

4,284 SF PRIME RETAIL SPACE FOR SUBLEASE - PANAMA CITY BEACH, FL

Nautilus Station Shopping Center - 13800 Panama City Beach Parkway, 32413



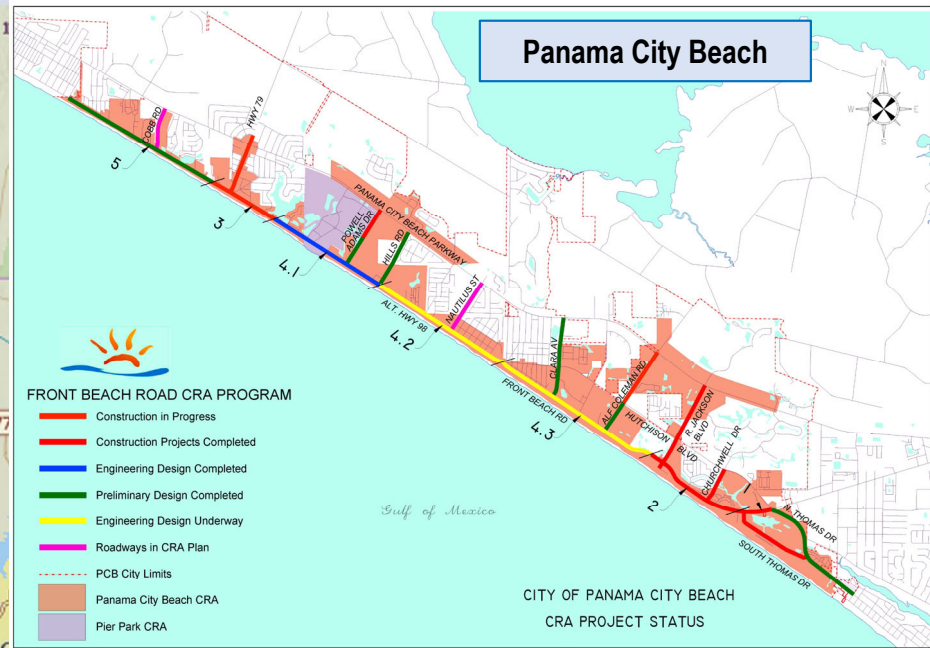
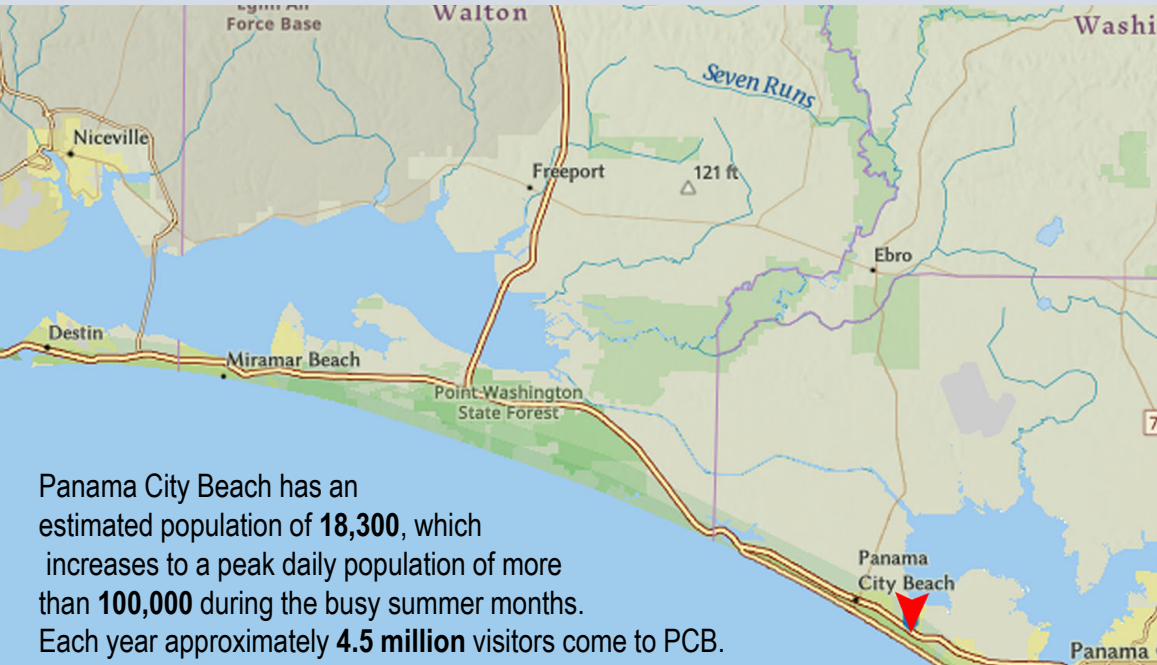
Nautilus Station Shopping Center is a 34,776 square foot shopping center, centrally located in Panama City Beach, Florida (Bay County), at the signalized intersection on the northeast corner of Panama City Beach Parkway and Nautilus Street.

- Prime specialty retail center, just half a mile east of Pier Park.
- Accessible through a signalized intersection on Panama City Beach Parkway and Nautilus Street; center turn lane; divided highway; and through a median cut & deceleration lane along Panama City Beach Parkway.
- Key/Co-Retailers: Carraba's Italian Grill, Indian Motorcycles, PPG Paints, The Pancakery, Palm Beach Tan, UPS, Allstate Insurance, Shan Kishi Sushi & Hibachi, and others.
- Average Vehicles Per Day: Over 50,000 vehicles per day.
- Sublease term through October 31, 2026.

	Demographics		
	<u>3-Miles</u>	<u>5-Miles</u>	<u>10-Miles</u>
Population	16,356	27,628	64,255
Ave. HH Income	\$98,263	\$94,390	\$94,350
# of Households	6,916	12,245	28,363
Median Age	40	40	42

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Panama City Beach has an estimated population of **18,300**, which increases to a peak daily population of more than **100,000** during the busy summer months. Each year approximately **4.5 million** visitors come to PCB.

The City is located in the Southeastern United States, in the area of Northwest Florida known as the **Panhandle**. The City is positioned on a narrow strip of land bordered on the South by the emerald waters of the Gulf of Mexico.

Panama City Beach, located in Southwestern Bay County, is often referred to as “the island” because of these various bodies of water. In fact, it is a peninsula.

Panama City Beach is located approximately 100 miles West of Tallahassee, Florida’s state capital.

Other destinations:

- | | | | |
|--------------------------|---------------------|-------------------------|-------------------|
| Jacksonville – 275 miles | Atlanta - 300 miles | New Orleans - 320 miles | Tampa – 350 miles |
| Orlando - 360 miles | Miami - 590 miles | Key West - 750 miles | |

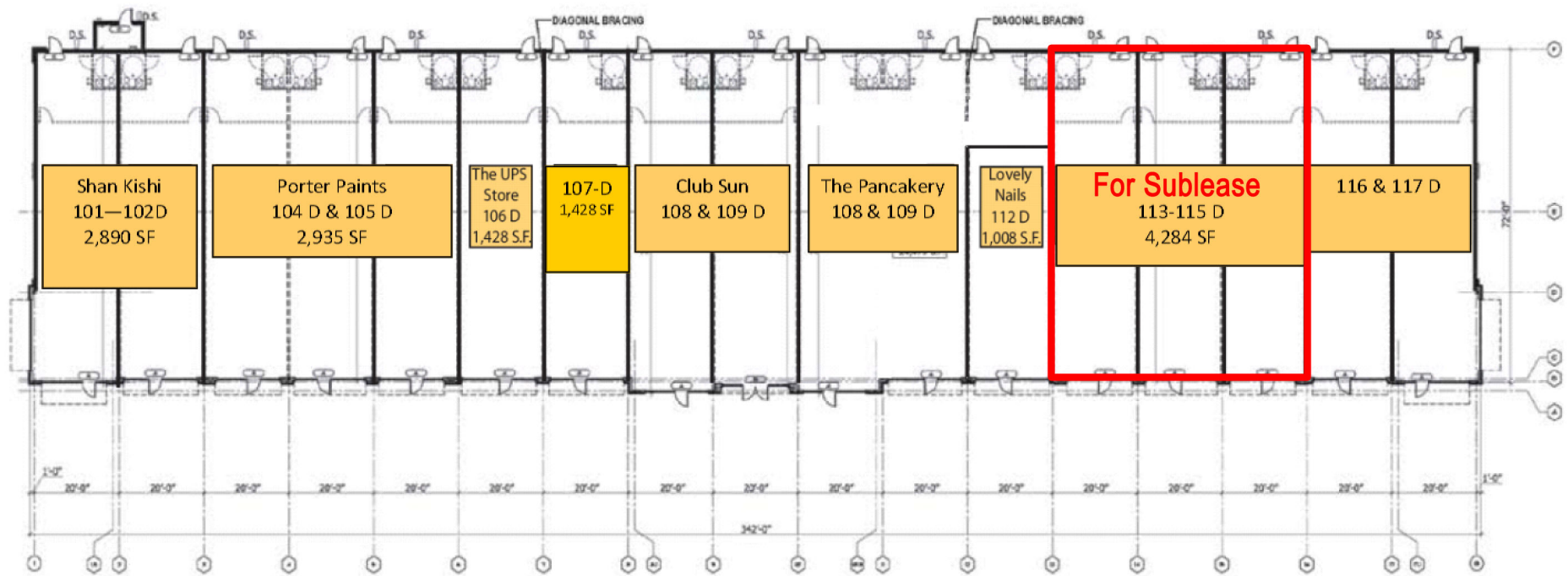
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Nautilus Station Building D

HWY 98 AND NAUTILUS STREET PANAMA CITY BEACH FLORIDA 32413

TOTAL LEASABLE AREA : 24,476 S.F.

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For Subleasing Inquiries:

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