

BELLCORE

COMMERCIAL



FL-77 PAD C

2401 FL-77, LYNN HAVEN, FL 32444



PROPERTY DESCRIPTION

Excellent pad site with great visibility and access off Hwy 77 & 24th Street which experience traffic counts in excess of 27,850 vehicles per day. Pad C is located directly behind the Whataburger and newly built Take 5 Oil Change. The site has approximately .93 Acres (40,554 SF) available. The site is located at the signaled intersection of Hwy 77 and 24th Street near many restaurants and retailers such as Wal-Mart, Publix, Winn-Dixie, Jimmy Johns, Dunkin' Donuts, Starbucks, Sonny's, Beef O' Brady's, and many others. A new Aldi anchored development site is going in across the street next to Publix. This is an excellent site for a retail or office user.

PROPERTY HIGHLIGHTS

- Great visibility and access off the highly trafficked Hwy 77 & 24th Street
- Conveniently located in close proximity to the high volume Panama City Mall and several national retailers on Hwy 77
- Excellent accessibility off of State Hwy 77 with 27,850+ VPD

OFFERING SUMMARY

Ground Lease Rate	\$60,000.00 /yr (NNN)
Lot Size	0.93 Acres
APN	11616-000-000
Property Type	Retail Pad (Land)
Traffic Count	27,850
Market	Lynn Haven



LEASE INFORMATION

Lease Type	NNN	Lease Term	Negotiable
Total Space	0.93 Acres	Ground Lease Rate	\$60,000.00 /yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Pad C	Available	0.93 Acres	NNN	\$60,000 per year



BUILDING DESIGN: 42T3
HIGHWAY TT 4 24th Street
LYNN HAVEN, FLORIDA

STATE ROAD 77

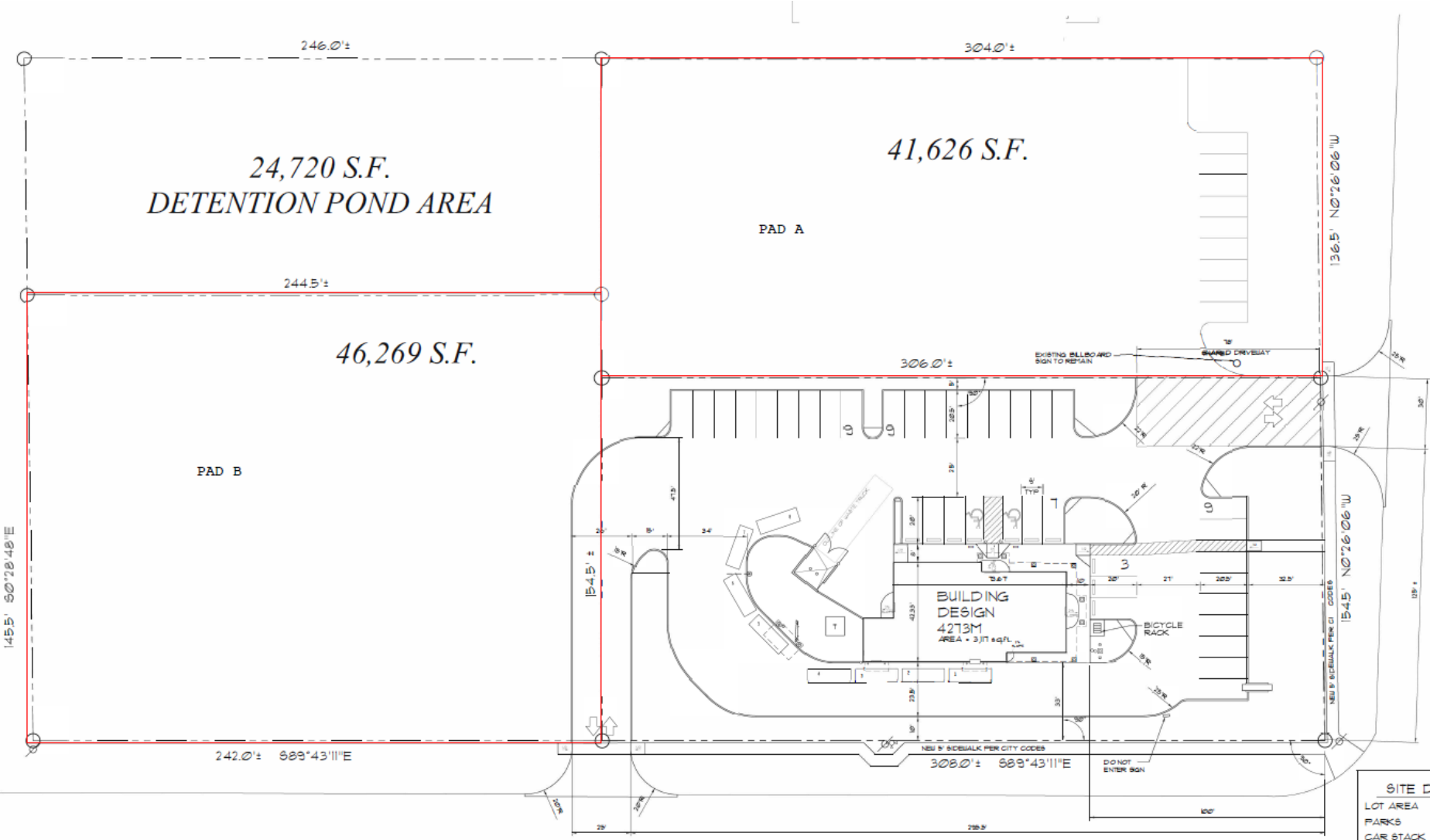


PRELIMINARY
SITE PLAN
14-970

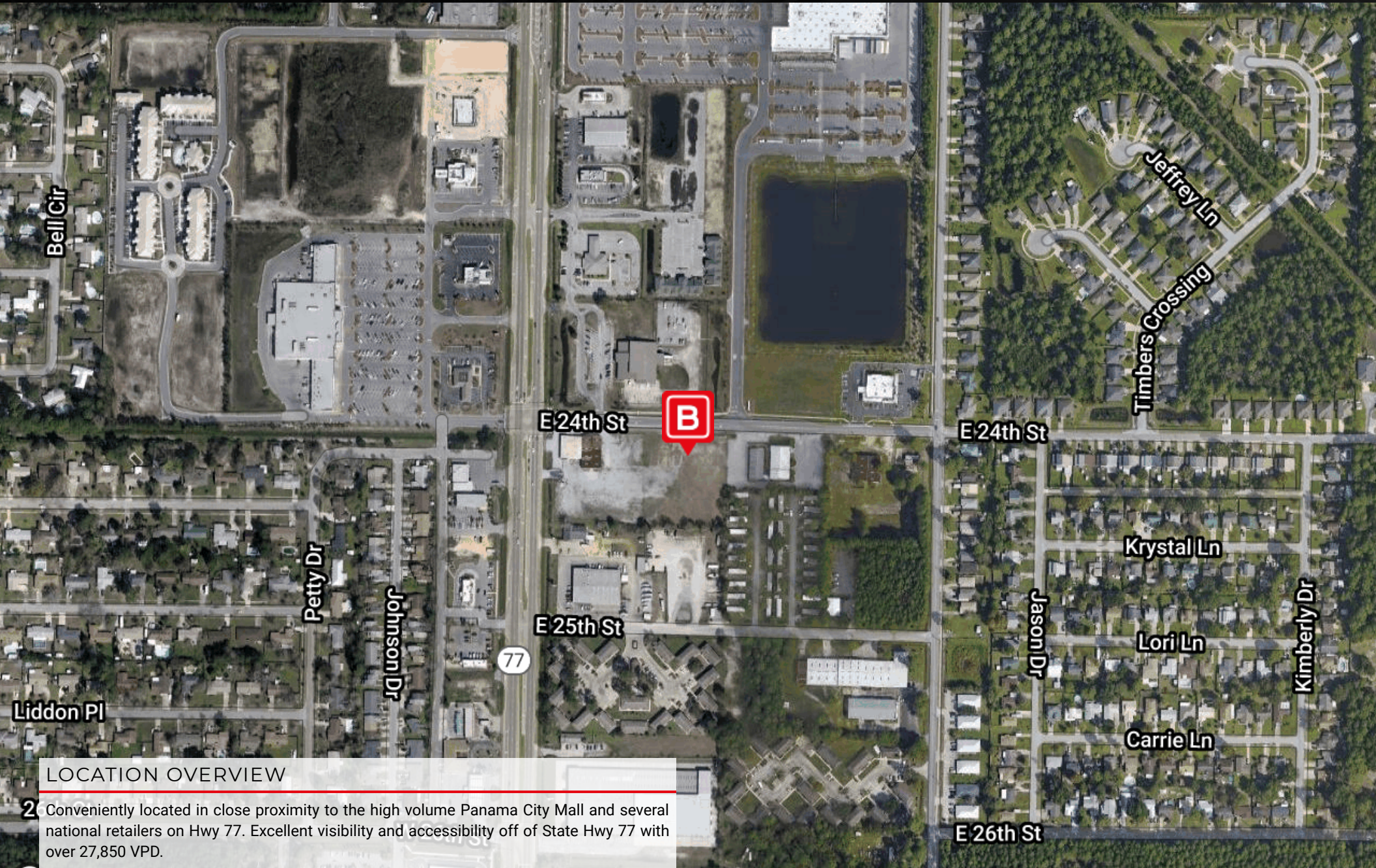
10-26-18
1" = 30'
REC

STATE HIGHWAY TT
4 24th STREET
LYNN HAVE, FL

SITE DATA	
LOT AREA	= 41,403 sq. ft. (0.94 ACRES)
PARKS	= 31 - 31 REQ'D (1/100)
CAR STACK	= 5
LANDSCAPE	= 12,681 SF (21%)
PAVING	= 31,006 SF
CURBS	= 1,450 LF
SIDEWALKS	= 2,636 SF

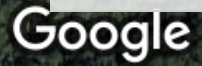


24th STREET



LOCATION OVERVIEW

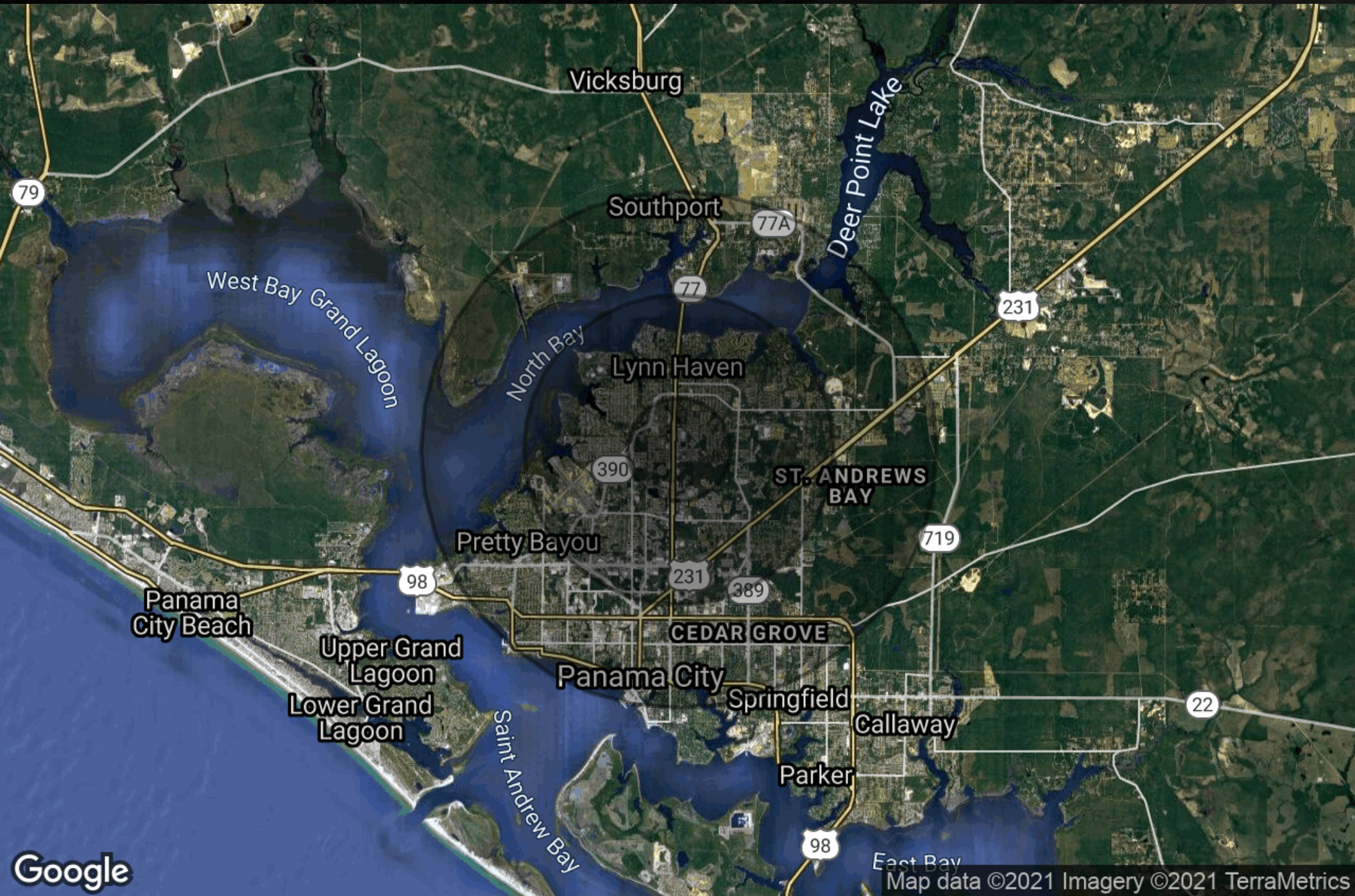
2 Conveniently located in close proximity to the high volume Panama City Mall and several national retailers on Hwy 77. Excellent visibility and accessibility off of State Hwy 77 with over 27,850 VPD.



PANAMA CITY, FL

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SUMMARY PROFILE

2000-2010 Census, 2021 Estimates with 2026 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 30.2216/-85.6482

RS1

FL-77		1 mi radius	3 mi radius	5 mi radius
Lynn Haven, FL 32444				
POPULATION	2021 Estimated Population	8,049	38,741	74,501
	2026 Projected Population	5,964	29,094	54,184
	2010 Census Population	7,420	37,193	74,240
	2000 Census Population	5,063	30,794	67,553
	Projected Annual Growth 2021 to 2026	-5.2%	-5.0%	-5.5%
	Historical Annual Growth 2000 to 2021	2.8%	1.2%	0.5%
	2021 Median Age	37.9	41.9	41.6
HOUSEHOLDS	2021 Estimated Households	3,435	16,410	31,722
	2026 Projected Households	3,062	14,818	27,632
	2010 Census Households	3,005	15,002	30,252
	2000 Census Households	2,049	12,150	27,195
	Projected Annual Growth 2021 to 2026	-2.2%	-1.9%	-2.6%
	Historical Annual Growth 2000 to 2021	3.2%	1.7%	0.8%
RACE AND ETHNICITY	2021 Estimated White	79.6%	82.0%	75.6%
	2021 Estimated Black or African American	10.9%	10.1%	16.0%
	2021 Estimated Asian or Pacific Islander	3.7%	2.9%	2.8%
	2021 Estimated American Indian or Native Alaskan	0.7%	0.6%	0.6%
	2021 Estimated Other Races	5.1%	4.4%	5.1%
	2021 Estimated Hispanic	6.9%	5.9%	6.7%
INCOME	2021 Estimated Average Household Income	\$79,704	\$85,438	\$74,897
	2021 Estimated Median Household Income	\$63,140	\$73,125	\$60,541
	2021 Estimated Per Capita Income	\$34,057	\$36,269	\$32,063
EDUCATION (AGE 25+)	2021 Estimated Elementary (Grade Level 0 to 8)	1.5%	1.5%	2.8%
	2021 Estimated Some High School (Grade Level 9 to 11)	3.4%	3.9%	6.0%
	2021 Estimated High School Graduate	26.4%	27.6%	31.8%
	2021 Estimated Some College	24.7%	22.9%	23.6%
	2021 Estimated Associates Degree Only	12.0%	10.9%	10.3%
	2021 Estimated Bachelors Degree Only	20.4%	20.2%	15.6%
	2021 Estimated Graduate Degree	11.5%	13.1%	9.9%
BUSINESS	2021 Estimated Total Businesses	357	2,290	5,010
	2021 Estimated Total Employees	3,286	20,699	42,740
	2021 Estimated Employee Population per Business	9.2	9.0	8.5
	2021 Estimated Residential Population per Business	22.5	16.9	14.9

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

**HARRY BELL JR.**

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PROFESSIONAL BACKGROUND

Harry Bell is the President and Managing Broker of Bellcore Commercial. Bellcore Commercial is a full-service commercial real estate firm offering a wide range of diversified real estate services, including, but not limited to, investment sales, leasing, tenant representation, and asset management.

Harry has earned a distinguished reputation with over 20+ years of experience and is nationally recognized as a top producer in the commercial real estate industry. Prior to starting Bellcore Commercial, Harry sold his brokerage, John S. Carr & Associates, to an affiliate of Berkshire Hathaway in 2015. Harry brought his unique sales approach, marketing capabilities, and competitiveness to one of the largest real estate companies in the world. Under Berkshire, Harry and his team quickly became #1 globally ranked in commercial sales year after year. Bellcore Commercial offers the catalytic foundation needed for the long-term future growth of the company, team, and its leaders.

Bellcore Commercial is founded on the model that great deals are not measured with money; they are brokered with the foundation of great relationships. At Bellcore, our success is striving for our core principles; leadership, customer loyalty, client success, and integrity.

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