

# BELLCORE COMMERCIAL



## CORNER COMMERCIAL LOT

1904 LISENBY AVE, PANAMA CITY, FL 32405



PROPERTY DESCRIPTION

Providing direct access, the parcel spans +/- 2.340 Acres and is situated on a corner parcel. Zoned Mixed Use – 3 and General Commercial - 2, allowing professional offices, educational, and commercial uses. It also has access to water and sewer from W 19th St. It is located within the Panama City City limits, near the heart of the retail trade area, and offers direct access to Lisenby Ave, with a traffic volume of 7,300 AADT.

**FOR LEASE** | CORNER COMMERCIAL LOT

PROPERTY HIGHLIGHTS

- Corner Parcel
- Zoned Mixed Use - 3 & General Commercial - 2
- +/- 2.340 Acres
- Water and Sewer Access from W 19th St

OFFERING SUMMARY

Lease Rate:	\$65,000.00 SF/yr
Lease Type:	Ground Lease NNN
Lot Size:	2.34 Acres
Zoning	Mixed Use 3 & General Commercial 2
Property Type	Land
Traffic Count	7,300



## MU3 - Mixed Use 3 Zoning

The purpose of this zoning district is to provide areas for high-density residential development, in combination with high intensity non-residential such as professional offices, educational, and commercial uses.

The following uses are allowed in the MU3 zoning district; all others are prohibited:

Single-Family detached dwellings on individual parcels	Family community residences	Public and private schools grades K-12	Public or noncommercial private recreation	Accessory uses or structures
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Public utilities customarily found in residential areas	Family day care homes	Bed and Breakfast Inns	Attached dwellings, up to five units attached	Multi-family Structure, up to 20 unites per acre
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Uses with drive-thru structural component, except for those uses associated with a restaurant business	Retail business	Transitional community residences	Recovery communities
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Neighborhood-scale commercial uses, not to exceed 20,000 square feet of heated and cooled space in size per parcel. Such uses may include:

Professional Office and Personal Services	Private Childcare or day care for children	Commercial recreational facilities	Grocery and convenience retail including but not limited to beauty parlor, barber shop, laundromat, dry cleaner, and other retail establishments mean to serve to immediate vicinity
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Athletic Clubs, dance or music studios	Food establishments without a drive-thru window	Other similar uses serving the neighborhood area
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## GC2 - General Commercial 2 Zoning

The purpose of this district is to provide areas for intensive commercial activity including retail sales and services, wholesale sales, shopping centers, professional offices and services, and other similar land uses.

The following uses are allowed in GC2 zoning districts; all others are prohibited:

All uses allowable in the GC1 zoning district	Shopping Centers	Vehicle Dealers and Repair Shops	Big Box Retailers
Printing, Publishing or other similar establishments	Business Park	Wholesaling, warehousing, and indoor storage of goods or materials	Public utilities with exception to solid waste facilities and landfills
Cannabis Dispensing Facilities	Other Similar Uses		



LOCATION OVERVIEW

Panama City, the largest city in the Panama City-Lynn Haven-Panama City Beach MSA, is a significant economic hub in Northwest Florida. It houses vital institutions like Port Panama City, Tyndall Air Force Base, the U.S. Navy's Naval Support Activity Base, and Gulf Coast State College, collectively employing over 10,000 individuals. The city is also home to the Northwest Florida Beaches International Airport, the newest international airport constructed in the U.S. in over 15 years. Panama City's economic potential is recognized, earning the top rank for Economic Growth Potential among metro areas with populations under 200,000 by Business Facilities magazine. Florida's advantageous tax environment, including limited corporate taxes and no state personal income tax, enhances the region's attractiveness for businesses. Coupled with a thriving tourism industry, boasting "World's Most Beautiful Beaches" across 27 miles, and a stable job market, the Panama City-Lynn Haven-Panama City Beach MSA has emerged as a highly desirable location for investment and living.



POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	661	1,814	7,114
Average Age	37	38	41
Average Age (Male)	36	37	39
Average Age (Female)	38	39	42

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	262	724	2,886
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$63,282	\$63,790	\$71,332
Average House Value	\$193,543	\$191,245	\$219,639

Demographics data derived from AlphaMap



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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.

### EDUCATION

Harry has earned a Bachelor of Science degree in Finance

### MEMBERSHIPS

Mr. Bell is a member of many prominent industry organizations including the International Council of Shopping Centers, the National Association of Realtors, Florida Association of Realtors, Pensacola Association of Realtors, and the Emerald Coast Association of Realtors, to name a few.

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