

**SALE PRICE REDUCED!**

## Freestanding Retail Opportunity FOR SALE

14501 Panama City Beach Pkwy  
Panama City Beach, FL 32413

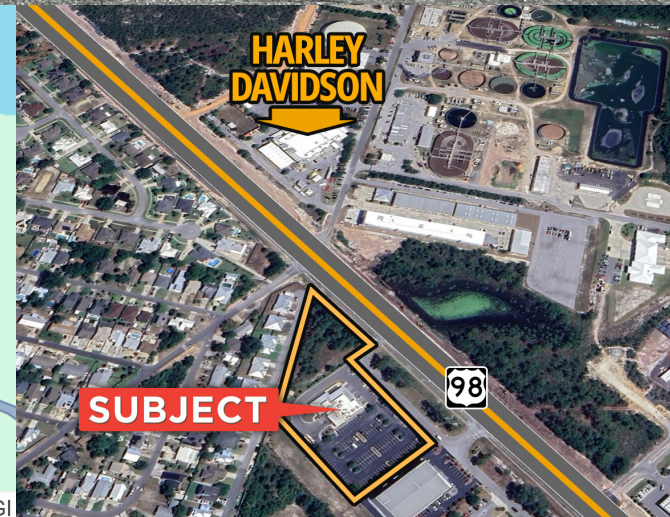
**BUILDING SIZE** 11,233 SF

**SITE SIZE** 3.67 Acres

**SALE PRICE: \$4,450,000**

### PROPERTY HIGHLIGHTS

- Former restaurant site with excellent access and visibility to US Hwy 98 (Panama City Beach Parkway).
- Zoned CH, Panama City Beach
- Built in 2021, the property includes a spacious kitchen with (2) walk-in coolers and full hood.
- Rear loading door and +2,800 SF of canopy/porch area
- Alarm systems and lighting to remain
- Parking lot has 153 total spaces, including (5) handicap spaces
- The property is less than a mile from the major intersection of Nautilus Street & Panama City Beach Parkway. Site is accessible to both east and westbound traffic per the median cut and across the street from Harley Davidson.
- Panama City Beach's daily population increases to over 100,000 during the summer months. Approximately 4.5 million visitors come to Panama City Beach annually.





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