



PROPERTY SUMMARY

Mashburn Commercial

436 Harrison Ave. | Panama City, FL 32401

September 2025



EXECUTIVE SUMMARY

Lighthouse Equity Ventures is pleased to present the Grace District located at 436 Harrison Ave. Panama City, FL 32401 within Historic Downtown Panama City, FL. The property is available for lease or purchase.

OVERVIEW

The property is 22,000 SF gross. 4,000 SF – 6,000 SF is available as white box space. The 3rd and 4th floor of the building are residential condos and the roof will be turned into a rooftop bar and restaurant. The property is located in Historic Downtown Panama City, FL, which is currently going through a major revitalization. This building represents the first floor commercial of the Mashburn Building.

PROPERTY OVERVIEW

Property Name	Mashburn Building Commercial
Street Address	436 Harrison Ave.
City/State/Zip	Panama City, FL 32401
Land Area (ac)	+/- 0.14
Gross SF	22,000
Available	4,000 – 5,000 SF
Property Type	Restaurant/ Mixed-Use
Ownership Type	Condo
Status:	For Sale or Lease

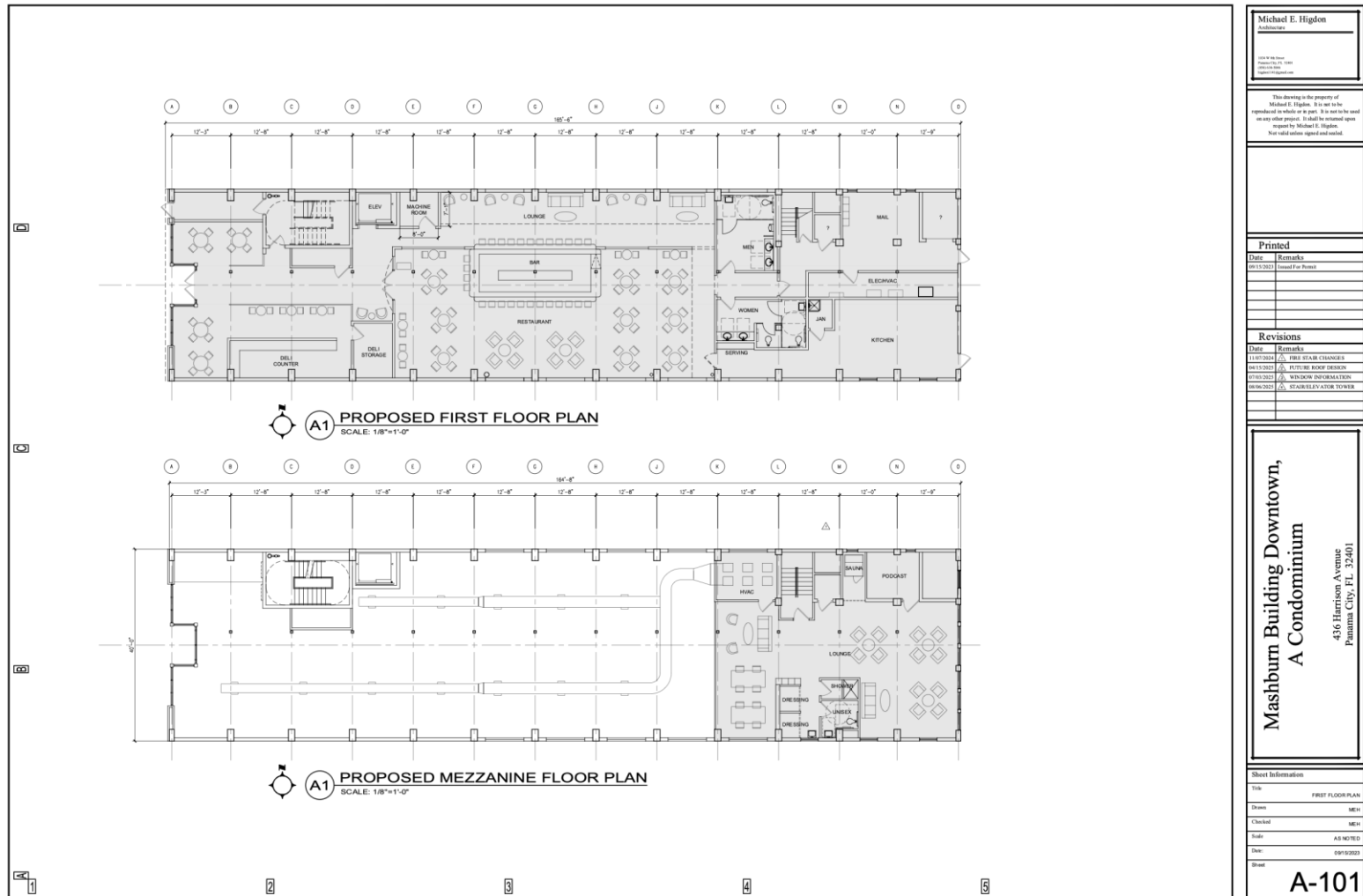
INFORMATION

Asking Price	\$1,250,000
Asking Lease Rate	\$23.00 PSF NNN
TI	Negotiable
Estimated CAM	\$5 PSF
Zoning	DTD
Municipality	City of Panama City
Renovated	2025

OPPORTUNITY ASSESSMENT



PROPERTY SUMMARY: The Mashburn Commercial is approximately 4,000 SF – 5,000 SF of the total 22,000 SF building. The current offering only considers the 1st floor commercial. However, the ownership would consider selling or leasing the additional +/-1,600 SF Mezzanine space as well.



PHOTOS



AREA HIGHLIGHTS:

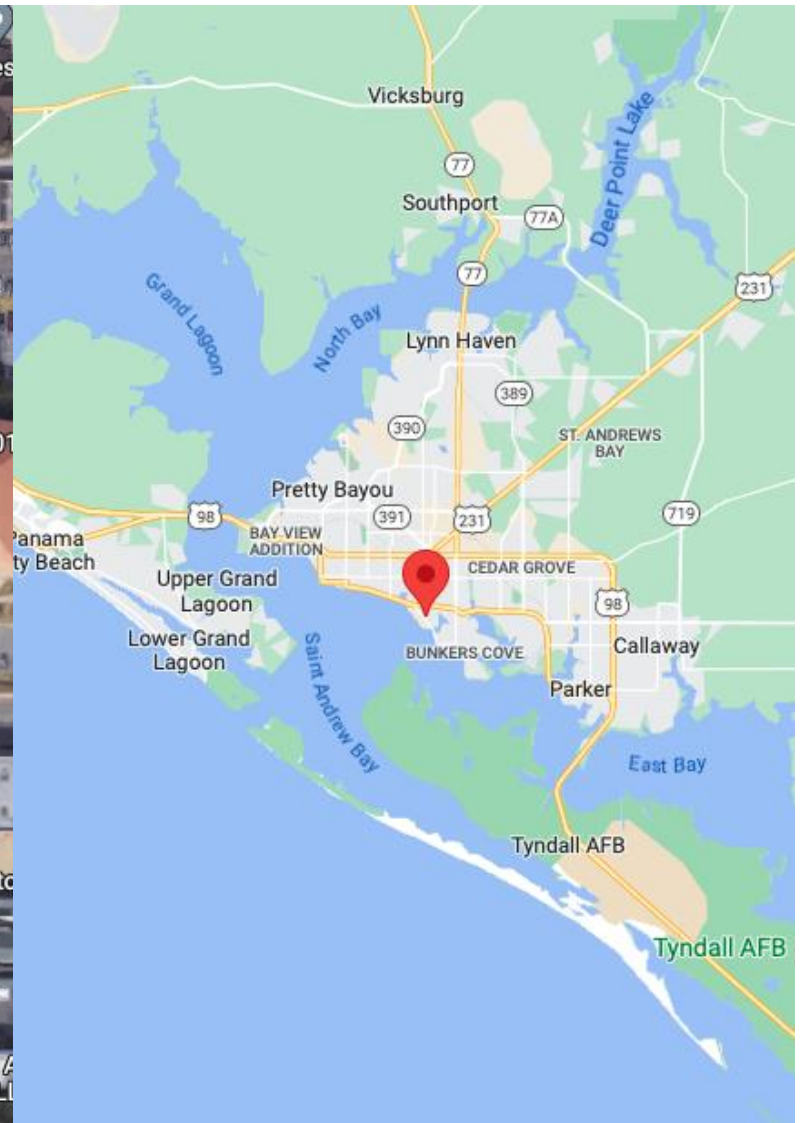
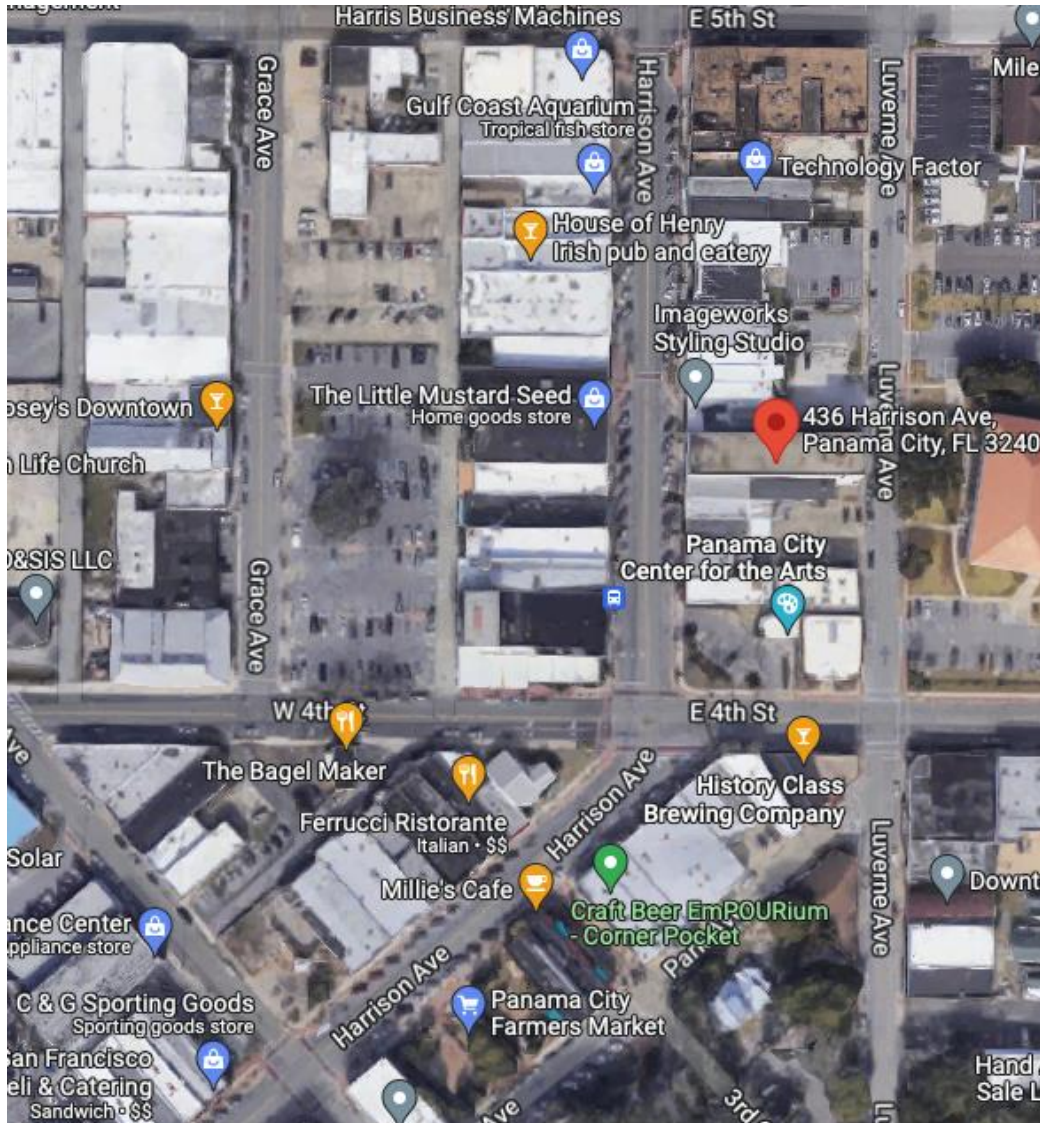
Historic Downtown Panama City Florida is currently being revitalized. Explore a plethora of dining options, breweries, coffee shops, boutique shopping, art galleries, yoga, boxing club, marina, and much more just steps away.



Recent Affiliated Downtown Projects:



PROPERTY LOCATION



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CONTACT

STEPHEN C. COUNTS

Managing Partner
(850) 832-9956

Stephen.Counts@gmail.com



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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.