SALE





OFFICE PROPERTY FOR SALE



| <b>POPULATION</b>              | <b>1 MILE</b> | <b>3 MILES</b> | <b>5 MILES</b> |
|--------------------------------|---------------|----------------|----------------|
| Total Population               | 7,342         | 26,564         | 70,600         |
| Average Age                    | 42            | 44             | 43             |
| Average Age (Male)             | 41            | 43             | 42             |
| Average Age (Female)           | 43            | 45             | 44             |
| <b>HOUSEHOLDS &amp; INCOME</b> | <b>1 MILE</b> | <b>3 MILES</b> | <b>5 MILES</b> |
| Total Households               | 3,021         | 11,093         | 29,481         |
| # of Persons per HH            | 2.4           | 2.4            | 2.4            |
| Average HH Income              | \$75,015      | \$87,332       | \$86,079       |
| Average House Value            | \$264,217     | \$325,739      | \$336,030      |

Demographics data derived from AlphaMap