

**TLG**

**COMMERCIAL REAL ESTATE**

RETAIL PROPERTY FOR LEASE



## Restaurant Property for Lease

9800 Front Beach Rd, Panama City Beach, FL 32407

### **BRANDON CRAMER**

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### **TLG REAL ESTATE SERVICES**

3520 Thomasville Road, Suite 200  
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O: 850.385.6363



## EXECUTIVE SUMMARY

# RESTAURANT PROPERTY FOR LEASE

9800 FRONT BEACH RD, PANAMA CITY BEACH, FL 32407



### OFFERING SUMMARY

<b>Available SF:</b>	8,922 SF
<b>Lease Rate:</b>	\$18.00 SF/yr (NNN)
<b>Lot Size:</b>	1.5 Acres
<b>Year Built:</b>	2003
<b>Building Size:</b>	8,922 SF
<b>Zoning:</b>	CH
<b>APN:</b>	34826-000-000

### PROPERTY OVERVIEW

\$18.00 PSF plus CAM

Vacant restaurant building formerly known as Dirty Dick's Crab House. Kitchen build-out is in place. Ideal location for another restaurant concept.

### LOCATION OVERVIEW

Located along Front Beach Road (State Road 30), one of the primary east-west corridors in Panama City Beach, Florida, offering excellent visibility and accessibility in a highly active commercial and tourism district. The property is surrounded by a dense mix of restaurants, retail, hotels, and entertainment venues that serve both year-round residents and a strong seasonal visitor base.

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ADDITIONAL PHOTOS

## RESTAURANT PROPERTY FOR LEASE

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# RETAILER MAP

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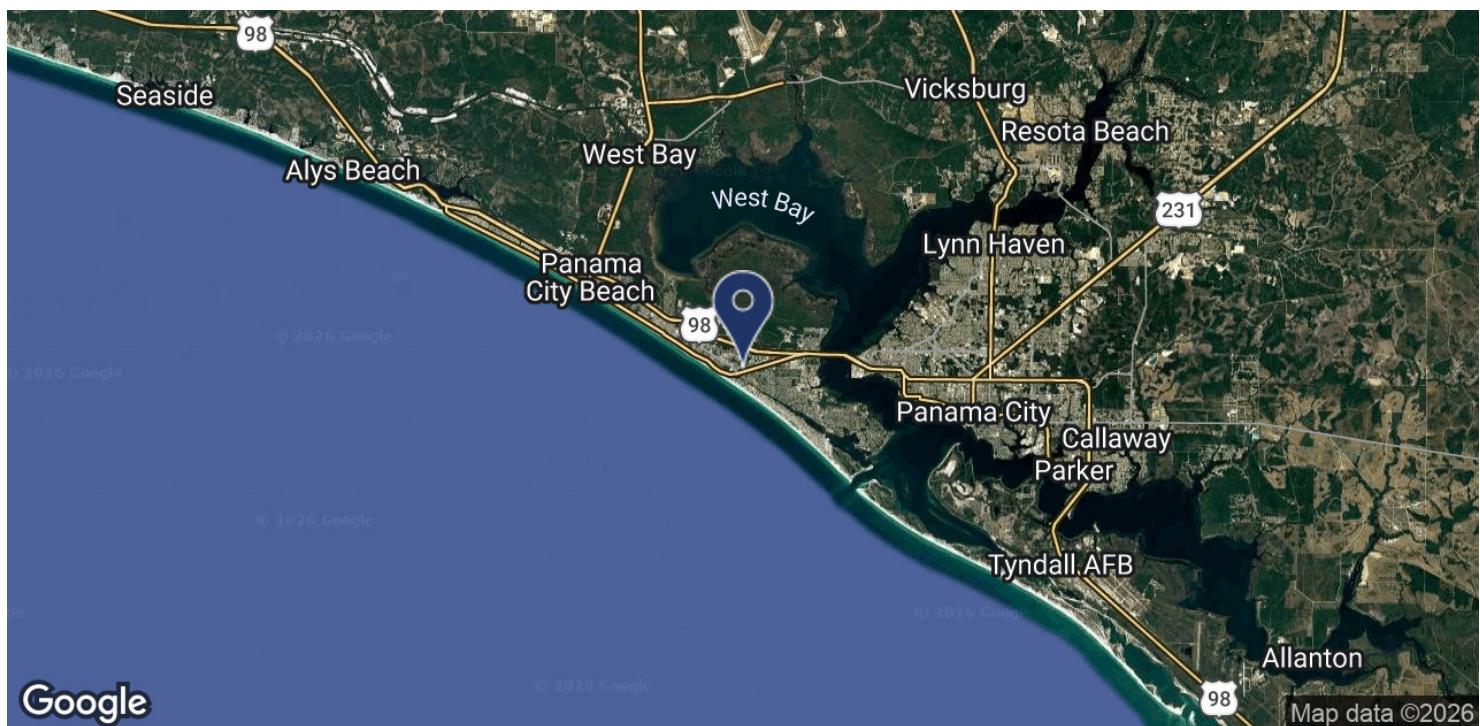
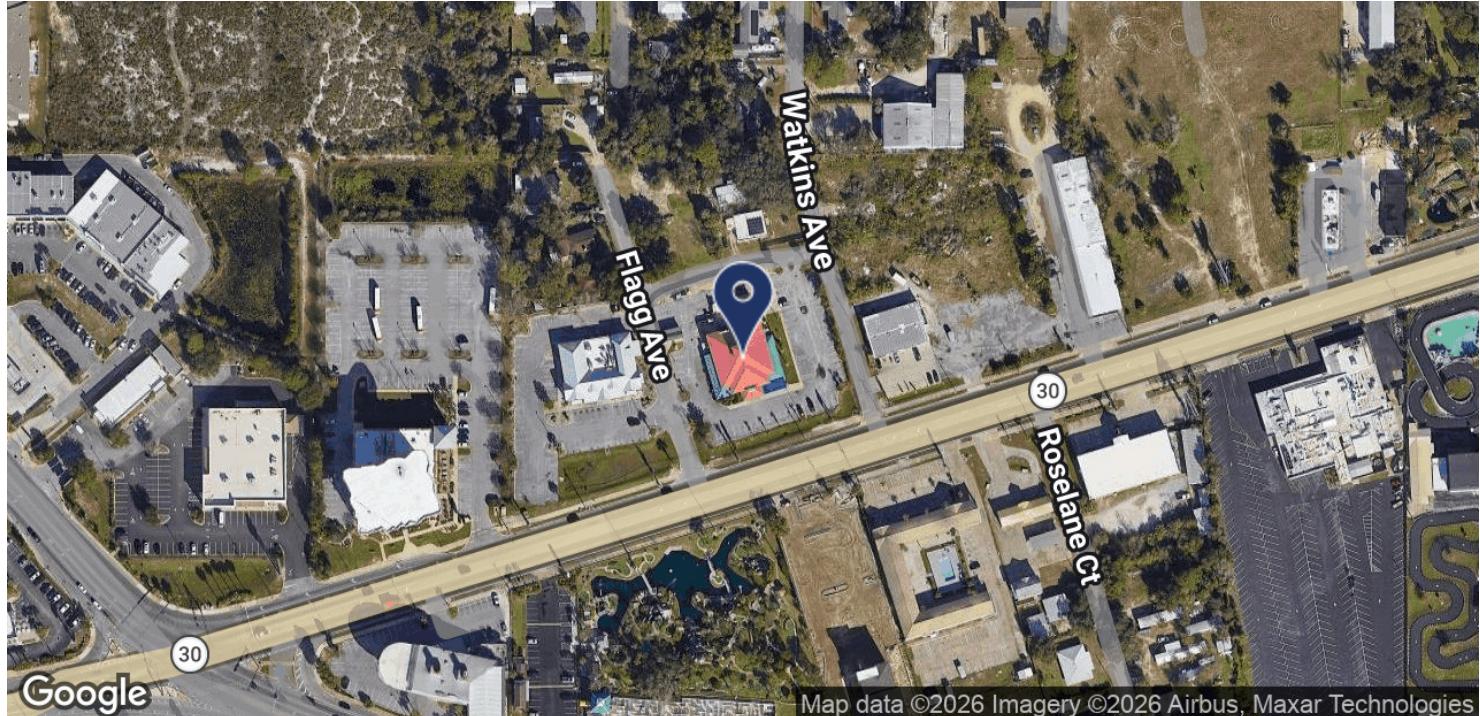




# LOCATION MAP

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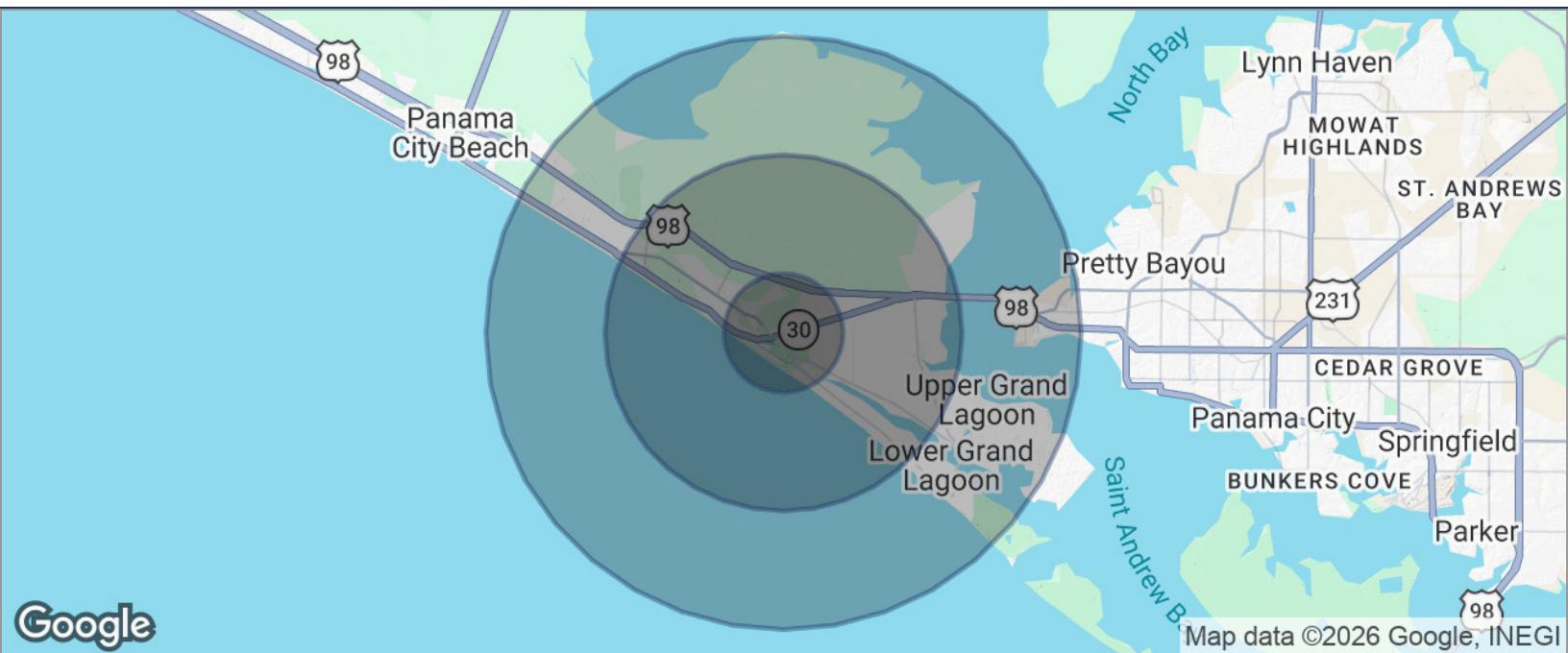
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# DEMOGRAPHICS MAP RESTAURANT PROPERTY FOR LEASE

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Google

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	6,366	26,190	37,301
MEDIAN AGE	44	43	44
MEDIAN AGE (MALE)	43	42	43
MEDIAN AGE (FEMALE)	45	44	45
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,883	11,417	16,332
# OF PERSONS PER HH	2.2	2.3	2.3
AVERAGE HH INCOME	\$88,973	\$90,855	\$96,503
AVERAGE HOUSE VALUE	\$406,336	\$400,389	\$409,698

\* Demographic data derived from 2020 ACS - US Census

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