



FOR SALE **COMMERCIAL OFFICE BUILDING**

415 RICHARD JACKSON BLVD | PANAMA CITY BEACH, FL

NAI TALCOR

BRENT FAISON | BRENT@TALCOR.COM
ANDERSON BROOKS | ABROOKS@TALCOR.COM
WENDY PARTIE | WPARTIE@TALCOR.COM

LOCATION

Strategically positioned with high visibility at the lighted intersection of Hutchison Boulevard (Middle Beach Road) and Richard Jackson Boulevard. Adjacent FDOT AADT counts of +/-22,000 & +/-44,500. The combined square footage totals +/-40,113 positioned on a 2.86 Acre parcel with a 3.35:1000 parking ratio and multiple access points.

The property is home to a strong tenant mix and benefits from its proximity to major resorts, golf courses, residential developments and entertainment destinations. Located .25 miles from the beach and 3.5 miles from Pier Park, the site enjoys year-round traffic driven by tourism and a fast growing local population.



PROPERTY DETAILS

- +/- 40,113 SF Office Complex
- +/- 2.86 Acres
- Signalized corner location
- High Traffic Counts
- Multiple access points ingress/egress including Hutchison Blvd.(Middle Beach Road) and Richard Jackson Blvd
- 3.35:1000 parking ratio
- Proximate to all Panama City Beach amenities and attractions
- Financials and rent roll available upon NDA execution and financial assurance
- Bay County Parcel IDs: 34796-020-000 & 34796-010-000



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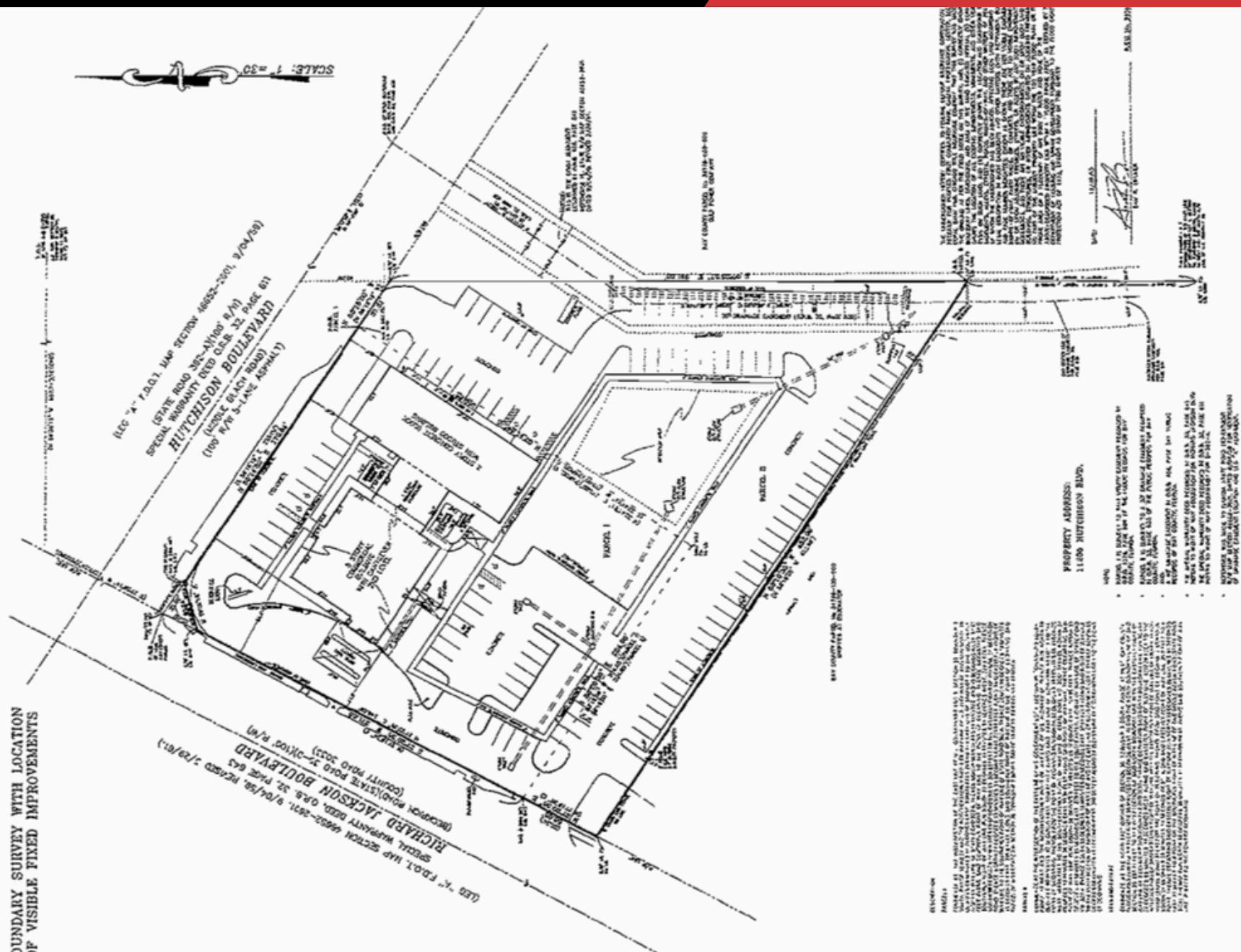
Gulf of Mexico

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850-814-4490 | 850-890-2384 | 601-405-9820

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BOUNDARY SURVEY WITH LOCATION OF VISIBLE FIXED IMPROVEMENTS

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WITH US

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