

RETAIL SPACE FOR LEASE | PANAMA CITY BEACH, FLORIDA



CBRE

VINTAGE

LAKE POWELL



BUILDING 200: 8,050 SF

VINTAGE LAKE POWELL

MIXED USE DEVELOPMENT

VINTAGE LAKE POWELL IS A MIXED-USE DEVELOPMENT FEATURING 286 MULTIFAMILY UNITS AND 20,050 SF OF RETAIL SPACE. AMENITIES INCLUDE SURFACE LOT PARKING WITH 555 SPACES, BEACH ACCESS ON FRONT BEACH ROAD AND LAKE BOAT LAUNCH ACCESS.

RETAIL FOR LEASE

CBRE, Inc., as exclusive listing agent, is pleased to offer the following prime retail space for lease:

- > 20,050 SF AVAILABLE
- > 5 YEARS+ LEASE TERMS
- > OCT 2024 CONSTRUCTION COMMENCED
- > WHITE-BOX CONDITION
- > Q4 2025 DELIVERY (EST.)
- > 555 PARKING SPACES

COMPETITIVE LEASE TERMS AVAILABLE. PLEASE INQUIRE



BUILDING 100: 12,000 SF

SITE PLAN

BUILDING 100

> 4,405 SF
RESTAURANT

> 4,600 SF
LEASED
RESTAURANT

> 1,323 SF
RETAIL/RESTAURANT

> 1,400 SF
LEASED
RETAIL

BUILDING 200

> 4,300 SF
RESTAURANT

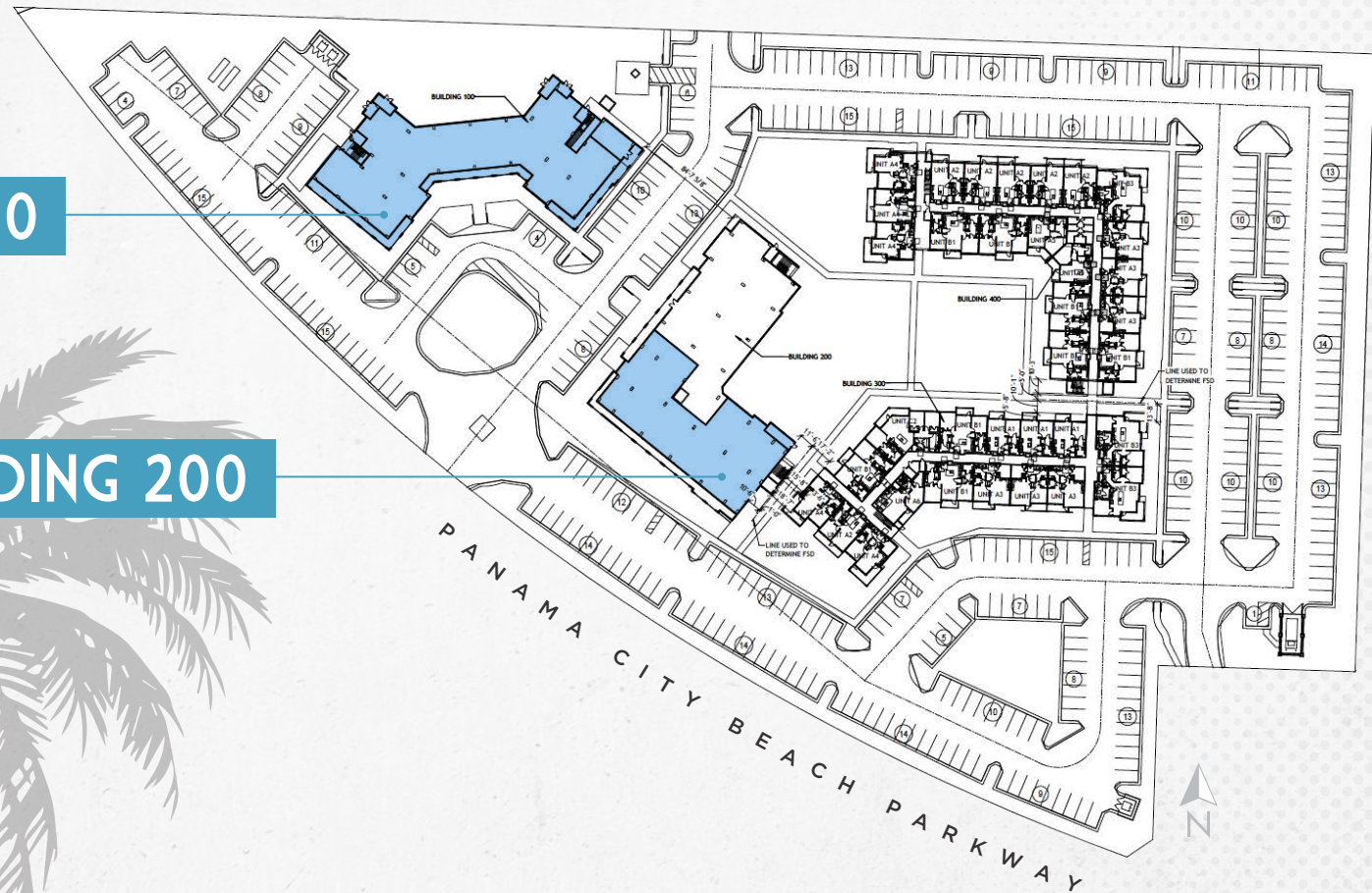
> 1,050 SF
RETAIL/RESTAURANT

> 1,300 SF
LEASED
RESTAURANT

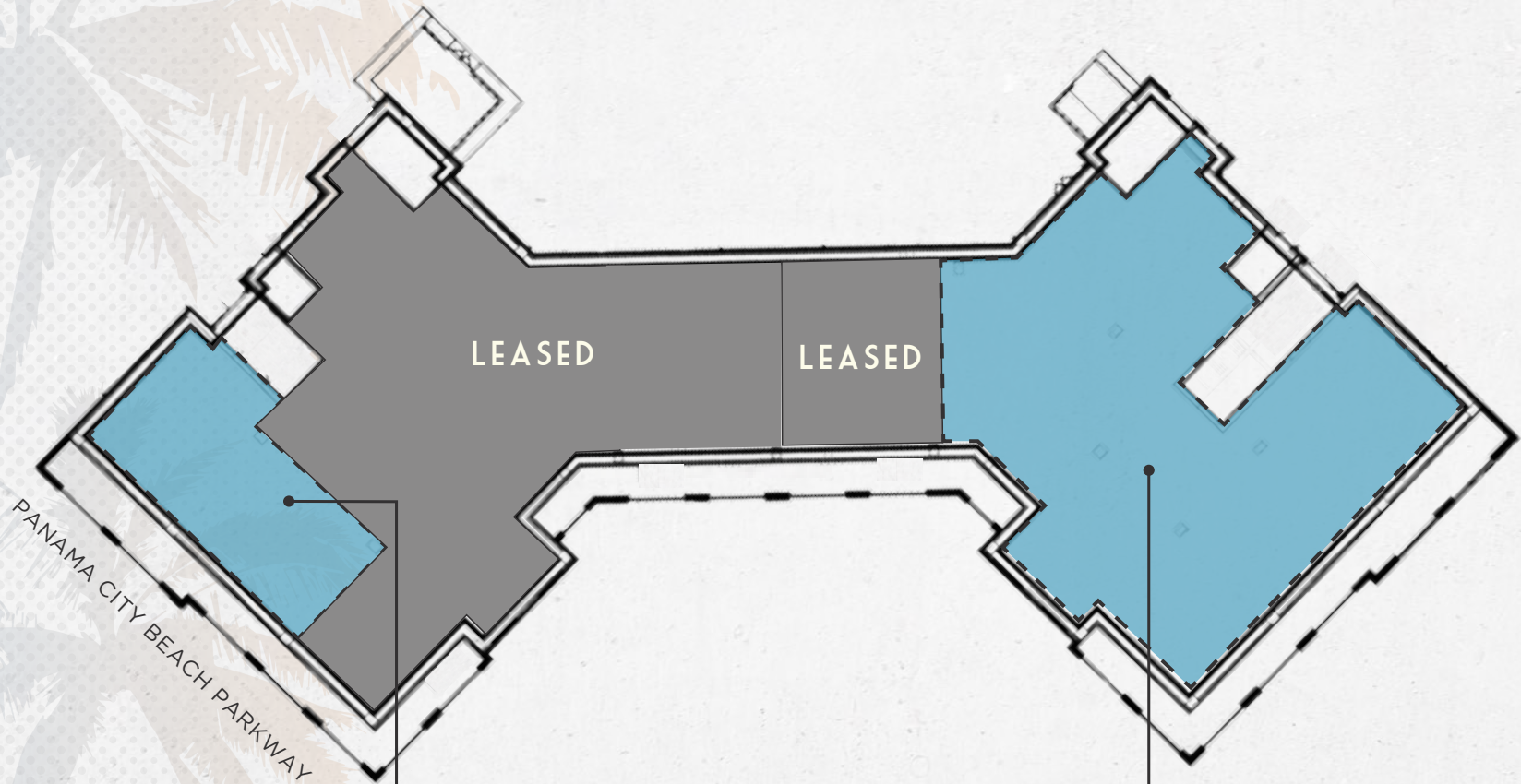
> 1,050 SF
RETAIL

BUILDING 100

BUILDING 200



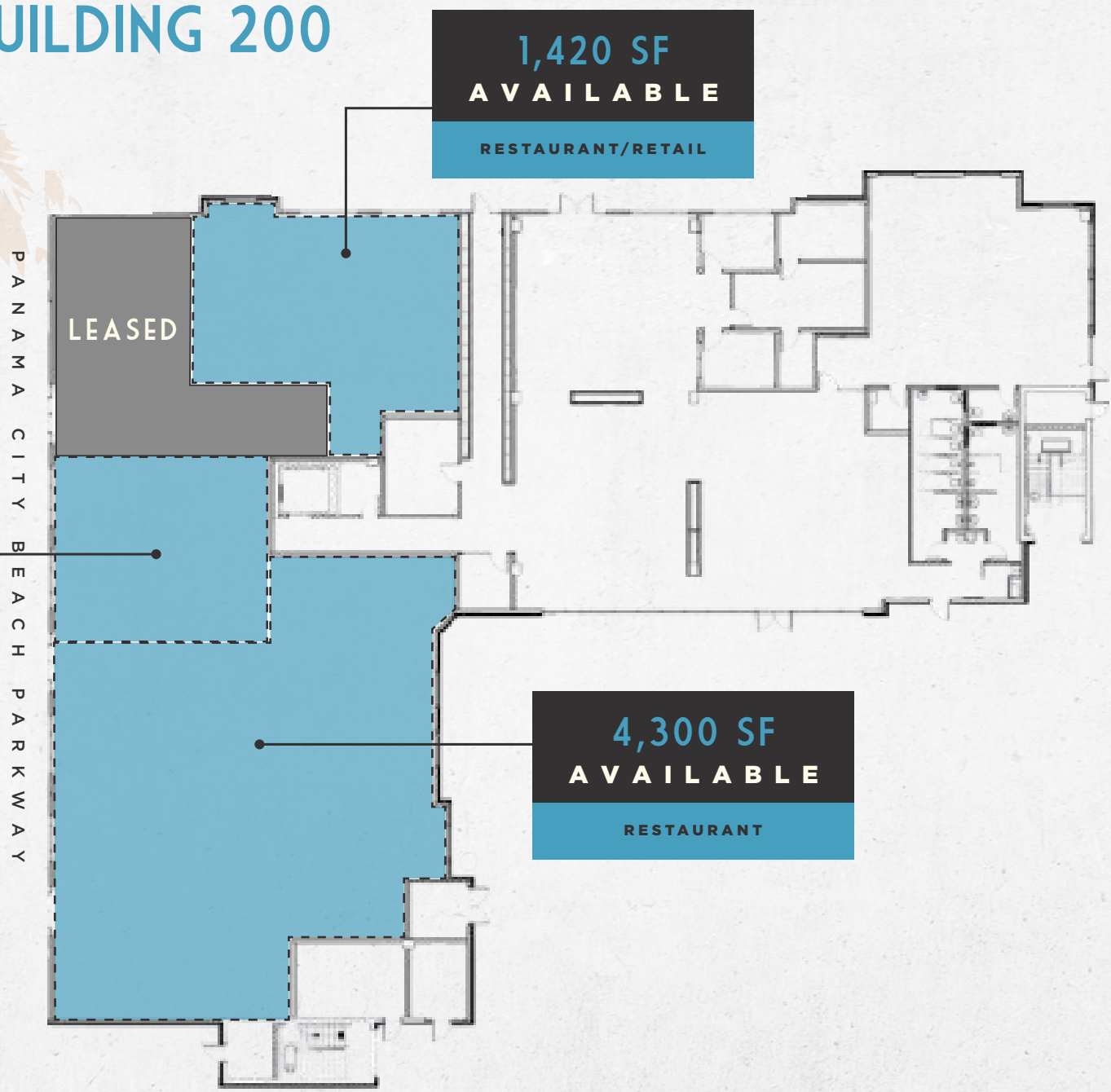
FLOOR PLAN BUILDING 100



1,323 SF
AVAILABLE
RETAIL/RESTAURANT

4,405 SF
AVAILABLE
FULL SERVICE RESTAURANT

FLOOR PLAN BUILDING 200



PANAMA CITY BEACH PARKWAY

1,050 SF
AVAILABLE
RESTAURANT/RETAIL

1,420 SF
AVAILABLE
RESTAURANT/RETAIL

4,300 SF
AVAILABLE
RESTAURANT

AREA MAP



PANAMA CITY BEACH PARKWAY

LAKE POWELL

VINTAGE
LAKE POWELL

CAIN ROAD

LAKEVIEW DRIVE

CARILLON AVENUE

PRIMARY ACCESS

SECONDARY ACCESS
WELLS FARGO

SIGNALIZED INTERSECTION

FRONT BEACH ROAD



ExxonMobil



DUNKIN'



GULF OF MEXICO

RENOWNED DESTINATION

WHERE 30A MEETS BAY!

VINTAGE LAKE POWELL IS NESTLED IN THE WESTERNMOST EDGE OF PANAMA CITY BEACH, BORDERING INLET BEACH/ROSEMARY BEACH AND SERVING BOTH WESTERN BAY COUNTY AND THE GREATER BEACHES OF SOUTH WALTON MARKET AREA.



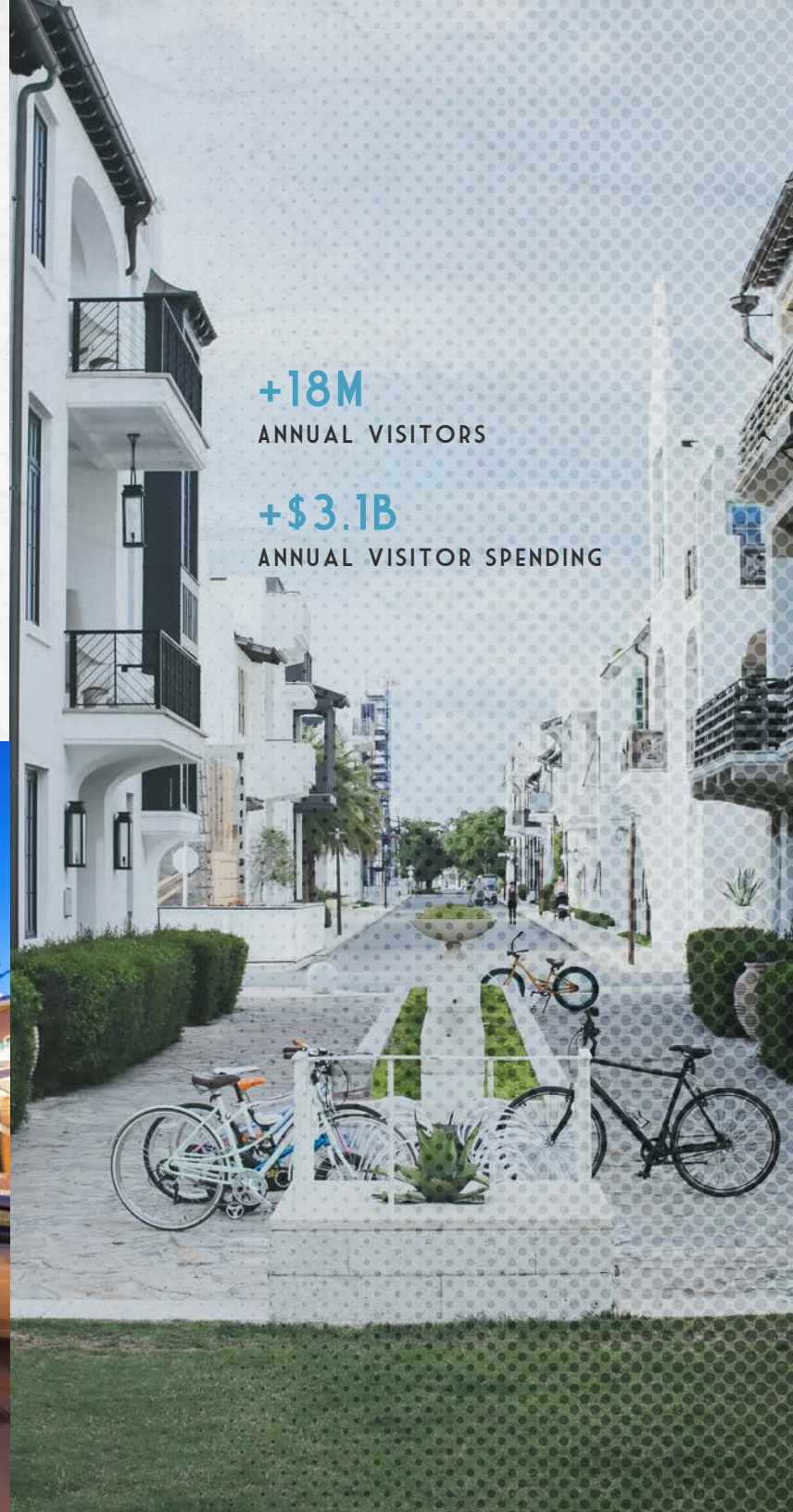
- Just across Lake Powell from Rosemary Beach, Alys Beach, and all the destination beach communities of Scenic Highway 30A
- Across from Carillon Beach Resort
- Seven miles from Pier Park in Panama City Beach

AREA DEMOGRAPHICS

	10 MINS	20 MINS	30 MINS
POPULATION	12,469	34,442	88,835
DAYTIME POPULATION	12,128	36,492	95,642
AVERAGE HH INCOME	\$142,431	\$133,691	\$120,116
HOUSING UNITS	15,522	34,184	76,434
SEASONAL POPULATION	46,566	102,552	229,302

+18M
ANNUAL VISITORS

+\$3.1B
ANNUAL VISITOR SPENDING



MARKET OVERVIEW

VINTAGE LAKE POWELL – WHERE 30A MEETS BAY

Vintage Lake Powell is located at the crossroads between Panama City Beach/Bay County and Scenic Highway 30A/South Walton County, serving as a gateway to and between the distinct market areas, and enjoying the best of both communities – it’s both laid back and upscale, a place to unwind by the beach or lake, or to dress up for a night out with friends. Vintage Lake Powell is “where 30A meets Bay”.

PANAMA CITY BEACH

Long known as one of Florida’s major beach destinations for visitors throughout the country, Panama City Beach is quickly becoming a multifaceted economic center. The market is home to a variety of businesses, including marine/ship manufacturing, data services and call centers, and the operations of a who’s who list of Fortune 500 technology and defense contractors that support the military missions of Tyndall Air Force Base and Naval Support Activity/Naval Surface Warfare Center. With an unmatched climate and outdoor recreational lifestyle, strong educational institutions, and enormous investment in the area’s infrastructure, Panama City Beach is attracting more business relocations and expansions every day, along with a rapidly growing stream of new residents. While the market area is diversifying its economy and expanding at an ever-faster pace, Panama City Beach continues to uphold the Gulf Coast culture for which it’s always been known, and remains the “World’s Most Beautiful Beach”.





MARKET OVERVIEW

SCENIC HIGHWAY 30A

The Beaches of South Walton County and Scenic Highway 30A specifically have always been known as a premier vacation destination in the Southeast. Tourists and families have been choosing the area for their vacation spot for years because of its sugar-white sand beaches, world-class resort destinations, and its laid-back yet sophisticated style. However, during the past five years, more and more people have been permanently migrating to the area for the outstanding quality of life making South Walton County their primary home. Walton County consistently ranks as the fastest growing county in the state of Florida. Many of the residents are entrepreneurial in nature and some are still tethered to corporations back home. As a result, the need for quality workspace, retail services and amenities has been in steady and growing demand.

VINTAGE LAKE POWELL

TOM WATSON

Senior Vice President
T +1 850 527 3524
thomas.watson@cbre.com

ELIZABETH FORSYTHE

Vice President
T +1 850 585 5290
elizabeth.forsythe@cbre.com

SAM HERRERA

Associate
T +1 714 227 3829
sam.herrera@cbre.com



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