

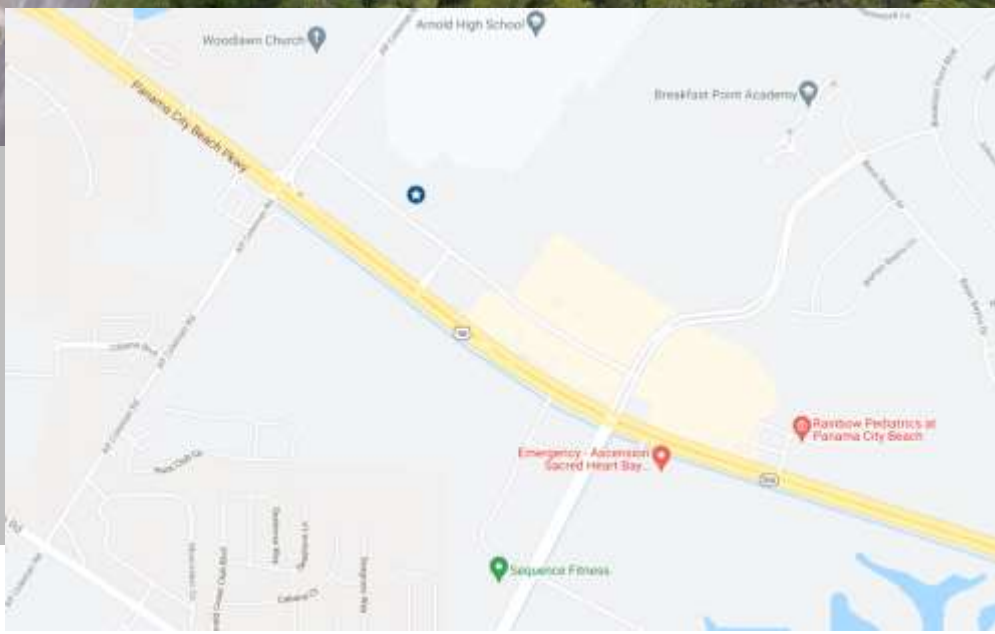
2 Acre Commercial Development Site in a major retail corridor in Panama City Beach

11620 W. Market Street, Panama City Beach, FL



Highlights:

- 2 Acres
- 265' of Frontage on Market Street
- High Traffic Counts
- Located in a major retail corridor



Darren Haiman
Nations Real Estate
7102 Quail Hollow Drive
Panama City Beach, FL 32408
darren@nationsre.com
850.785.2233, Office
850.814.3662, Mobile
850.763.9353, Fax

This vacant commercial lot is located in the Breakfast Point area in the heart of Panama City Beach, in the central development district. The property is surrounded by many national & local retailers including grocery, restaurant, banks and home improvement retailers.

The area services both full time, year round residences as well as seasonal visitors. The property is zoned general commercial and would make an ideal professional office or hotel site. The property is a part of an association which maintains the roads, retention and common area landscaping.

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2010 Population	2,085	12,856	25,223
2025 Projected Population	2,425	14,235	31,438
2010 Households	937	5,695	11,091
2025 Projected Households	1,025	6,268	13,777
2020 Average Household Income	\$68,784	\$71,591	\$73,313
2020 Median Household Income	\$62,730	\$58,585	\$58,193



TRAFFIC COUNTS

Street	Cross Street	Cross Street Distance	Distance from Subject	Count Year	Traffic Volume
Alf Coleman Road	Panama City Beach Pkwy	0.10 NE	0.27 Miles	2020	4,753 MPSI
Panama City Beach Pkwy	Alf Coleman Road	0.10 SE	0.29 Miles	2020	40,567 MPSI
Beckrich Road	Panama City Beach Pkwy	0.11 NE	0.48 Miles	2020	11,367 MPSI
Richard Jackson Boulevard	Paddock Club Drive	0.03 SW	0.61 Miles	2020	13,157 MPSI
Hutchison Boulevard	Beckrich Road	0.10 SE	0.80 Miles	2020	18,264 MPSI