

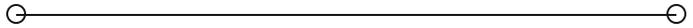


PROPOSAL

Retail Outparcel 2732 East 15th Street

2732 EAST 15TH STREET

Panama City, FL 32405



PRESENTED BY:

KRISTEN ASMAN
O: 614.370.9077
kristen.asman@svn.com
OH #658012934

KATELEIGH CALLOWAY
O: 205.937.2299
kateleigh.calloway@svn.com
FL # SL3636547

MICHAEL CARRO, CCIM
O: 850.434.7500
mcarro@svn.com
FL #BK3179263



DISCLAIMER

The material contained in this Proposal is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Proposal. If the person receiving these materials does not choose to pursue a purchase of the Property, this Proposal must be returned to the SVN Advisor.

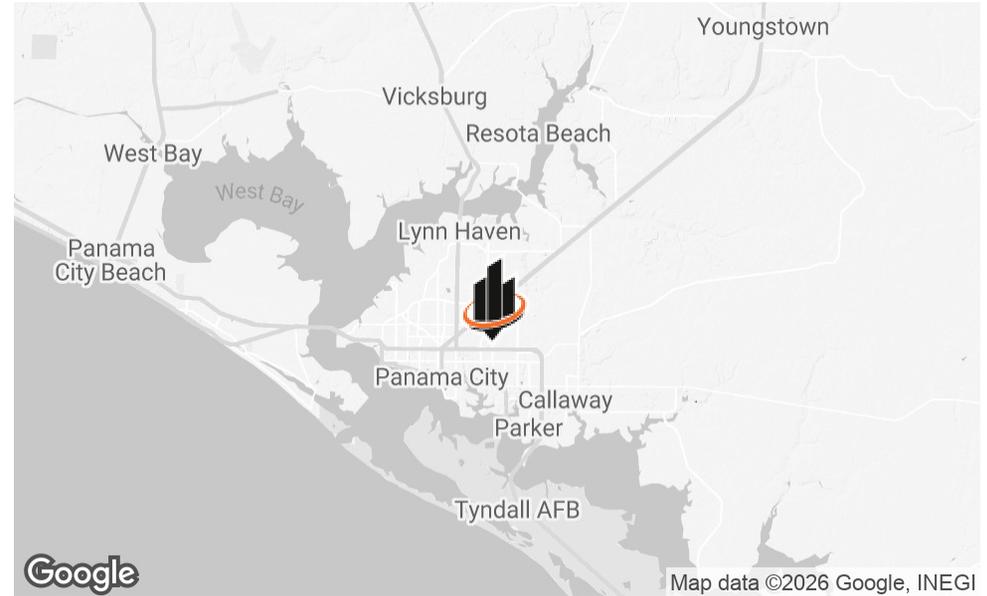
Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Proposal may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Proposal, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Proposal is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Proposal or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

RETAIL OUTPARCEL 2732 EAST 15TH STREET, PANAMA CITY, FL



PROPERTY HIGHLIGHTS

- Prime retail development opportunity located on a **prime corner lot with 2 points of ingress and egress**
- Positioned along a high-traffic corridor with **over 31,000 vehicle per day** and excellent visibility
- Just-under-half-acre parcel located adjacent to a school and Stow Pros Self Storage (16,600 SF)
- Situated in the growing Panama City, Florida market
- Surrounded by dense residential neighborhoods, supporting a wide range of retail uses
- Currently utilized as a used car lot with a small office building

OFFERING SUMMARY

SALE PRICE:	\$250,000
LOT SIZE:	0.417 Acres

PROPERTY DESCRIPTION

SelfStorageSales.com and SVN are pleased to present a prime retail development opportunity consisting of a just-under-half-acre parcel located adjacent to Stow Pros Self Storage, a 16,600 SF facility in the expanding Panama City, Florida market. The site is well positioned in a high-traffic corridor with strong visibility and is surrounded by dense residential neighborhoods, supporting a wide range of potential retail uses. Benefiting from ongoing population growth and commercial activity in the area, this parcel offers an attractive value-add opportunity in a dynamic and thriving Florida market. The property is currently utilized as a used car lot with a small office building.

LOCATION DESCRIPTION



LOCATION DESCRIPTION

This property is strategically located in Panama City, a vibrant and growing coastal community renowned for its resilient economy and exceptional quality of life. With an estimated population exceeding 37,500 and a broader metro area approaching 230,000 residents, Panama City is experiencing steady growth driven by a diverse economy including tourism, healthcare, education, and manufacturing.

The property's location on Highway 98 provides significant visibility and accessibility, positioning it along a high-traffic corridor that connects residents, commuters, and visitors throughout the region. Its proximity to Panama City Beach, a premier destination drawing millions of visitors annually, further reinforces the area's strong real estate fundamentals and long-term demand.

This site offers substantial expansion potential, with additional land available to develop either self-storage units or complementary retail uses, creating opportunities for significant value-add growth. Investors can capitalize on the city's ongoing residential and commercial development, expanding infrastructure, and pro-business environment, all of which are driving increased demand for self-storage solutions.

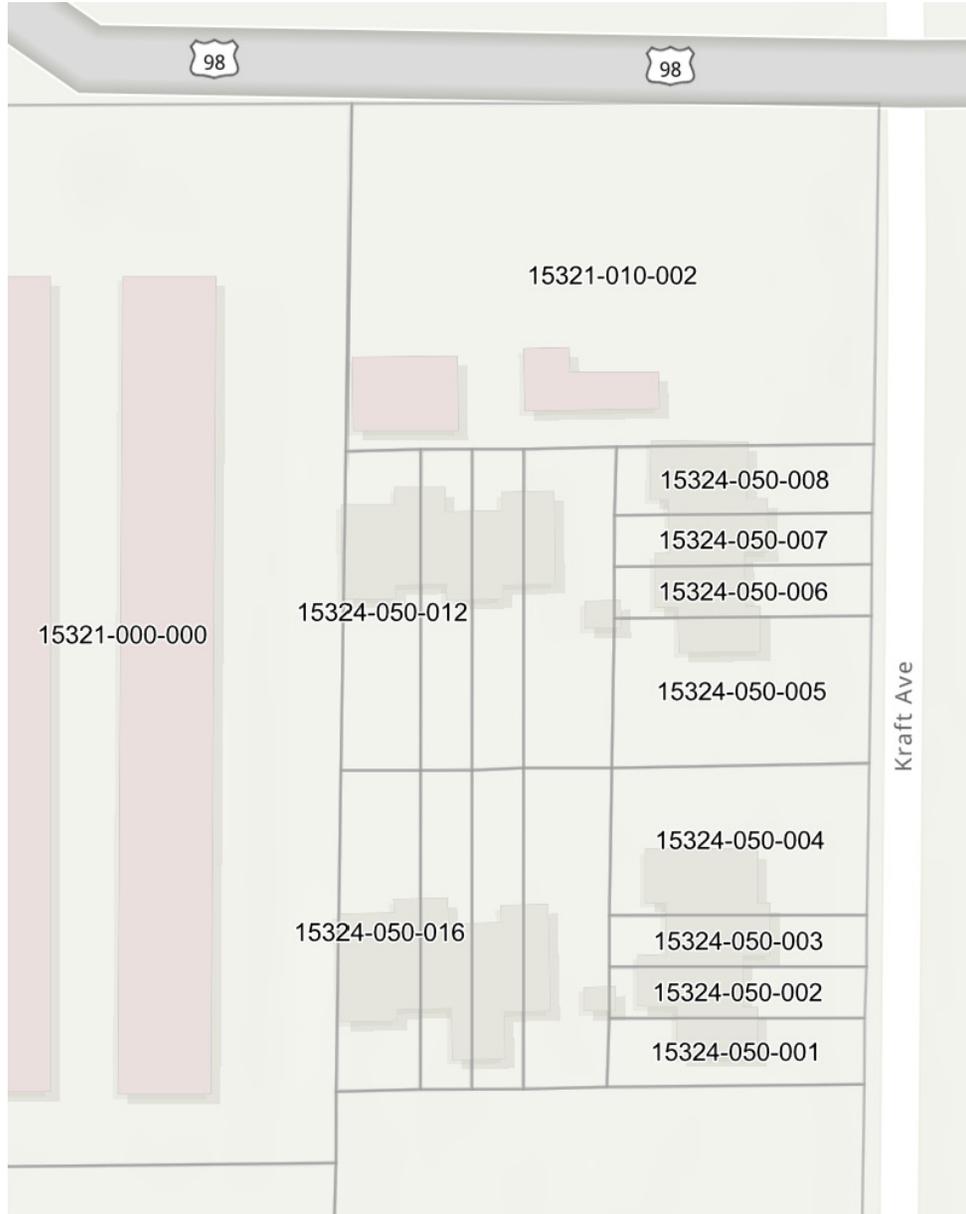
This property represents a unique opportunity to acquire a well-located asset in a dynamic market, offering both immediate income potential and long-term appreciation through strategic expansion.

Its proximity to Panama City Beach, a premier destination attracting millions of visitors each year, further enhances the region's strong real estate fundamentals.

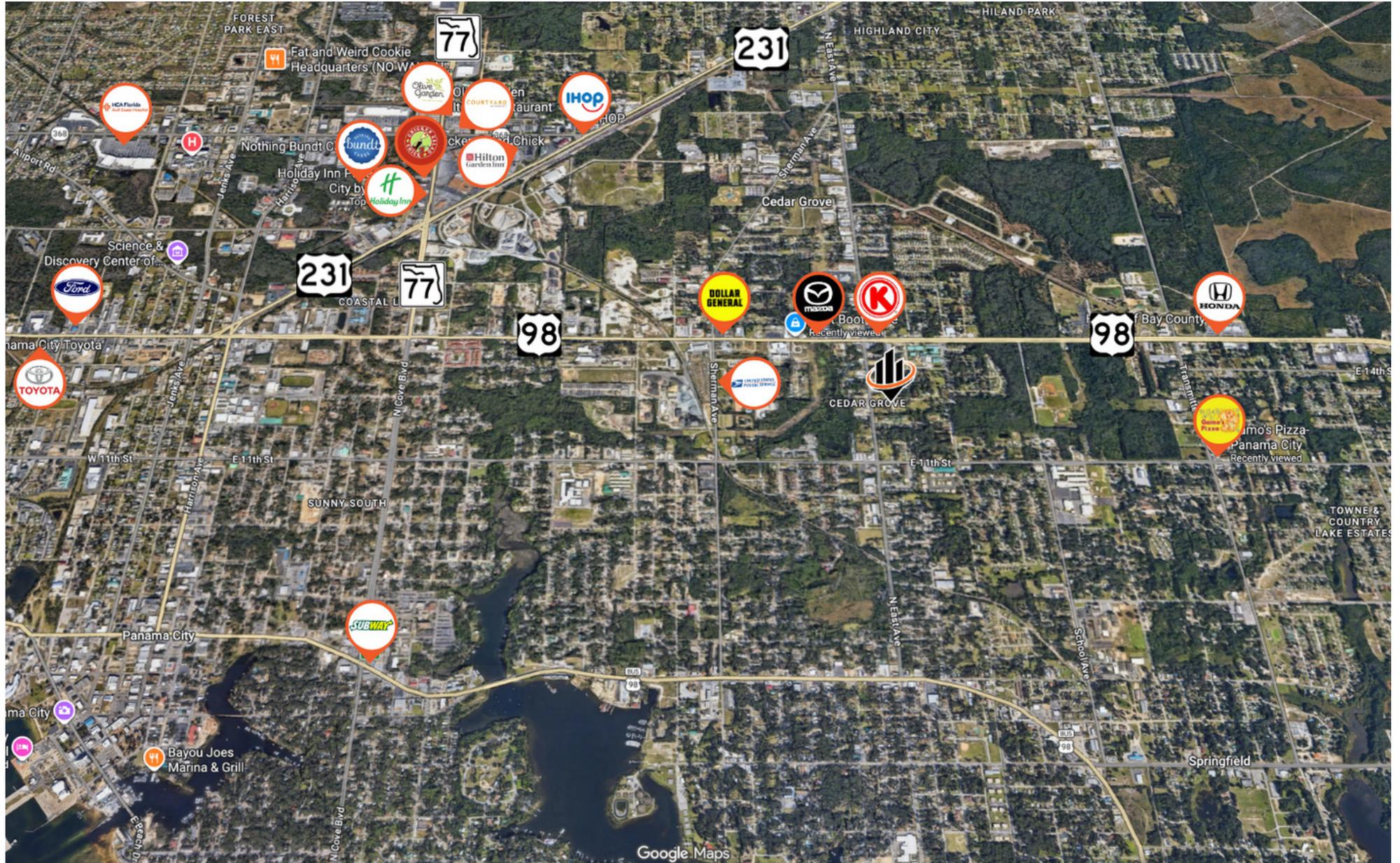
Investors will benefit from Panama City's expanding infrastructure, pro-business environment, and ongoing residential development, all of which support increasing demand for self-storage. High traffic counts along key corridors, combined with consistent population growth, make this an ideal market for a value-add investment strategy. This property presents a compelling opportunity to capture both stable income and long-term appreciation in one of Florida's most dynamic markets.



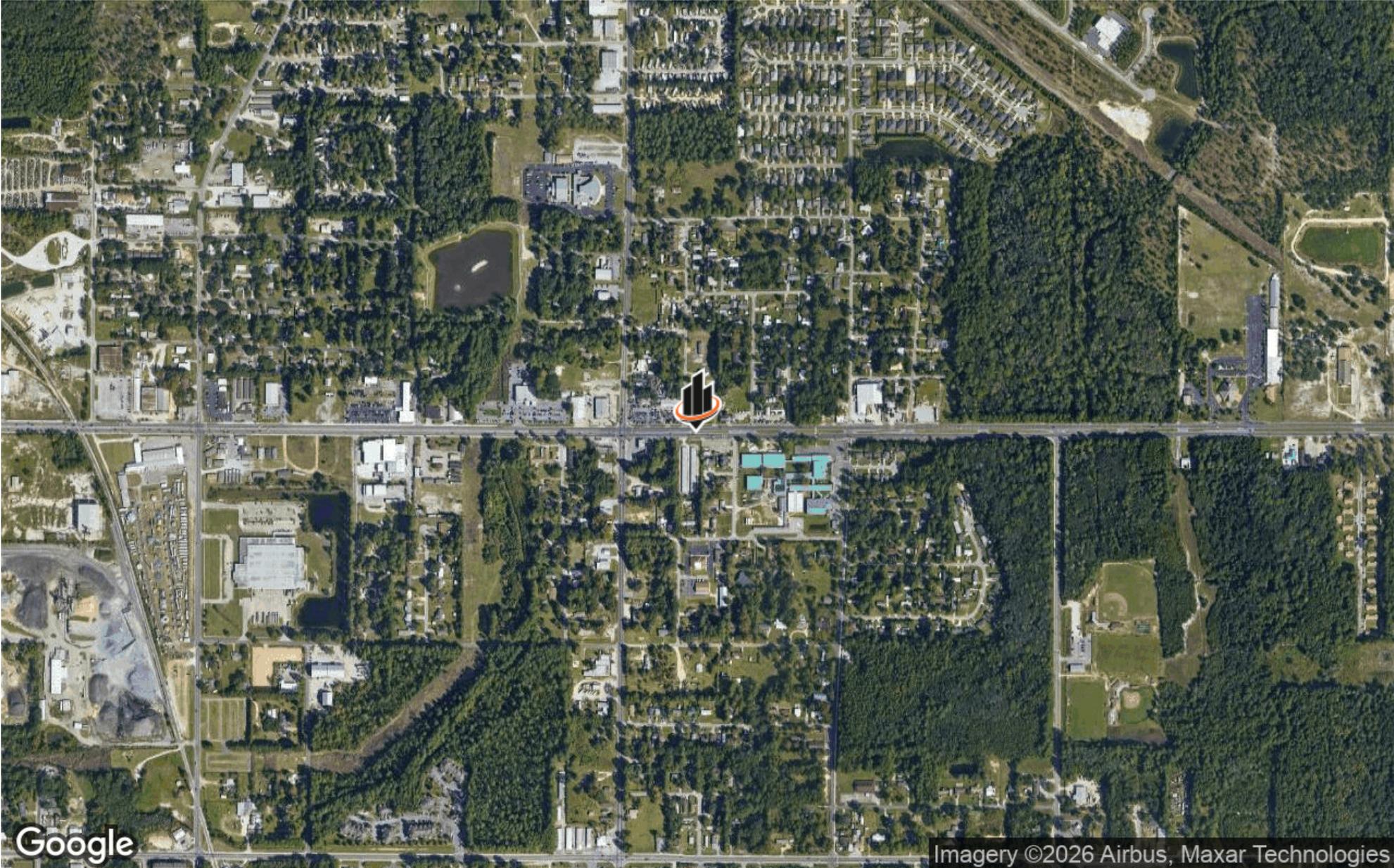
ADDITIONAL PHOTOS



RETAILER MAP



AERIAL MAP



DEMOGRAPHICS MAP & REPORT

POPULATION

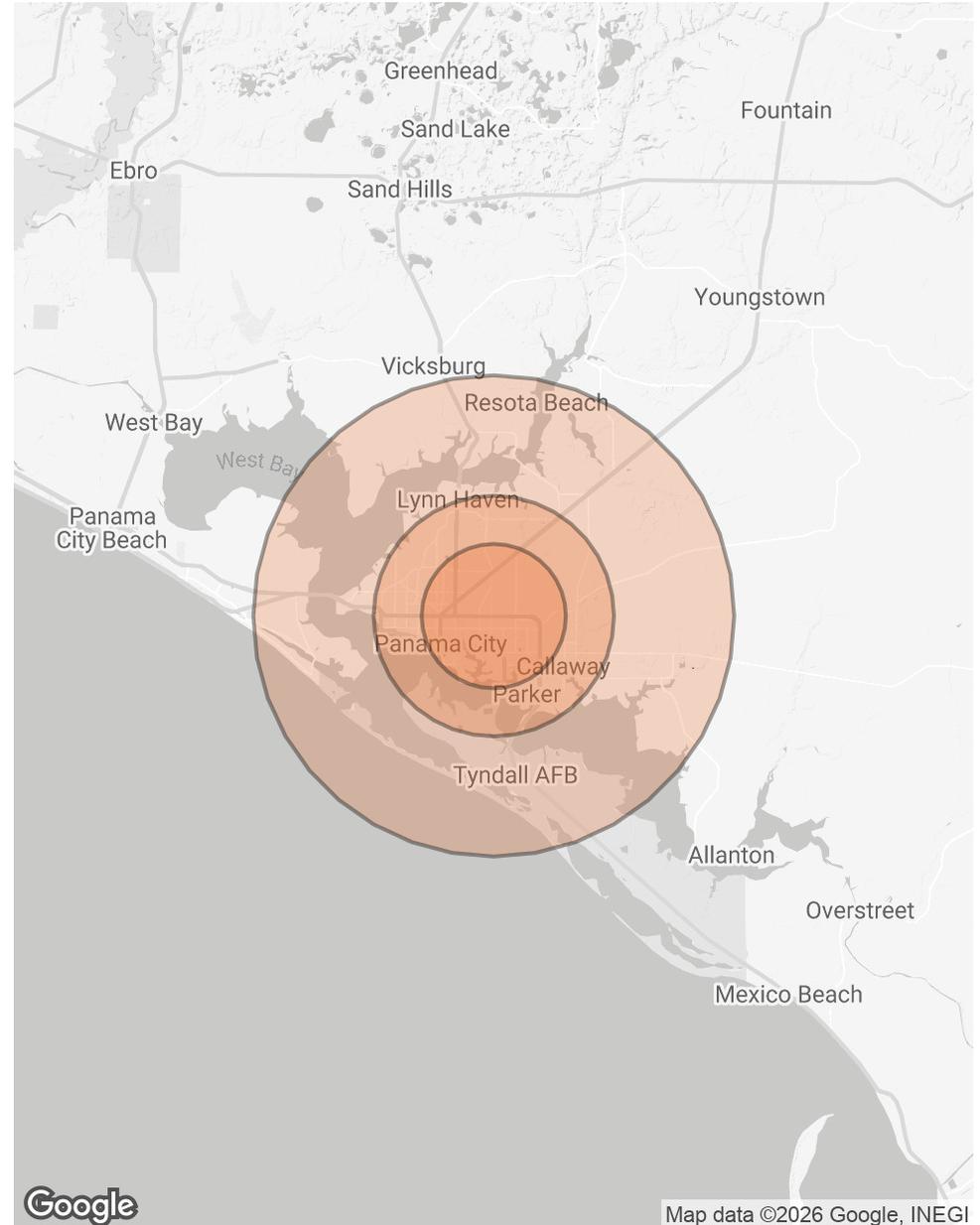
3 MILES 5 MILES 10 MILES

	3 MILES	5 MILES	10 MILES
TOTAL POPULATION	36,954	84,722	142,482
AVERAGE AGE	41	41	42
AVERAGE AGE (MALE)	39	40	41
AVERAGE AGE (FEMALE)	42	42	43

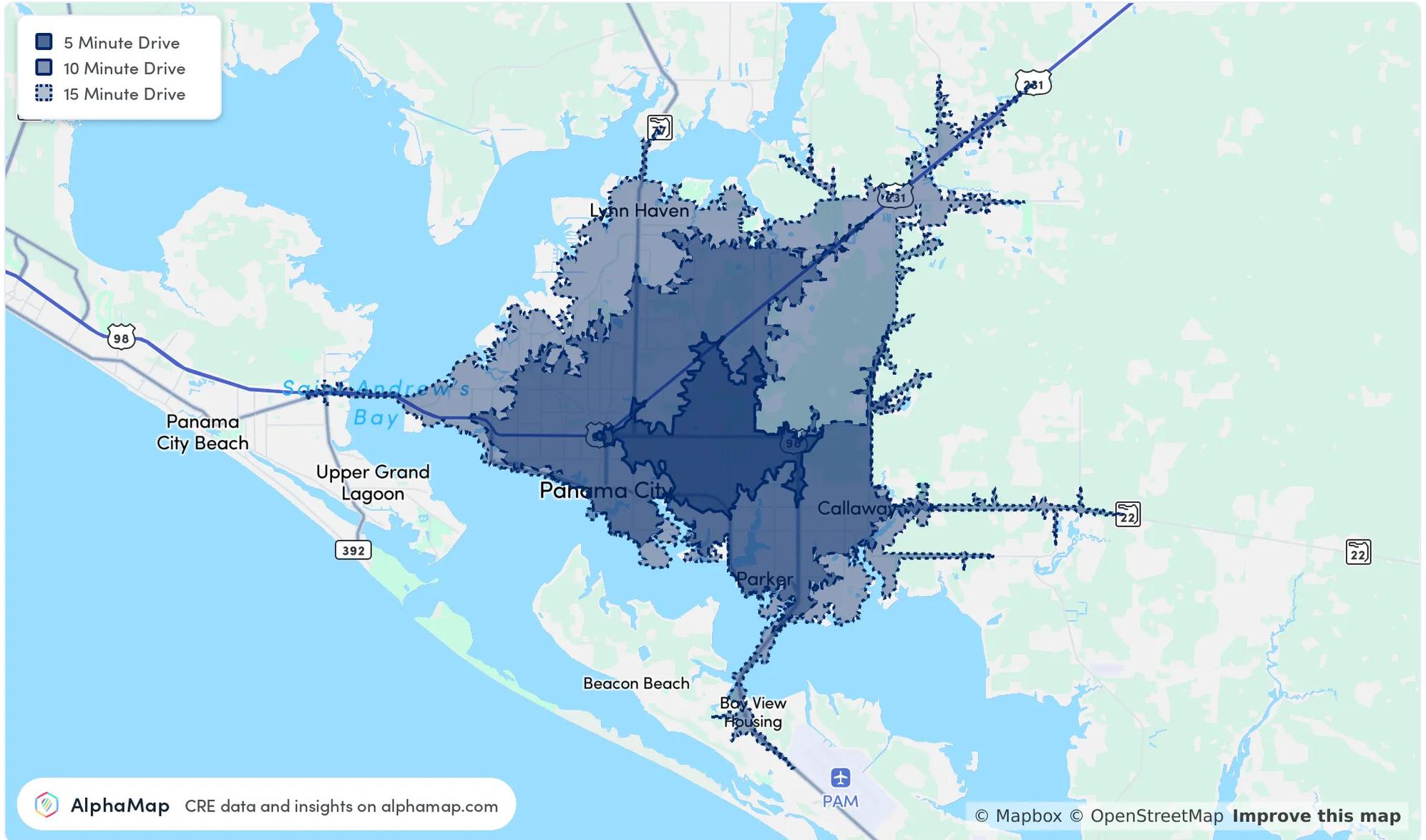
HOUSEHOLDS & INCOME 3 MILES 5 MILES 10 MILES

	3 MILES	5 MILES	10 MILES
TOTAL HOUSEHOLDS	14,293	33,179	56,189
# OF PERSONS PER HH	2.6	2.6	2.5
AVERAGE HH INCOME	\$69,828	\$79,658	\$86,473
AVERAGE HOUSE VALUE	\$272,740	\$280,372	\$312,243

Demographics data derived from AlphaMap



AREA ANALYTICS



Map and demographics data derived from AlphaMap

ADVISOR BIO 1



KRISTEN ASMAN

Vice President & Broker of Brokerage Services

kristen.asman@svn.com

Direct: **614.370.9077** | Cell: **614.370.9077**

OH #658012934

PROFESSIONAL BACKGROUND

Kristen Wilson-Asman is a Licensed Real Estate Agent and a Senior Real Estate Advisor with SVN. She received her Bachelor's Degree in Accounting from Miami University of Ohio. After graduation, Ms. Asman worked as an Auditor for Deloitte and Touche in Cincinnati, OH.

Ms. Asman began her real estate career with Matthews Click Bauman in Columbus, Ohio and later worked at McKinney Properties in Pittsburgh, Pennsylvania. She then worked at Horizons Real Estate as a Regional Property Manager and Developer before joining SVN in 2003. Ms. Asman has worked in Sales and Leasing of all Real Property Types but has specialized for many years in the sale of Self-Storage Properties nationwide.

Kristen Asman Product Council Chair of the SVN National Self Storage Team and serves on the Board of Trustees at the state level for the Self Storage Association.

Ms. Asman lives with her family in the Columbus, Ohio area and oversees development of the Mid-America Region for the SVN National Self Storage Team.

EDUCATION

Bachelor of Science, Accountancy, Miami University
Hondros School of Real Estate

MEMBERSHIPS

SVN National Self Storage Team
National Self Storage Association
Board of Trustees Ohio Self Storage Association

SVN | Wilson Commercial Group, LLC
Easton Town Center, 4200 Regent Street, Suite 200
Columbus, OH 43219
614.944.5140

ADVISOR BIO 2



KATELEIGH CALLOWAY

Advisor

kateleigh.calloway@svn.com

Direct: **205.937.2299**

FL # SL3636547 // AL #000137811-0 /

PROFESSIONAL BACKGROUND

Originally from Birmingham, AL, Kateleigh Calloway is a graduate of Auburn University with a Bachelor of Science in Marketing and Finance. She has been an advisor with SVN for over three years, specializing in self storage investment sales and tenant representation. Kateleigh represents the SVN National Self Storage Team across the Southeast, an industry-leading group that has closed over \$1 billion in transactions nationwide. She is also a member of the National Self Storage Association. Outside of work, she enjoys cooking, traveling, and fishing.

EDUCATION

Bachelor of Science in Marketing and Finance

MEMBERSHIPS

National Self Storage Association

SVN | SouthLand Commercial

186 N. Palafox St.
Pensacola, FL 32502
850.434.7500

ADVISOR BIO 3



MICHAEL CARRO, CCIM

Senior Advisor, Principal

mcarro@svn.com

Direct: **850.434.7500** | Cell: **850.380.3344**

FL #BK3179263 // AL #000093777

PROFESSIONAL BACKGROUND

Michael Carro is a CCIM and Commercial Broker Licensed in Florida and Alabama. He is a Principal at SVN | SouthLand Commercial Real Estate with offices in Pensacola, Panama City and Tallahassee. Before starting SVN | SouthLand Commercial, he was the 2009, 2010, 2011 & 2012 Top Producer for NAI Pensacola. He received the NAIOP 2023, 2016 and 2010 “Broker Deal of the Year” Award and the NAIOP “New Development of the Year” in 2014. He has been Top Producer for SVN | SouthLand Commercial in 2014-2023. In 2016, he was the #1 Top Producer in the State of Florida, and the #3 Top Producer in the USA for SVN.

Michael is the 2024 CCIM Panhandle District President

Restaurant Background

- Founded The Restaurant Realty Network and TheRestaurantRealty.com
- Has the The Restaurant Realty in 10 Podcast and Hosted “The Restaurant Realty Show” weekly on News Radio 1620.
- In 1999 and 2000 oversaw the acquisition of 120 Hardee’s Restaurant locations in Springfield, IL; Biloxi, MS; Pensacola, FL; Huntsville, Montgomery and Mobile, AL
- Was a member of the International Hardee’s Franchise Association (IHFA) and on the purchasing committee 2002-2006

EDUCATION

- Graduated from the University of Arizona with a BS in Business Administration
- Member of the Alpha Tau Omega fraternity
- Cheerleader for the University of Arizona from 1987 to 1990.

SVN | SouthLand Commercial

186 N. Palafox St.
Pensacola, FL 32502
850.434.7500