

**KELLERWILLIAMS®**

**AVAILABLE FOR LEASE**

5401 E Hwy 98, Panama City, FL 32404



**Contact**

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Keller Williams Jupiter  
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2 PROPERTY INFO & DISCLAIMER

3 PROPERTY DESCRIPTION

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7 DEMOGRAPHIC ANALYSIS

17 AERIAL & LOCATION REPORT

18 TRAFFIC COUNTS



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For Lease

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## PROPERTY INFORMATION

Annual Rent \$20.00/ per SQ. FT.

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

Year Built  
1968

Rentable Area  
1,500 - 4,780 Sq. Ft.

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### 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®



## 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.



- Second Generation Restaurant/ Bar
- Landlord willing to review QSR Drive Thru Tenant Proposals
- 5 Miles from Tyndall Air Force Base
- Asking \$20 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

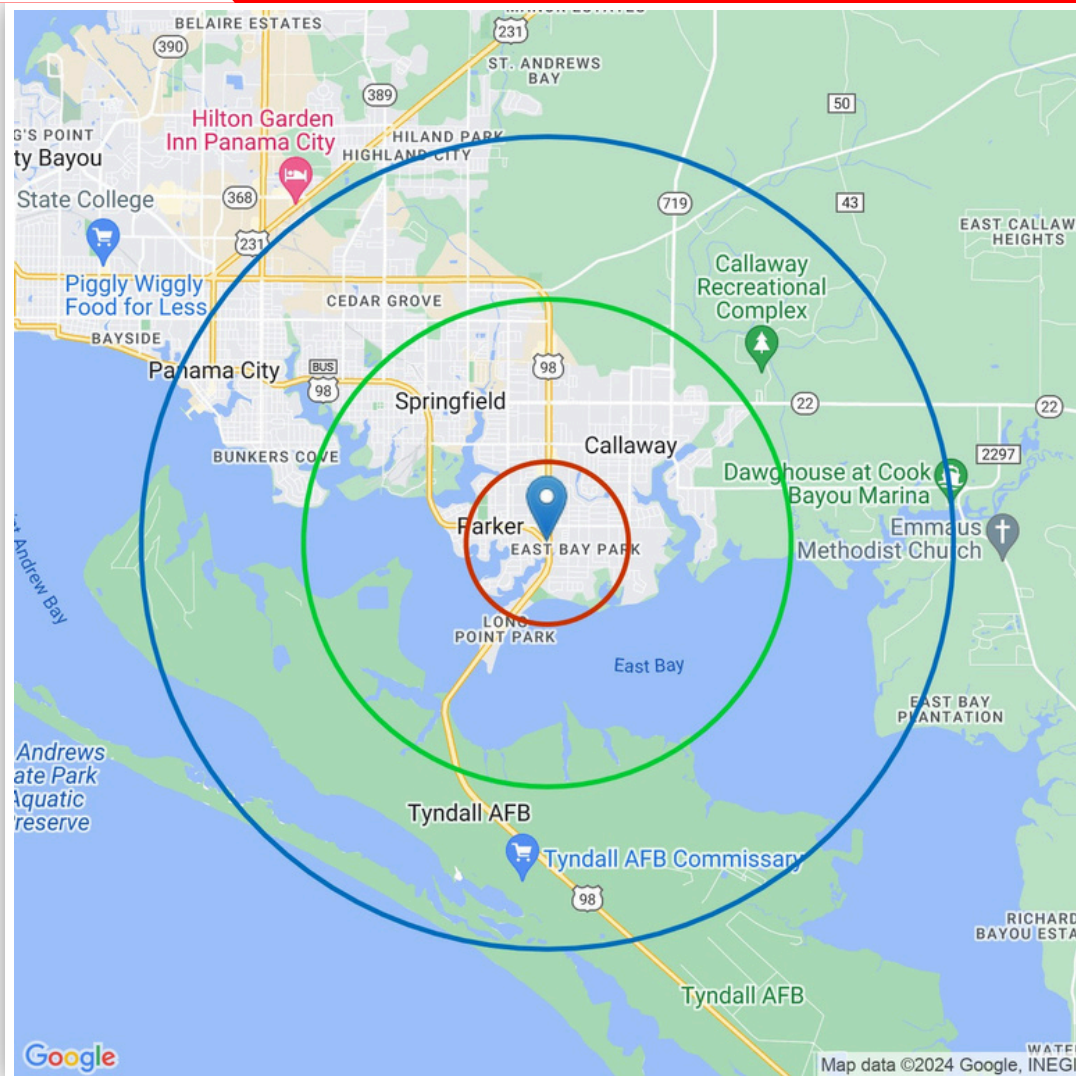


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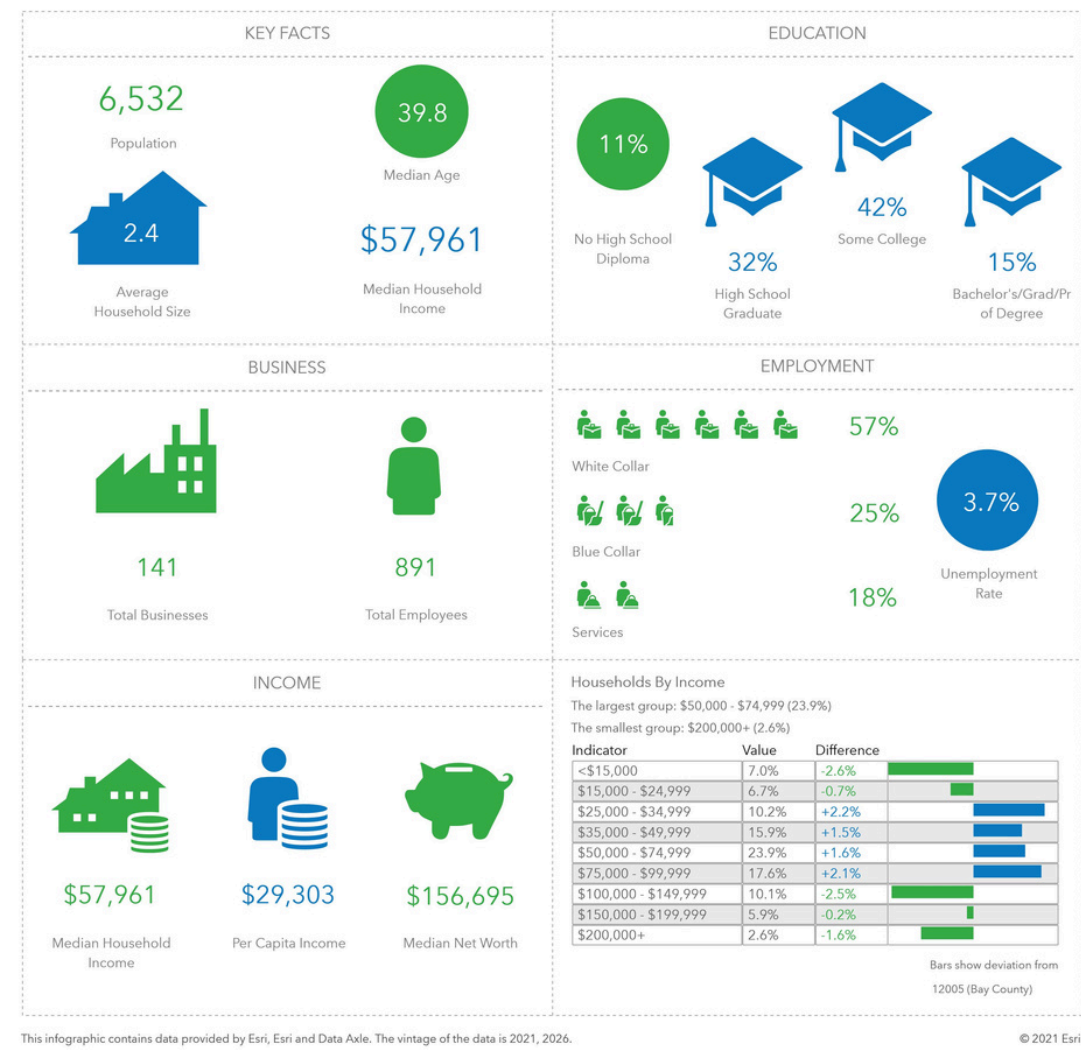
**KELLERWILLIAMS®**

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





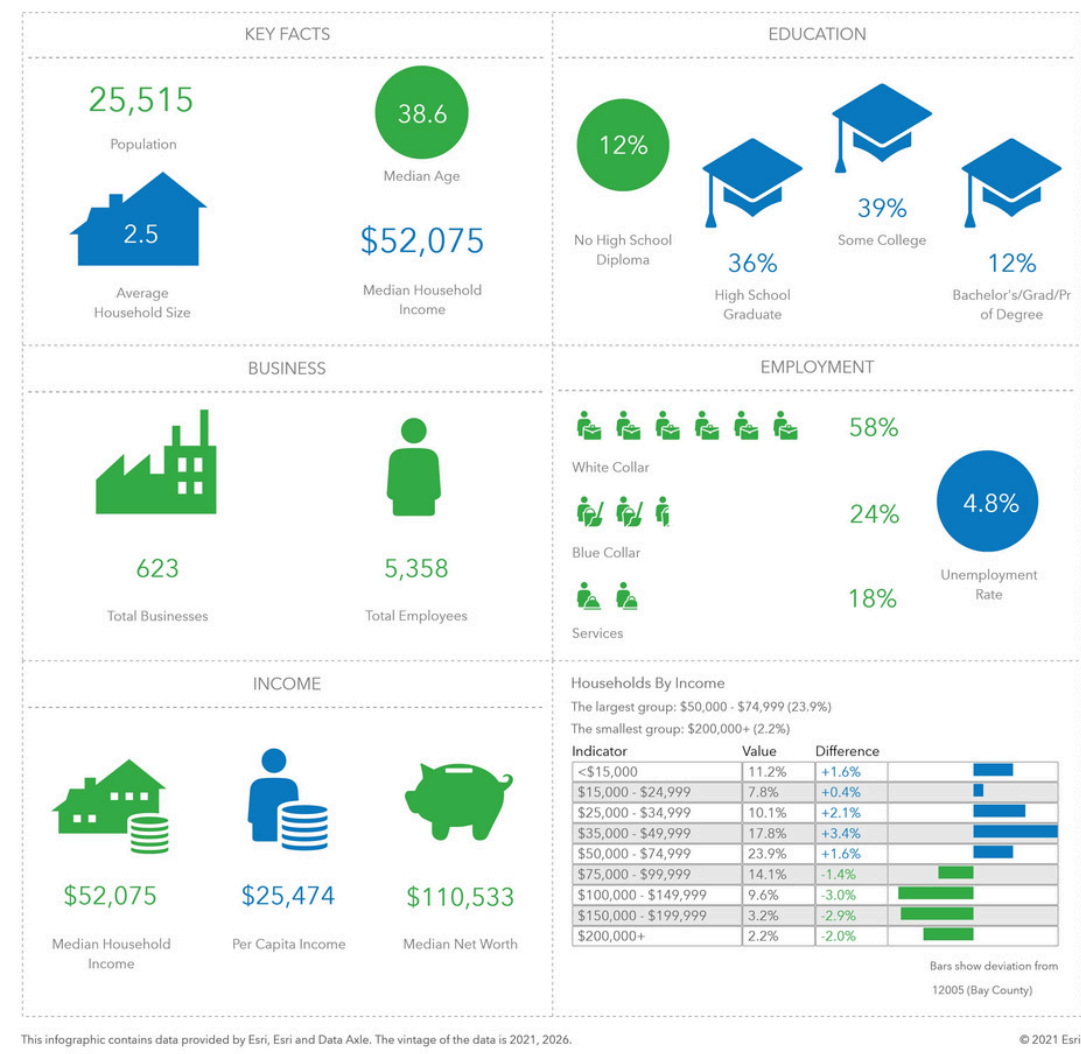
# INFOGRAPHIC: KEY FACTS (RING: 1 MILE RADIUS)



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INFOGRAPHIC: KEY FACTS (RING: 3 MILE RADIUS)

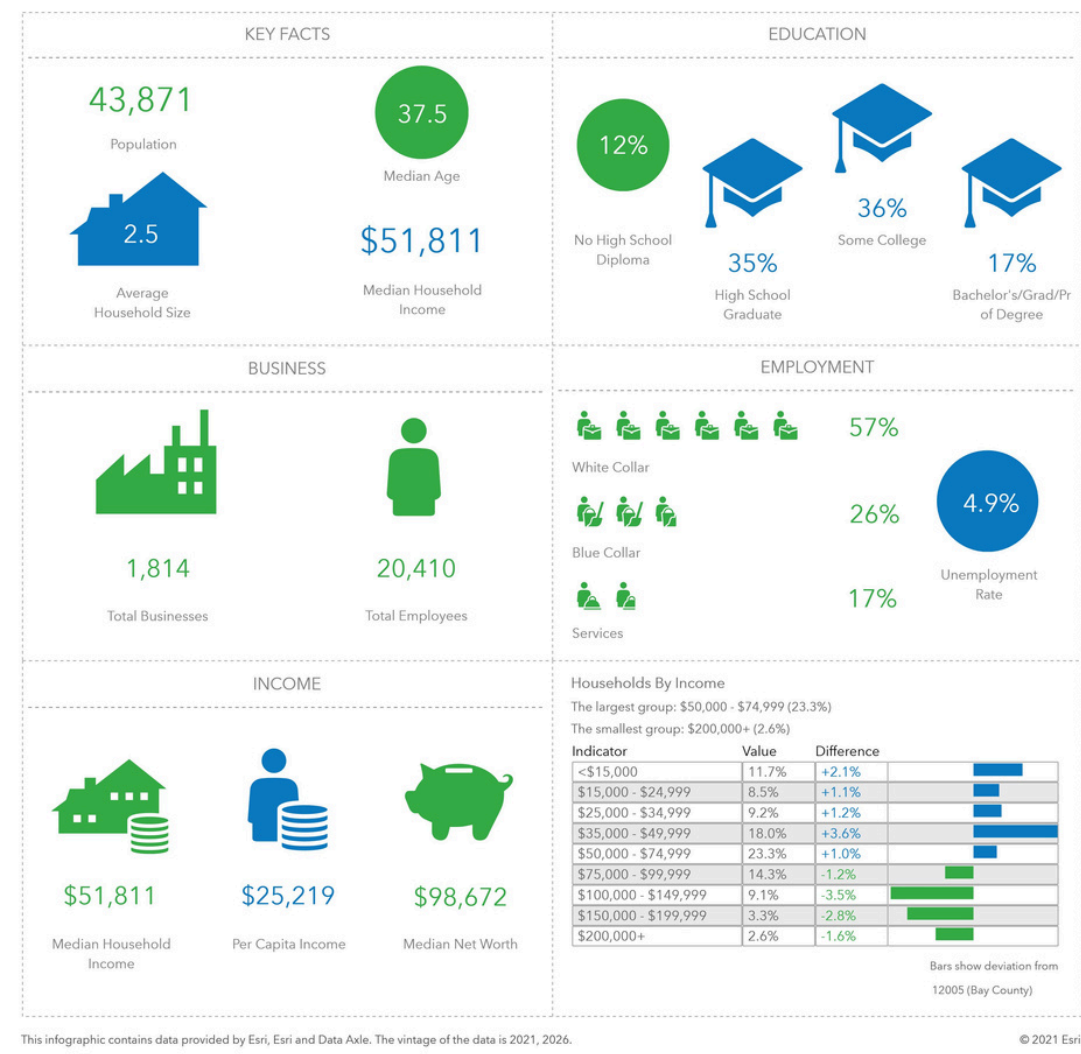


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# INFOGRAPHIC: KEY FACTS (RING: 5 MILE RADIUS)



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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

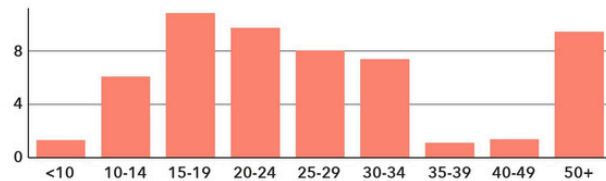


25.1%  
Blue Collar Workers

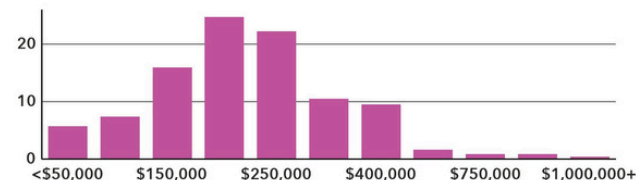


57.3%  
White Collar Worker

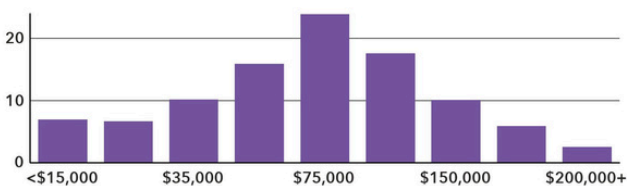
Mortgage as Percent of Salary



Home Value



Household Income





# COMMUNITY PROFILE

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



**18.1%**  
Service Workers

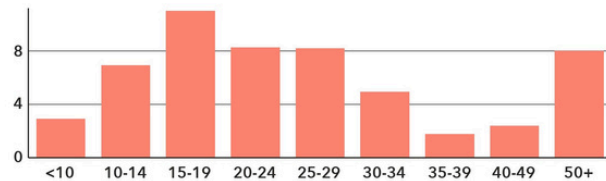


**24.3%**  
Blue Collar Workers

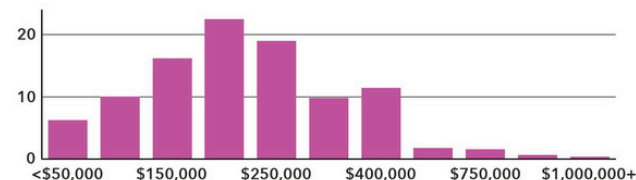


**57.6%**  
White Collar Worker

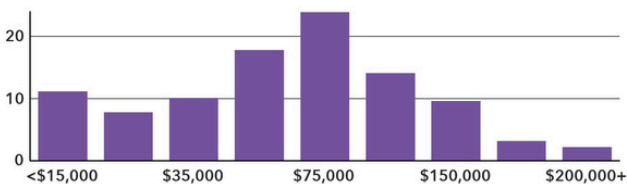
Mortgage as Percent of Salary



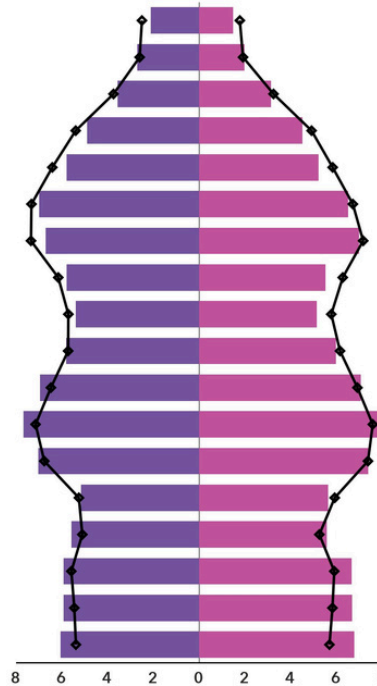
Home Value



Household Income

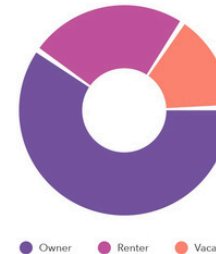


Age Profile: 5 Year Increments



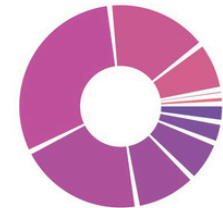
Dots show comparison to 12005 (Bay County)

Home Ownership



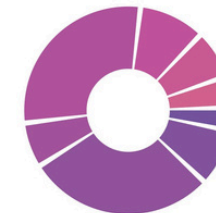
Owner Renter Vacant

Housing: Year Built



<1939 1940-49 1950-59  
 1960-69 1970-79 1980-89  
 1990-99 2000-09 2010-13  
 2014+

Educational Attainment



< 9th Grade No Diploma  
 HS Diploma GED  
 Some College Assoc Degree  
 Bach Degree Grad Degree

Commute Time: Minutes



< 5 5-9 10-14  
 15-19 20-24 25-29  
 30-34 35-39 40-44  
 45-59 60-89 90+

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

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# COMMUNITY PROFILE

**43,871** **0.1%** **2.5** **58.9** **37.5** **\$51,811** **\$98,672** **\$189,896** **23%** **61%** **16%**  
 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+



**17.2%**  
Service Workers

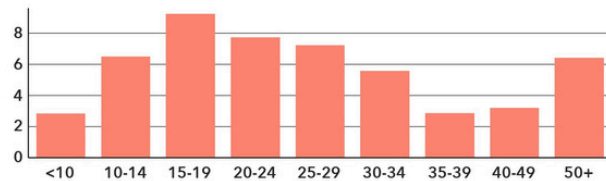


**26.0%**  
Blue Collar Workers

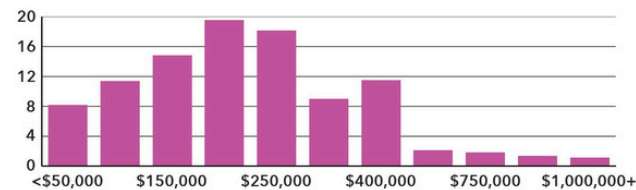


**56.8%**  
White Collar Worker

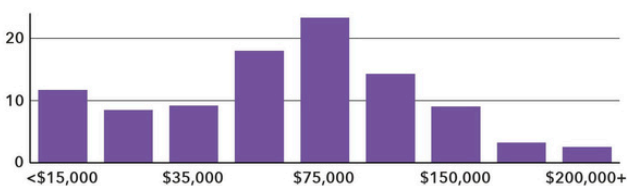
Mortgage as Percent of Salary



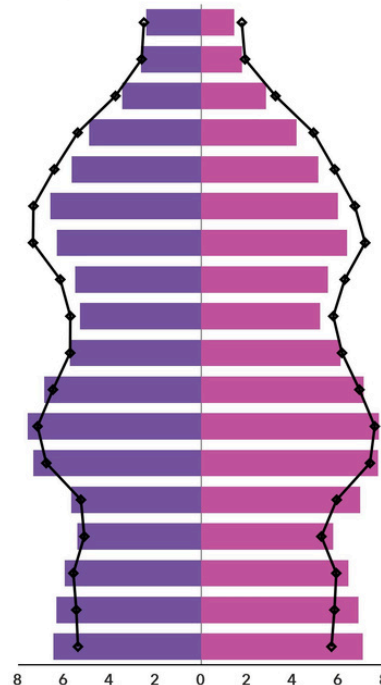
Home Value



Household Income

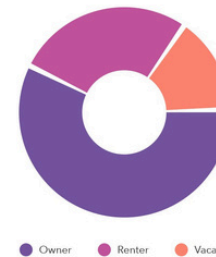


Age Profile: 5 Year Increments



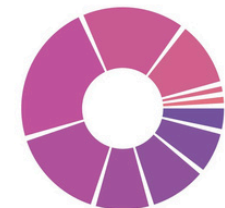
Dots show comparison to 12005 (Bay County)

Home Ownership



Owner Renter Vacant

Housing: Year Built



<1939 1940-49 1950-59  
 1960-69 1970-79 1980-89  
 1990-99 2000-09 2010-13  
 2014+

Educational Attainment



< 9th Grade No Diploma  
 HS Diploma GED  
 Some College Assoc Degree  
 Bach Degree Grad Degree

Commute Time: Minutes



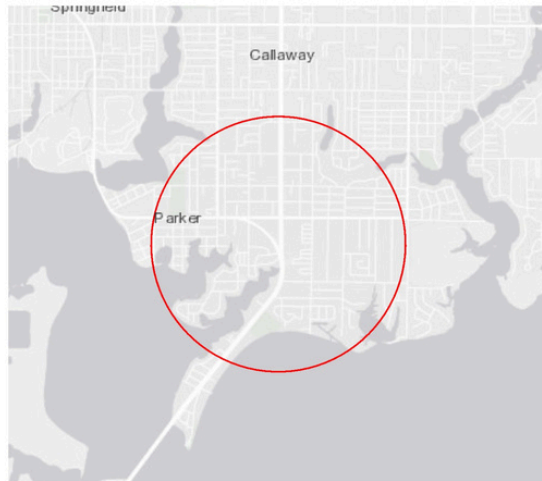
< 5 5-9 10-14  
 15-19 20-24 25-29  
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 45-59 60-89 90+

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

6,316

Population

2,622

Households

2.40

Avg Size  
Household

41.9

Median  
Age

\$64,966

Median  
Household Income

\$217,373

Median  
Home Value

68

Wealth  
Index

144

Housing  
Affordability

60

Diversity  
Index

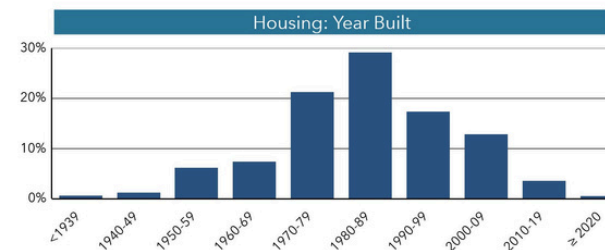
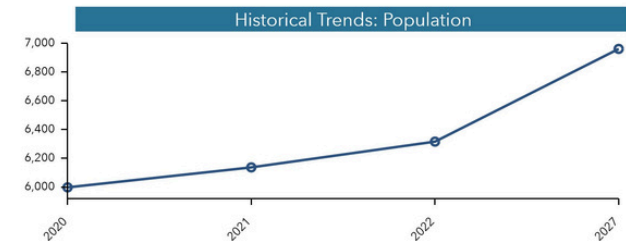
## MORTGAGE INDICATORS



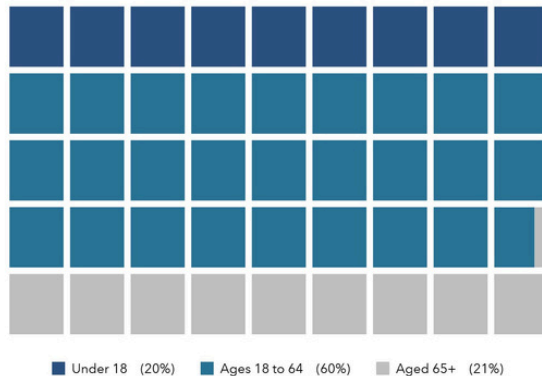
\$9,596

Avg Spent on Mortgage &  
Basics

17.6%

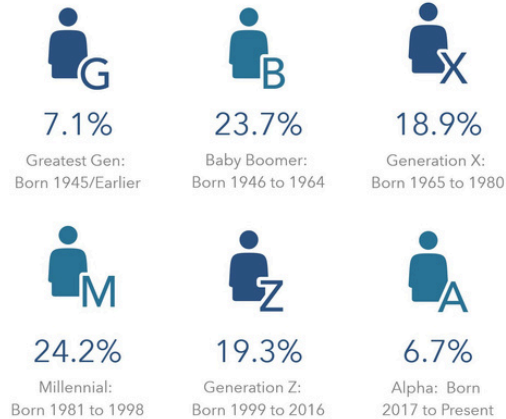
Percent of Income for  
Mortgage

## POPULATION BY AGE



Source: Esri, Esri-U.S. BLS, ACS  
Esri forecasts for 2022, 2027, 2022, 2017-2021  
© 2024 Esri

## POPULATION BY GENERATION

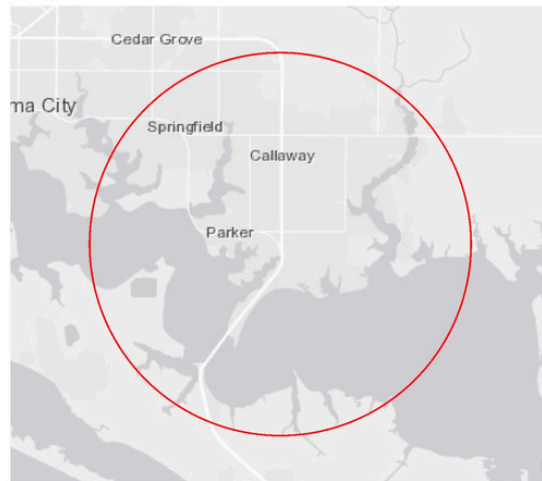


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## POPULATION TRENDS AND KEY INDICATORS

3-mile ring

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<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

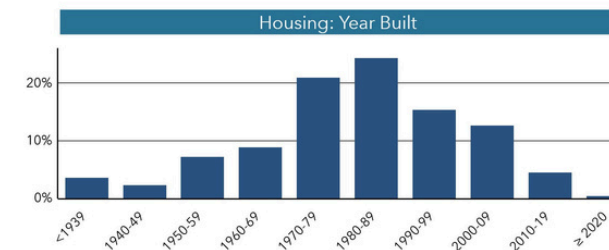
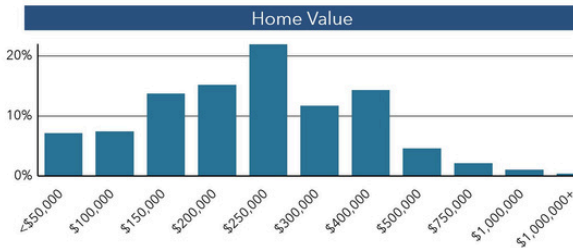
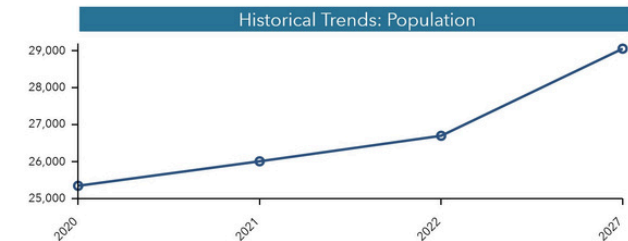
### MORTGAGE INDICATORS

**\$8,278**

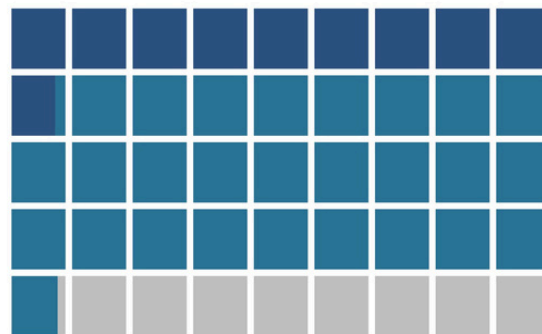
Avg Spent on Mortgage &amp; Basics

**20.3%**

Percent of Income for Mortgage



### POPULATION BY AGE



■ Under 18 (22%) ■ Ages 18 to 64 (60%) ■ Aged 65+ (18%)



Source: Esri, Esri-U.S. BLS, ACS  
Esri forecasts for 2022, 2027, 2022, 2017-2021  
© 2024 Esri

### POPULATION BY GENERATION

**6.2%**Greatest Gen:  
Born 1945/Earlier**21.6%**Baby Boomer:  
Born 1946 to 1964**18.8%**Generation X:  
Born 1965 to 1980**25.0%**Millennial:  
Born 1981 to 1998**20.9%**Generation Z:  
Born 1999 to 2016**7.5%**Alpha: Born  
2017 to Present

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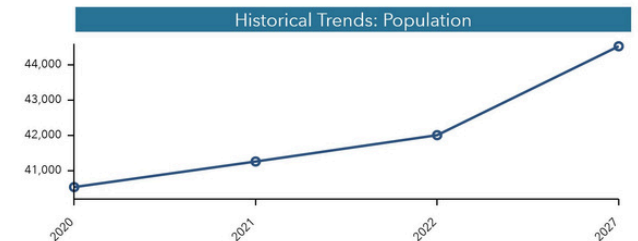


## POPULATION TRENDS AND KEY INDICATORS

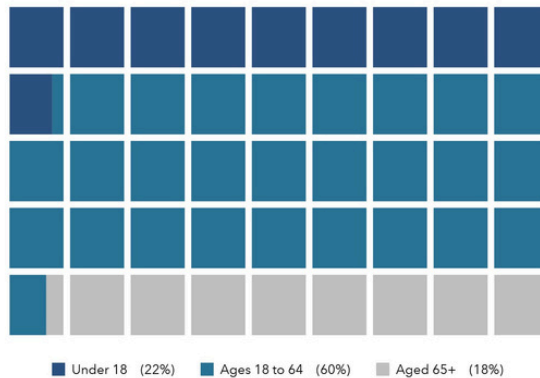
5-mile ring  
5401 E Hwy 98, Panama City, FL, 32404

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

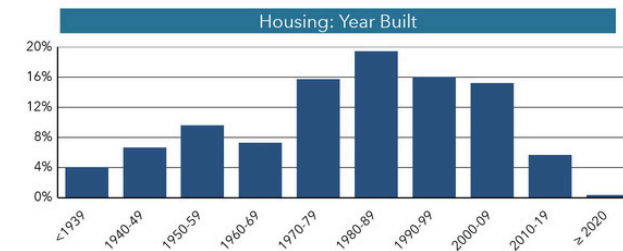
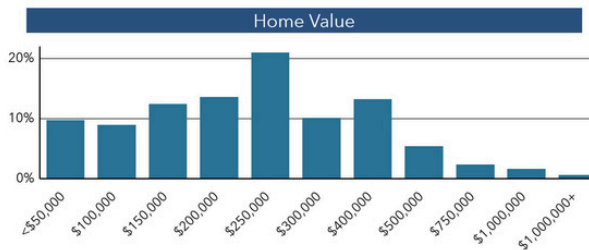
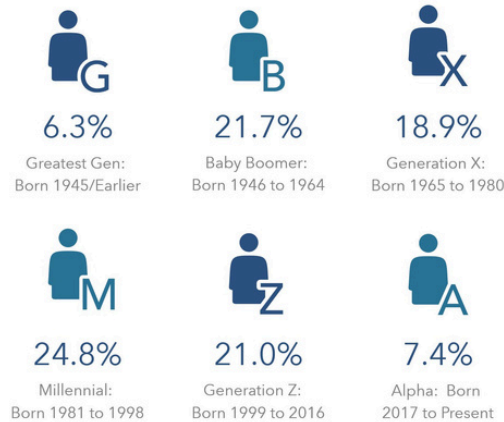
### MORTGAGE INDICATORS



### POPULATION BY AGE



### POPULATION BY GENERATION



esri | THE SCIENCE OF WHERE  
Source: Esri, Esri-U.S. BLS, ACS  
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