



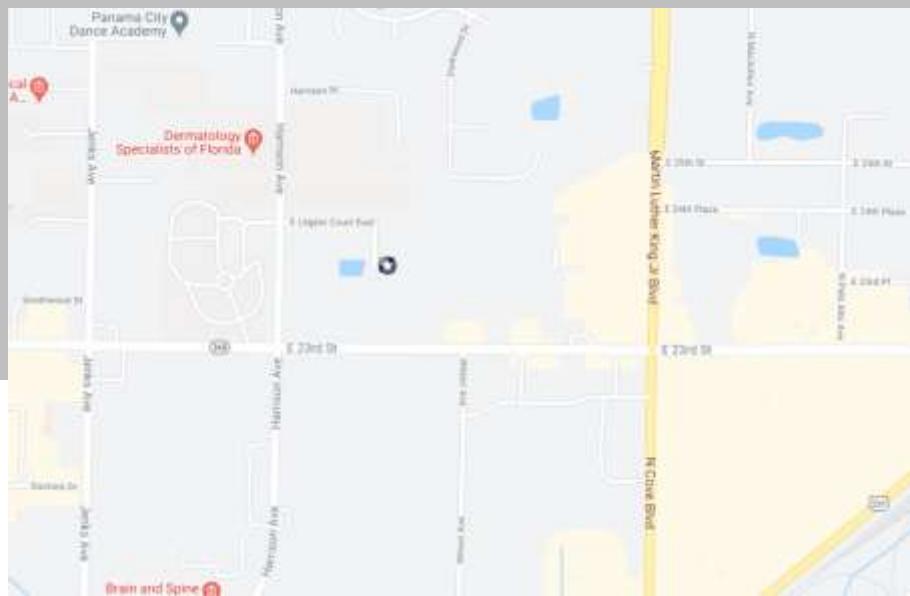
**1,654 Square Feet of Prime Retail Space  
in the 23<sup>rd</sup> Street Plaza in Panama City**

401 East 23rd Street, Suite G, Panama City, FL



## Highlights:

- 1,654 Square Feet
- Inline Retail Space
- High Visibility on 23<sup>rd</sup> Street
- All utilities available
- Zoned GC-2, General Commercial-2



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Great opportunity to lease prime retail space in the heart of Panama City's retail corridor. This inline space is surrounded by National credit tenants such as Home Depot, JoAnn Fabric, West Marine, Target, Panda Express, Chick-Fil-A, Burlington Coat Factory, Five Below and more. Traffic Counts and foot traffic are very high.



DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
2010 Population	4,146	49,192	83,528
2025 Projected Population	4,327	50,991	89,209
2010 Households	1,840	20,358	34,061
2025 Projected Households	1,947	20,988	36,060
2020 Average Household Income	\$72,935	\$61,806	\$66,291
2020 Median Household Income	\$49,678	\$48,169	\$49,428



### TRAFFIC COUNTS

Street	Cross Street	Cross Street Distance	Distance from Subject	Count Year	Traffic Volume
East 23 <sup>rd</sup> Street	Wilson Avenue	0.13 E	0.12 Miles	2020	34,685 MPSI
East 23 <sup>rd</sup> Street	North Cove Boulevard	0.18 E	0.21 Miles	2020	36,099 MPSI
State Highway 77	East 24 <sup>th</sup> Plaza	0.03 S	0.35 Miles	2020	28,586 MPSI
North Cove Boulevard	East 23 <sup>rd</sup> Street	0.10 N	0.41 Miles	2020	26,822 MPSI
East 23 <sup>rd</sup> Street	North Palo Alto Avenue	0.12 E	0.50 Miles	2020	22,890 MPSI