

BELLCORE COMMERCIAL



GROUND LEASE OPPORTUNITY

1212 BECK AVE, PANAMA CITY, FL 32401

PROPERTY DESCRIPTION

Prime Ground Lease Opportunity located in Panama City, FL. The +/- 35,544 SF land is available for ground lease. The land is situated on +/- 0.816 acres on Beck Avenue with direct visibility from the road and access, located along Beck Ave, which experiences 10,000 VPD. There is approximately 234' of frontage on Beck Ave and adequate parking on site. Adjacent to the property are a Shrimp Boat restaurant and St. Andrews Marina. The site is located in beautiful Historic St. Andrews which offers visitors scenic coastline views, shopping, dining, and entertainment. City officials have partnered with Dover, Kohl & Partners, stakeholders and citizens to revitalize historic downtown Panama City and its waterfront. The project, which includes streetscape improvements, historic building restoration, and new construction projects, will stimulate the local economy. Nearby national retailers and restaurants include Walmart Supercenter, Sam's Club, Home Depot, Lowe's, Publix, Target, Hibbett Sports, Big Lots, Academy Sports & Outdoors, Hobby Lobby, Planet Fitness, Piggly Wiggly, Mcdonald's, Burger King, Popeyes, and many more.

PROPERTY HIGHLIGHTS

- Ideally located in Historic St. Andrews near the core retail trade area and downtown Panama City
- The Ascension Sacred Heart Bay Hospital and HCA Florida Gulf Coast Hospital are just 10 minutes from the site
- Gulf Coast State College and Florida State University Panama City are located 3 miles from the property and have attendances of approximately 1,200 - 1,600 students each

OFFERING SUMMARY

Lease Rate:	\$120,000.00 per year (Ground)
Available SF:	+/- 35,544 SF
Lot Size:	+/- 0.816 Acres
Property Type	Land
Traffic Count	10,000

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total Households	2,461	7,941	14,177
Total Population	4,660	15,575	27,475
Average HH Income	\$47,125	\$52,725	\$59,225

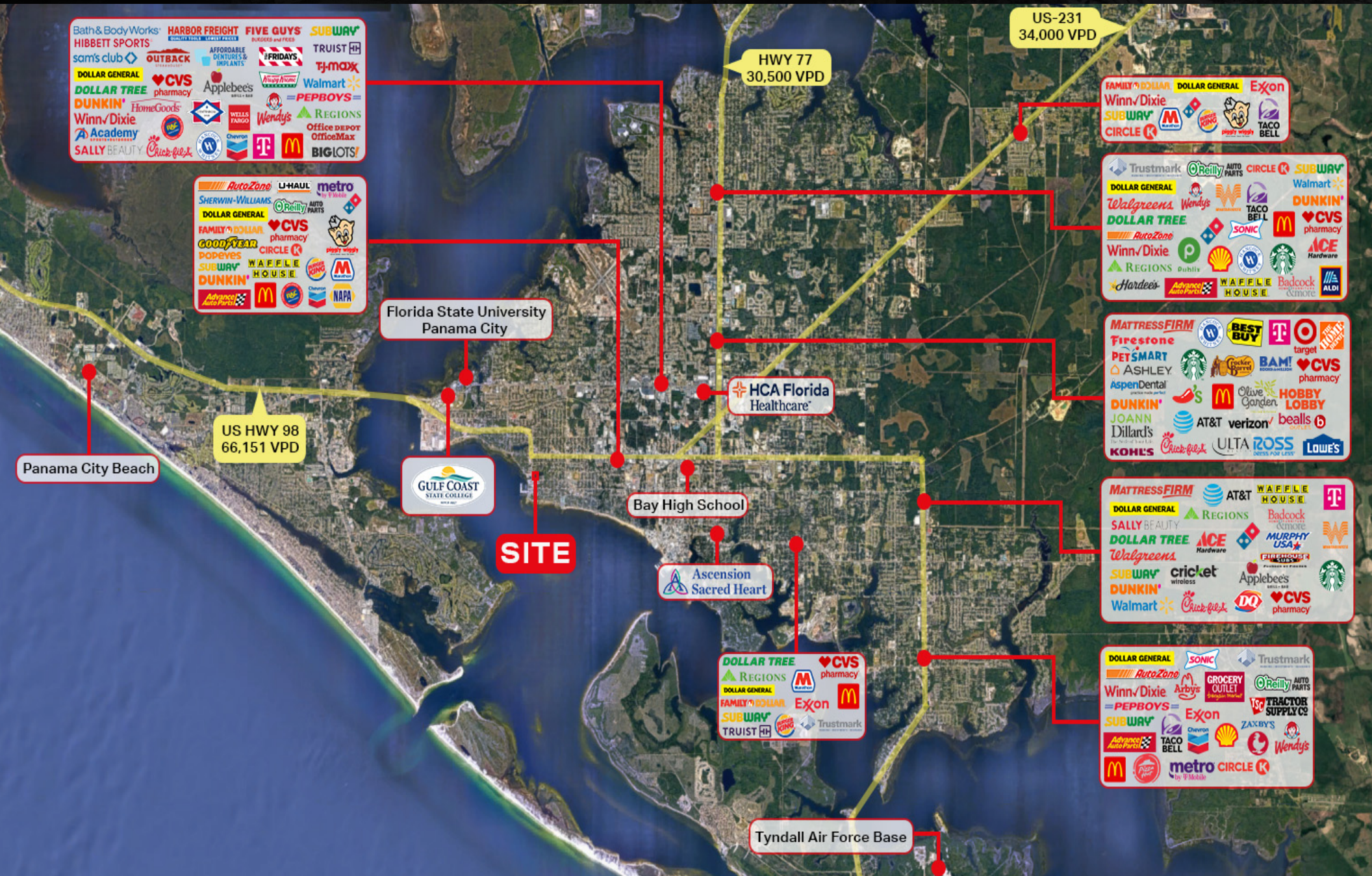


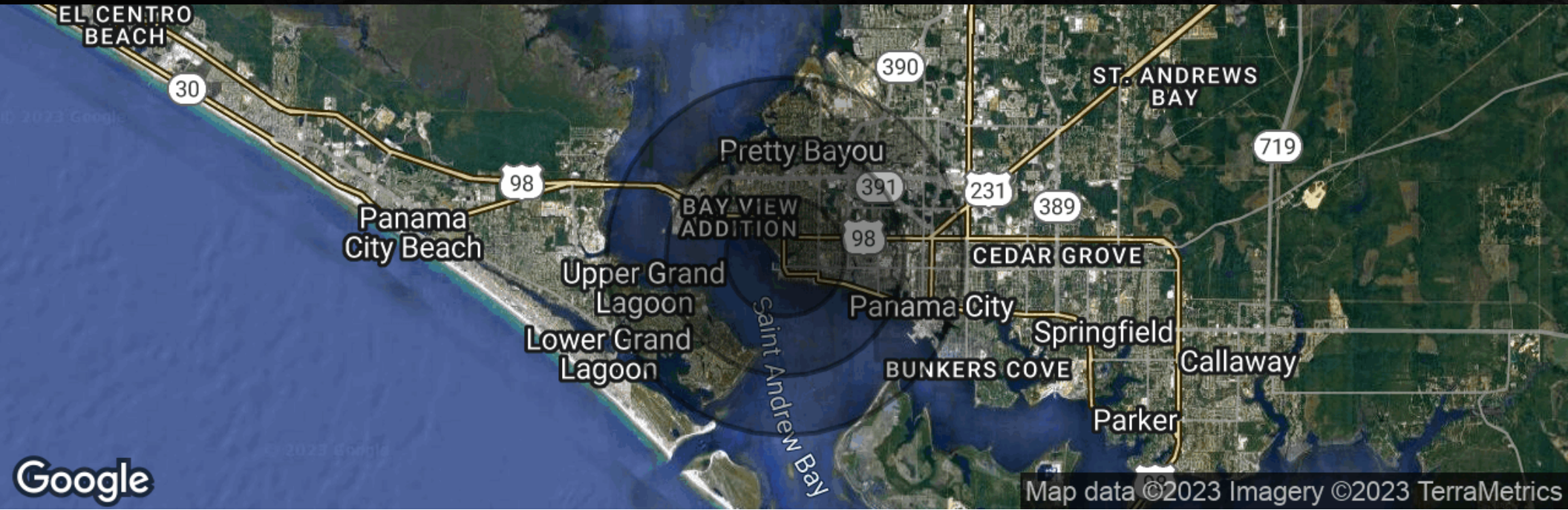




LOCATION OVERVIEW

Panama City is the largest city in the Panama City-Lynn Haven-Panama City Beach Metropolitan Statistical Area (MSA). It is also the largest city between Tallahassee and Pensacola. Home to Port Panama City, Tyndall Air Force Base, the U.S. Navy's Naval Support Activity Base, and Gulf Coast State College employs over 10,000 people combined. Northwest Florida Beaches International Airport is located in Panama City, the newest international airport to be built in the U.S. in more than 15 years. The Panama City Beach market is one of the top tourist vacation destinations in the United States, with its pristine white sand beaches that stretch across the entire Gulf Coast.





POPULATION	1 MILE	2 MILES	3 MILES
Total Population	4,660	15,575	27,475
Average Age	39.9	38.5	40.5
Average Age (Male)	41.8	37.6	39.4
Average Age (Female)	39.6	41.3	43.4
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	2,461	7,941	14,177
# of Persons per HH	1.9	2.0	1.9
Average HH Income	\$47,125	\$52,725	\$59,225
Average House Value	\$143,918	\$141,571	\$179,571

* Demographic data derived from 2020 ACS - US Census



HARRY BELL JR.

Managing Broker

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PROFESSIONAL BACKGROUND

Harry Bell is the President and Managing Broker of Bellcore Commercial. Bellcore Commercial is a full-service commercial real estate firm offering a wide range of diversified real estate services, including, but not limited to, investment sales, leasing, tenant representation, and asset management.

Harry has earned a distinguished reputation with over 20+ years of experience and is nationally recognized as a top producer in the commercial real estate industry. Prior to starting Bellcore Commercial, Harry sold his brokerage, John S. Carr & Associates, to an affiliate of Berkshire Hathaway in 2015. Harry brought his unique sales approach, marketing capabilities, and competitiveness to one of the largest real estate companies in the world. Under Berkshire, Harry and his team quickly became #1 globally ranked in commercial sales year after year. Bellcore Commercial offers the catalytic foundation needed for the long-term future growth of the company, team, and its leaders.

Bellcore Commercial is founded on the model that great deals are not measured with money; they are brokered with the foundation of great relationships. At Bellcore, our success is striving for our core principles; leadership, customer loyalty, client success, and integrity.

EDUCATION

Harry has earned a Bachelor of Science degree in Finance

MEMBERSHIPS

Mr. Bell is a member of many prominent industry organizations including the International Council of Shopping Centers, the National Association of Realtors, Florida Association of Realtors, Pensacola Association of Realtors, and the Emerald Coast Association of Realtors, to name a few.

Bellcore Commercial
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