



# THE *Grace* DISTRICT

PROPERTY SUMMARY

# Grace District

445 Grace Ave. | Panama City, FL 32401

September 2025





## EXECUTIVE SUMMARY

Lighthouse Equity Ventures is pleased to present the Grace District located at 445 Grace Ave. Panama City, FL 32401 within Historic Downtown Panama City, FL. The property is available for lease or purchase.

### OVERVIEW

The property is 7,000 SF gross. Currently 4,000 SF is fully built out for a BBQ restaurant and the remaining 2,000 SF is leased to a hair salon. The 4,000 SF BBQ space is available for lease and FF&E can be purchased or included in lease rate. The property is located in Historic Downtown Panama City, FL, which is currently going through a major revitalization. This building represents a portion of the Grace District. The other portion of the Grace District is an outdoor yard for food trucks.

#### PROPERTY OVERVIEW

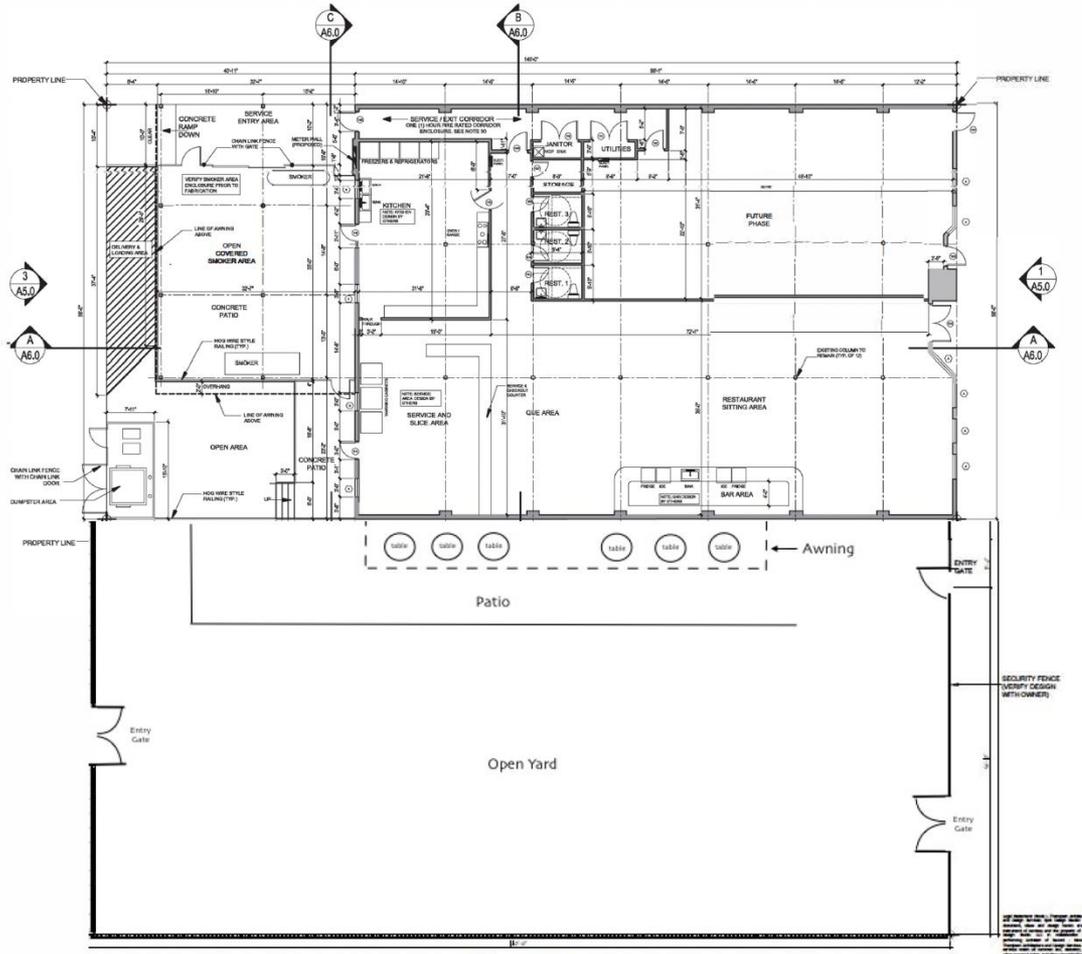
<b>Property Name</b>	<b>Grace Avenue</b>
<b>Street Address</b>	<b>445 Grace Ave.</b>
<b>City/State/Zip</b>	<b>Panama City, FL 32401</b>
<b>Land Area (ac)</b>	<b>+/- 0.224</b>
<b>Gross SF</b>	<b>7,000</b>
<b>Available</b>	<b>4,000SF</b>
<b>Property Type</b>	<b>Restaurant</b>
<b>Ownership Type</b>	<b>Fee Simple</b>
<b>Parcel ID</b>	<b>19586-010-000</b>

#### INFORMATION

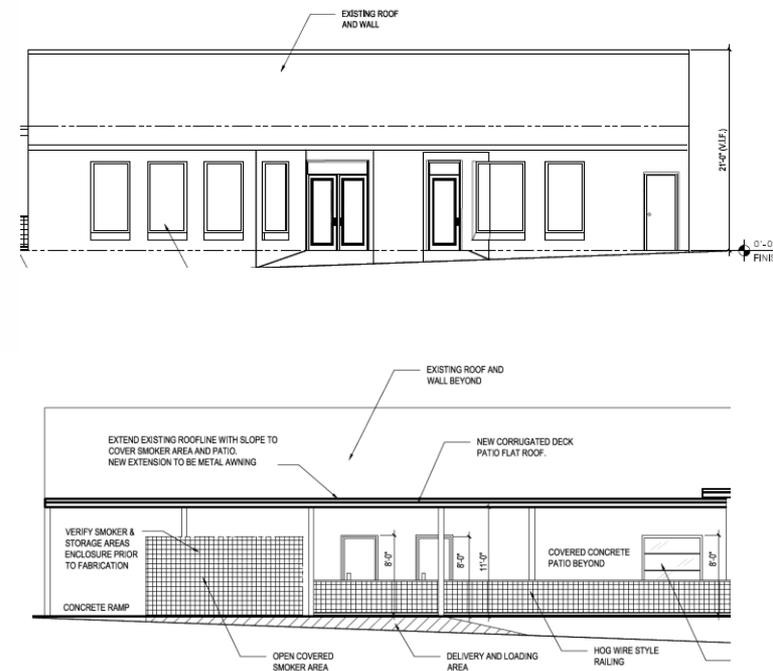
<b>Asking Price</b>	<b>\$1,950,000</b>
<b>Asking Lease Rate</b>	<b>\$23.00 PSF NNN</b>
<b>GPR (proforma)</b>	<b>\$138,000</b>
<b>Estimated CAM</b>	<b>\$5 PSF</b>
<b>Zoning</b>	<b>DTD</b>
<b>Municipality</b>	<b>City of Panama City</b>
<b>Renovated</b>	<b>2024</b>

# OPPORTUNITY ASSESSMENT

**PROPERTY SUMMARY:** Yard Bar Smoked Meats currently occupies approximately 4,000 SF of the total 7,000 SF building. The remaining 3,000 SF will be finished to cold dark shell finish, until a tenant is identified and a lease is executed. The "Open Yard" is not included in the lease or purchase asking rates, but owner is willing to renegotiate selling or leasing the "Open Yard" parcel as well.



**FLOOR PLAN**  
SCALE: 1/8" = 1'-0"



PHOTOS

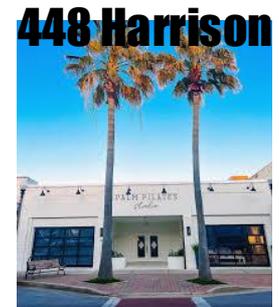


## AREA HIGHLIGHTS:

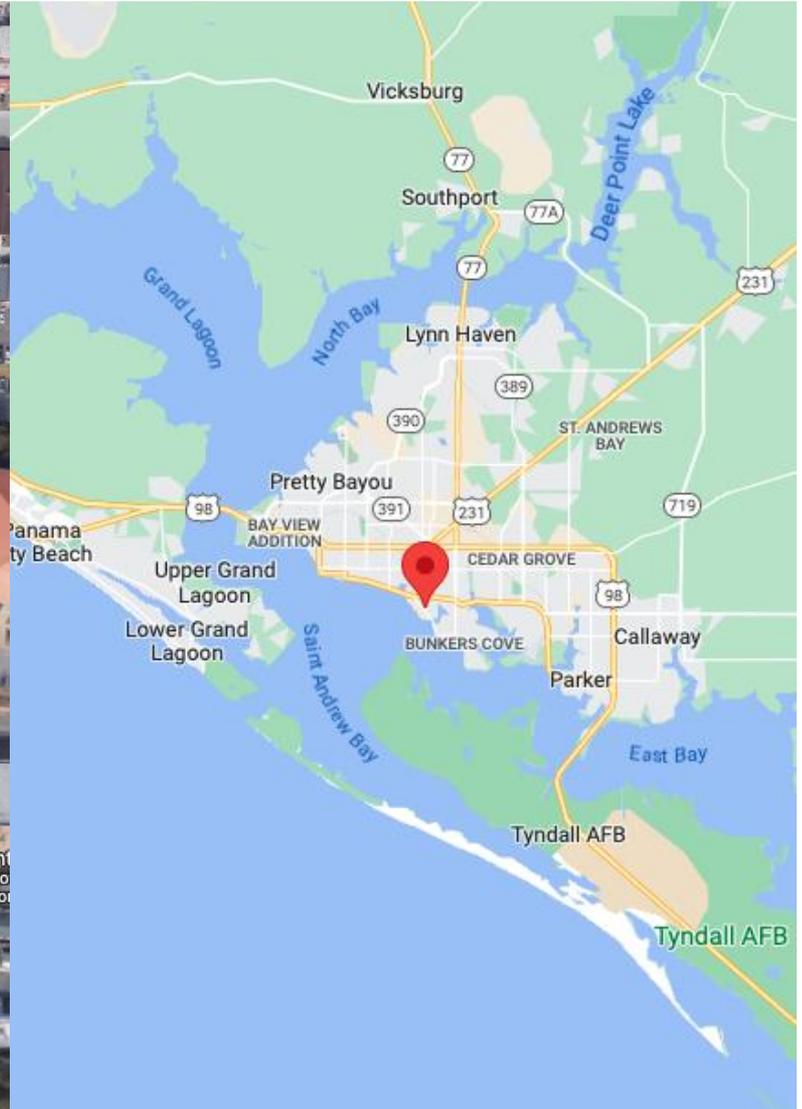
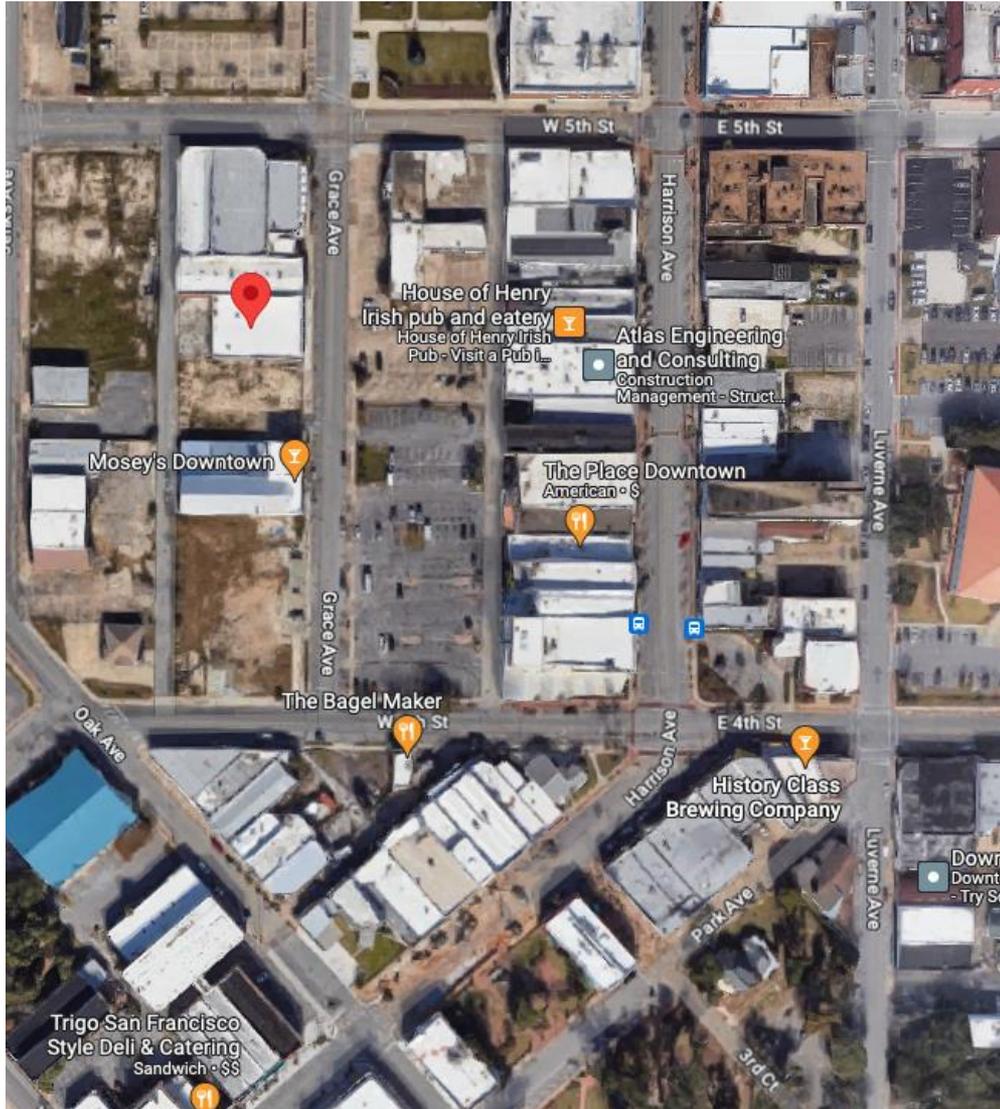
Historic Downtown Panama City Florida is currently being revitalized. Explore a plethora of dining options, breweries, coffee shops, boutique shopping, art galleries, yoga, boxing club, marina, and much more just steps away.



## Recent Affiliated Downtown Projects:



# PROPERTY LOCATION



## CONTACT

STEPHEN C. COUNTS

Managing Partner  
(850) 832-9956

[Stephen.Counts@gmail.com](mailto:Stephen.Counts@gmail.com)

THE  
*Grace*  
DISTRICT



**LIGHTHOUSE**  
EQUITY VENTURES

[www.LighthouseEV.com](http://www.LighthouseEV.com)

Lighthouse Equity Ventures was founded in 2021 and is a diversified portfolio of operating businesses, real estate developments, and impact investments. Lighthouse additionally provides capital markets services for select clients, which consist of debt placement, equity placement, and investment sales. Lighthouse is primarily focused on building businesses and properties that transform distressed areas and/or derelict properties into thriving communities. Majority of our businesses, real estate developments and investments are located in opportunity zones or underserved areas.

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