



FOR SALE

## FORMER APPLEBEE'S RESTAURANT SITE | HARD CORNER PANAMA CITY BEACH HUTCHISON BLVD

10071 Hutchison Boulevard, Panama City Beach, FL 32407

**Kevin Wattenbarger, CCIM**

Qualifying Broker  
850.913.9133  
[kevin@kwa-cre.com](mailto:kevin@kwa-cre.com)

**Michael Carro, CCIM**

Senior Advisor, Principal  
850.434.7500  
[mcarro@svn.com](mailto:mcarro@svn.com)



# FORMER APPLEBEE'S RESTAURANT SITE | HARD CORNER PANAMA CITY BEACH HUTCHISON BLVD

10071 Hutchison Boulevard, Panama City Beach, FL 32407



## 360° VIRTUAL TOUR

### PROPERTY DESCRIPTION

This offering presents a rare opportunity to acquire a Turn Key restaurant property located at a signalized hard corner in Panama City Beach, Florida. The 5,135 SF freestanding building—formerly operated as Applebee's.

The property is located at the southeast corner of Hutchison Boulevard and Churchwell Drive, featuring full access via a traffic signal and exceptional visibility. With 95 total parking spaces (18.5 per 1,000 SF), the site offers excellent fundamentals for continued investment income or future repositioning.

### OFFERING SUMMARY

Sale Price:	\$2,400,000
Lease Rate:	Negotiable
Available SF:	
Lot Size:	1.393 Acres
Building Size:	5,135 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,633	10,621	16,397
Total Population	5,819	24,468	37,447
Average HH Income	\$91,141	\$91,615	\$96,569

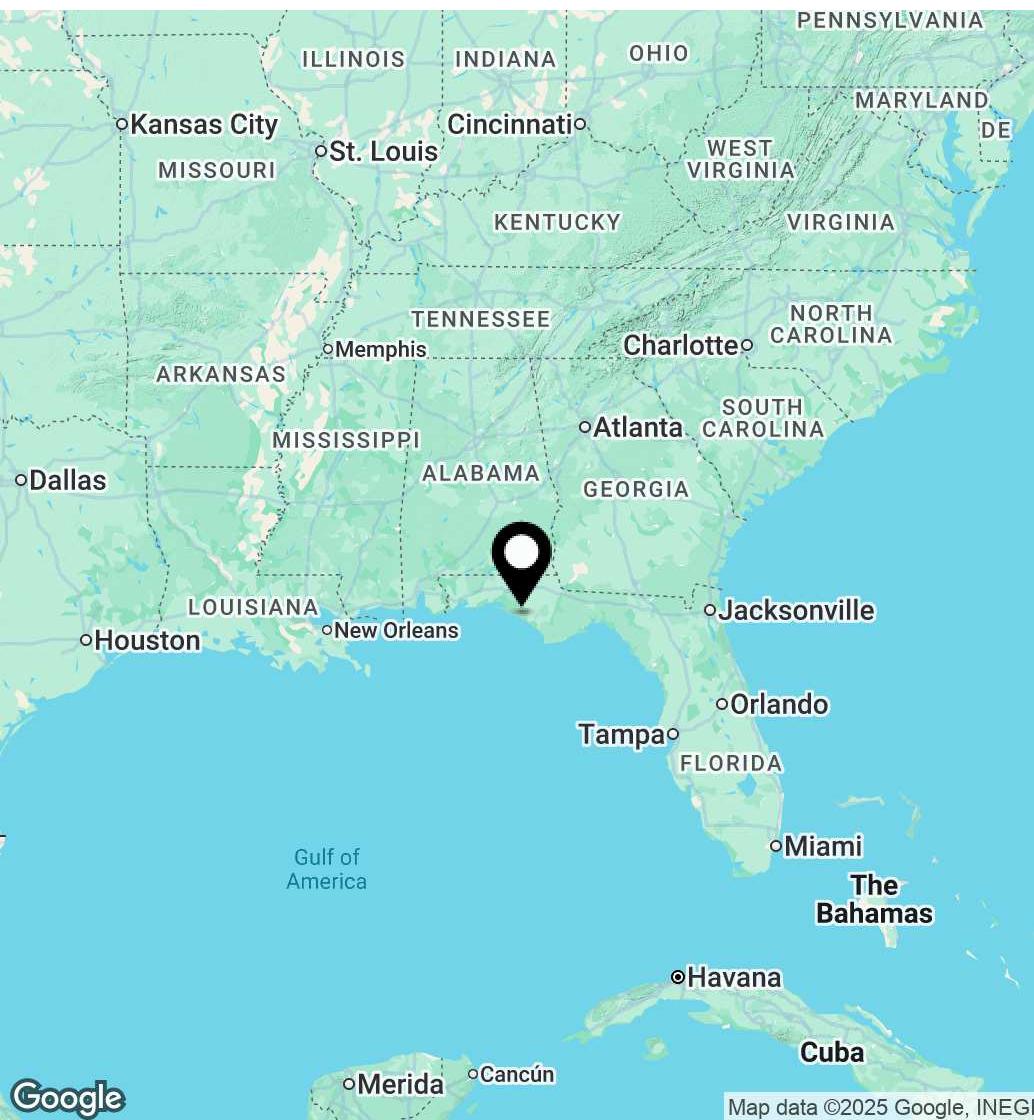
**Kevin Wattenbarger, CCIM**  
 Qualifying Broker  
 850.913.9133  
 kevin@kwa-cre.com

**Michael Carro, CCIM**  
 Senior Advisor, Principal  
 850.434.7500  
 mcarro@svn.com



# FORMER APPLEBEE'S RESTAURANT SITE | HARD CORNER PANAMA CITY BEACH HUTCHISON BLVD

10071 Hutchison Boulevard, Panama City Beach, FL 32407



- 5,135 SF Freestanding Restaurant on 1.393 Acres
- Signalized Hard Corner | 95 Parking Spaces
- Former Applebee's
- Zoned Commercial High Intensity (CH) – Ideal for QSR, Retail, or Redevelopment
- Former Applebee's with Existing Kitchen Infrastructure
- 5,135 SF Freestanding Restaurant
- 1.393 Acres at a Signalized Hard Corner -SEC Hutchison Blvd & Churchwell Dr
- Parking: 91 Spaces + 4 Handicap (Ratio: 18.5:1,000 SF)
- Zoning: Commercial High Intensity (CH | PCB)
- Surrounded by Tourist Lodging, Retail, and Entertainment

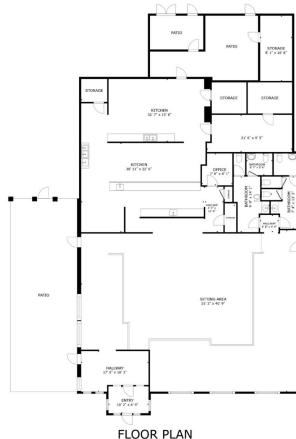
**Kevin Wattenbarger, CCIM**  
Qualifying Broker  
850.913.9133  
kevin@kwa-cre.com

**Michael Carro, CCIM**  
Senior Advisor, Principal  
850.434.7500  
mcarro@svn.com



# FORMER APPLEBEE'S RESTAURANT SITE | HARD CORNER PANAMA CITY BEACH HUTCHISON BLVD

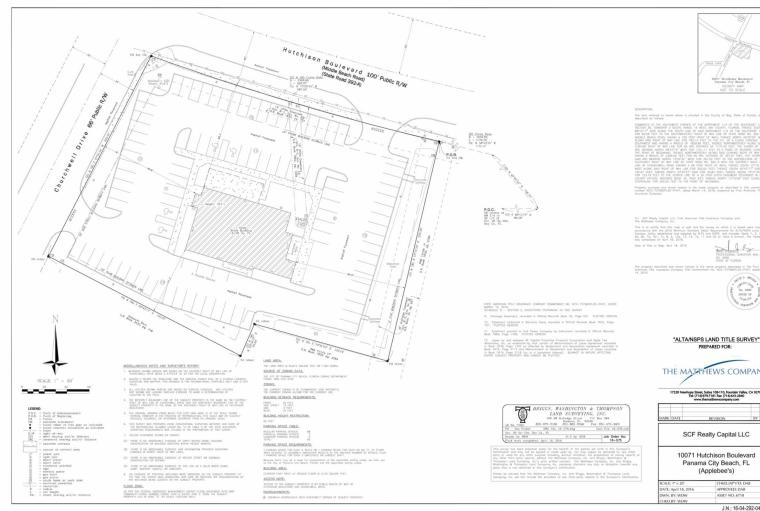
10071 Hutchison Boulevard, Panama City Beach, FL 32407



FLOOR PLAN

GROSS INTERNAL AREA  
FLOOR PLAN 4,401 sq ft.  
EXCLUDED AREAS: PATIO 206 sq ft. PATIO 622 sq ft. PATIO 115 sq ft.  
TOTAL = 6,693 sq ft.  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Matterport



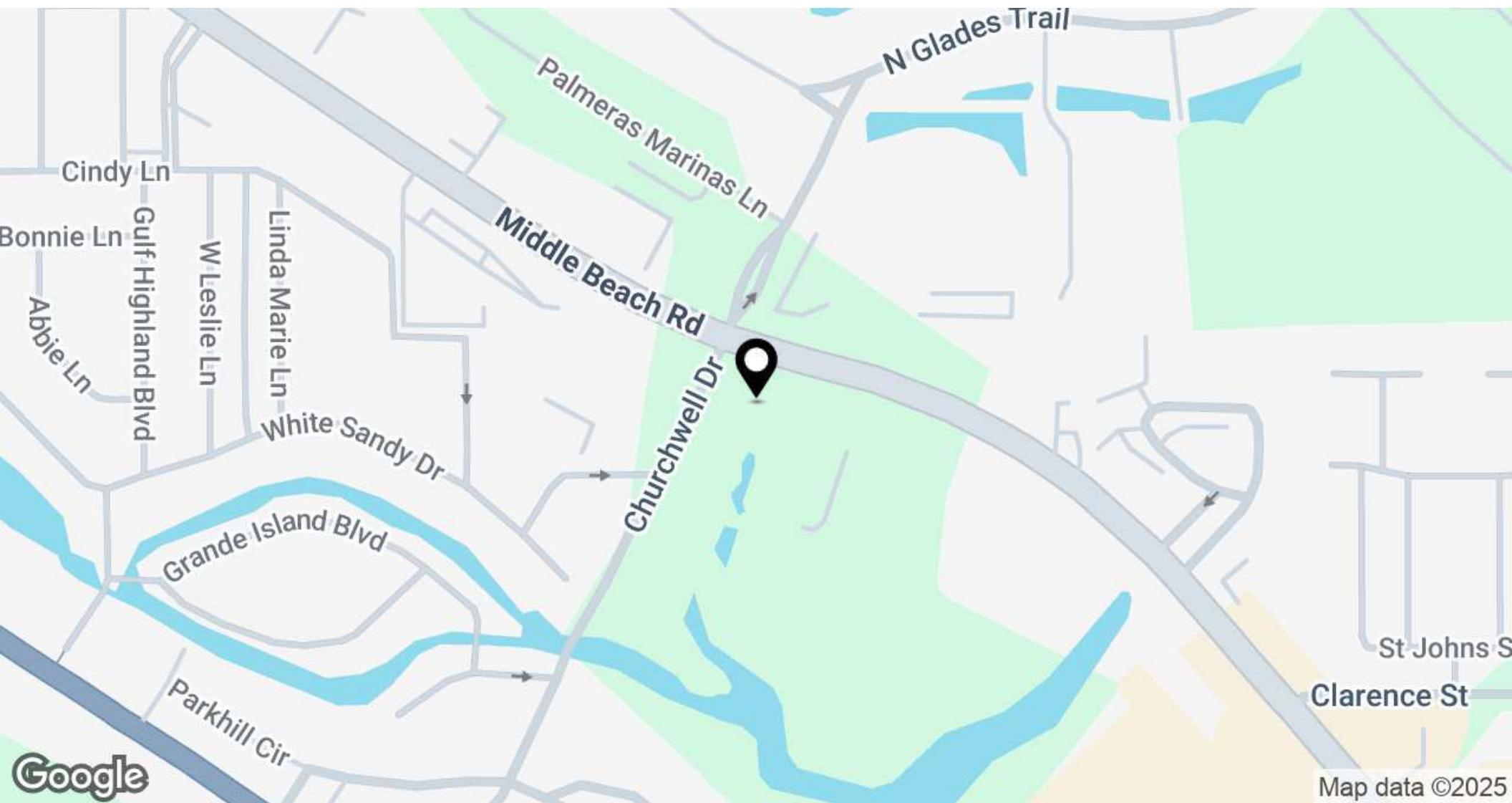
**Kevin Wattenbarger, CCIM**  
Qualifying Broker  
850.913.9133  
kevin@kwa-cre.com

**Michael Carro, CCIM**  
Senior Advisor, Principal  
850.434.7500  
mcarro@svn.com



## FORMER APPLEBEE'S RESTAURANT SITE | HARD CORNER PANAMA CITY BEACH HUTCHISON BLVD

10071 Hutchison Boulevard, Panama City Beach, FL 32407



**Kevin Wattenbarger, CCIM**  
Qualifying Broker  
850.913.9133  
[kevin@kwa-cre.com](mailto:kevin@kwa-cre.com)

**Michael Carro, CCIM**  
Senior Advisor, Principal  
850.434.7500  
[mcarro@svn.com](mailto:mcarro@svn.com)



[FiveBridgesRealEstate.com](http://FiveBridgesRealEstate.com)

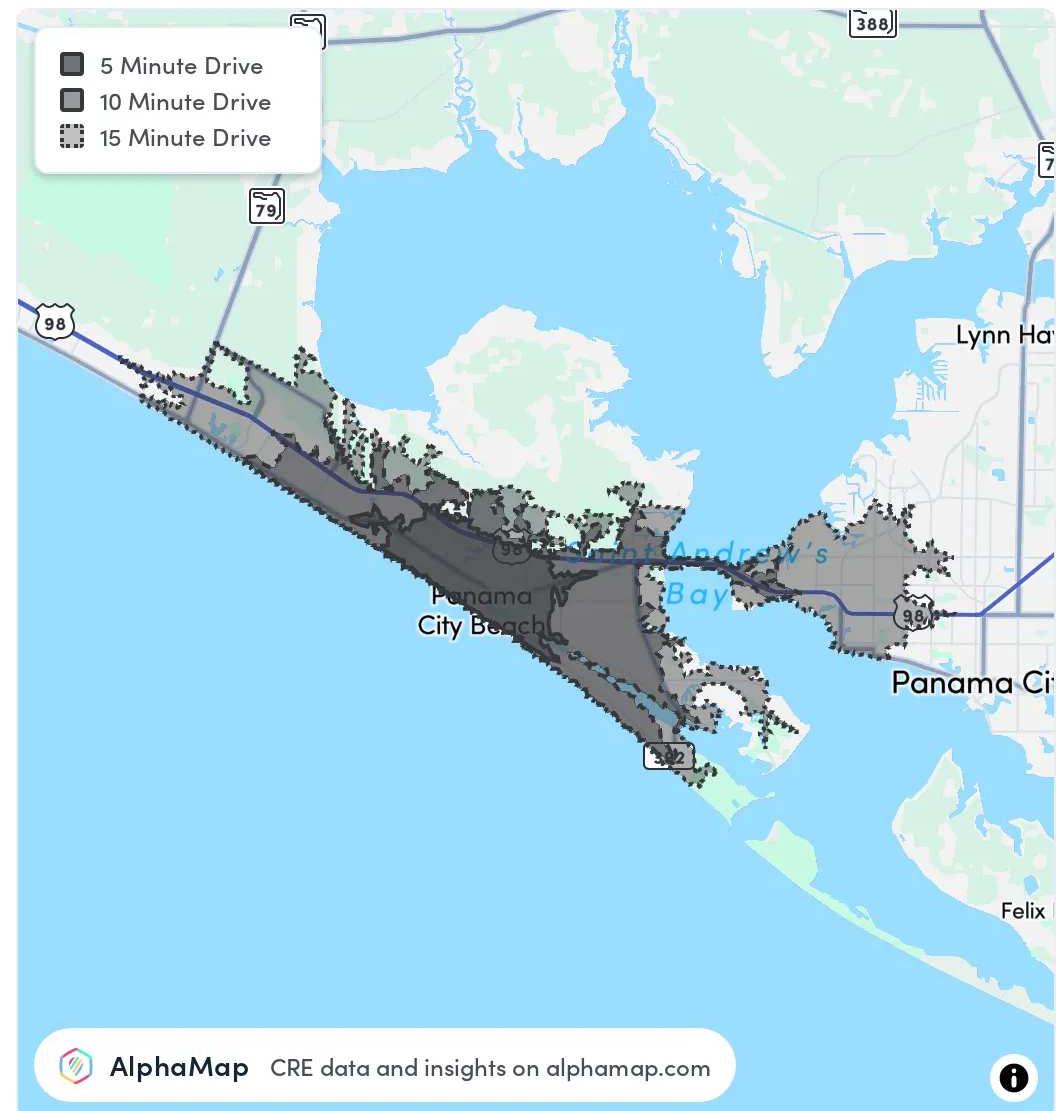
# FORMER APPLEBEE'S RESTAURANT SITE | HARD CORNER PANAMA CITY BEACH HUTCHISON BLVD

10071 Hutchison Boulevard, Panama City Beach, FL 32407

POPULATION	5 MINUTES	10 MINUTES	20 MINUTES
Total Population	5,448	23,353	55,892
Average Age	44	43	44
Average Age (Male)	42	42	43
Average Age (Female)	46	44	45

HOUSEHOLD & INCOME	5 MINUTES	10 MINUTES	20 MINUTES
Total Households	2,458	10,221	24,108
Persons per HH	2.2	2.3	2.3
Average HH Income	\$89,683	\$92,209	\$94,436
Average House Value	\$411,093	\$402,492	\$382,072
Per Capita Income	\$40,765	\$40,090	\$41,059

Map and demographics data derived from AlphaMap



**Kevin Wattenbarger, CCIM**  
Qualifying Broker  
850.913.9133  
kevin@kwa-cre.com

**Michael Carro, CCIM**  
Senior Advisor, Principal  
850.434.7500  
mcarro@svn.com



# FORMER APPLEBEE'S RESTAURANT SITE | HARD CORNER PANAMA CITY BEACH HUTCHISON BLVD

10071 Hutchison Boulevard, Panama City Beach, FL 32407



**KEVIN WATTENBARGER, CCIM**

Qualifying Broker

[kevin@kwa-cre.com](mailto:kevin@kwa-cre.com)

Direct: **850.913.9133** | Cell: **850.532.5454**

FL #BK3424407

## PROFESSIONAL BACKGROUND

Meet Kevin Wattenbarger, CCIM: Your Bay County Commercial Real Estate Expert at Five Bridges Real Estate

Kevin Wattenbarger, CCIM, leads Five Bridges Real Estate as the Managing Director and Qualifying Broker. With over two decades of experience in commercial real estate, Kevin specializes in retail, office, industrial, investment properties, and commercial land in Bay County, Florida.

His extensive background includes brokerage, development, construction management, asset management, and real estate investment partnership structures. Kevin's reputation as a trusted professional in northwest Florida is built on delivering insightful market intelligence and impeccable execution to achieve client objectives.

Before his career in commercial real estate, Kevin served as an infantryman in the United States Army, earning honors such as the Combat Infantryman's Badge (CIB), Army Commendation Medal (ARCOM), and recognition for meritorious service during Operation Iraqi Freedom.

With dual Bachelor of Science degrees in Real Estate and Finance from Florida State University (FSU) and the coveted Certified Commercial Investment Member (CCIM #15083) designation, Kevin excels in commercial brokerage, site selection, development, leasing, valuation, and investment analysis.

Five Bridges Real Estate Services Co.  
3108 West 23rd Street  
Panama City, FL 32405  
850.913.9133

**Kevin Wattenbarger, CCIM**  
Qualifying Broker  
850.913.9133  
[kevin@kwa-cre.com](mailto:kevin@kwa-cre.com)

**Michael Carro, CCIM**  
Senior Advisor, Principal  
850.434.7500  
[mcarro@svn.com](mailto:mcarro@svn.com)



[FiveBridgesRealEstate.com](http://FiveBridgesRealEstate.com)

## FORMER APPLEBEE'S RESTAURANT SITE | HARD CORNER PANAMA CITY BEACH HUTCHISON BLVD

10071 Hutchison Boulevard, Panama City Beach, FL 32407



MICHAEL CARRO, CCIM

Senior Advisor, Principal

mcarro@svn.com

Direct: 850.434.7500 | Cell: 850.380.3344

FL #BK3179263 // AL #000093777

## PROFESSIONAL BACKGROUND

Michael Carro is a CCIM and Commercial Broker Licensed in Florida and Alabama. He is a Principal at SVN | SouthLand Commercial Real Estate with offices in Pensacola, Panama City and Tallahassee. Before starting SVN | SouthLand Commercial, he was the 2009, 2010, 2011 & 2012 Top Producer for NAI Pensacola. He received the NAIOP 2023, 2016 and 2010 "Broker Deal of the Year" Award and the NAIOP "New Development of the Year" in 2014. He has been Top Producer for SVN | SouthLand Commercial in 2014-2023. In 2016, he was the #1 Top Producer in the State of Florida, and the #3 Top Producer in the USA for SVN.

Michael is the 2024 CCIM Panhandle District President

## Restaurant Background

- Founded The Restaurant Realty Network and TheRestaurantRealty.com
- Has the The Restaurant Realty in 10 Podcast and Hosted "The Restaurant Realty Show" weekly on News Radio 1620.
- In 1999 and 2000 oversaw the acquisition of 120 Hardee's Restaurant locations in Springfield, IL; Biloxi, MS; Pensacola, FL; Huntsville, Montgomery and Mobile, AL
- Was a member of the International Hardee's Franchise Association (IHFA) and on the purchasing committee 2002-2006

## EDUCATION

- Graduated from the University of Arizona with a BS in Business Administration

SVN | SouthLand Commercial  
186 N. Palafox St.  
Pensacola, FL 32502  
850.434.7500

**Kevin Wattenbarger, CCIM**  
Qualifying Broker  
850.913.9133  
kevin@kwa-cre.com

**Michael Carro, CCIM**  
Senior Advisor, Principal  
850.434.7500  
mcarro@svn.com



FiveBridgesRealEstate.com