

RETAIL PROPERTY FOR LEASE

PANAMA CITY CROSSINGS

851-855 23rd Street East, Panama City, FL 32405



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OFFERING SUMMARY

Lease Rate:	\$14.00 SF/yr (NNN)
Building Size:	23,925 SF
Available SF:	1,232 - 2,517 SF
Year Built:	2005

PROPERTY OVERVIEW

Beck Partners Retail Team is proud to bring to market Panama City Crossings Shopping Center located on E 23rd St in Panama City, Florida across the street from the Panama City Mall. Panama City Crossings possesses ample parking, and a convenient central location with easy accessibility. The center is anchored by PetSmart and shadow anchored by Books a Million and Chili's. Panama City Crossings is located on one of Panama City's busiest commercial thoroughfares with daily exposure to traffic counts of 21,500 vehicles per day.

This is the primary retail corridor in Panama City and includes retail neighbors like; Panera Bread, Starbucks, Target, Best Buy, Home Depot, Ross, West Marine, Lowes, Chick-Fil-A, Panda Express, Dunkin, Aspen Dental, Mission BBQ, and Chipotle.

PROPERTY HIGHLIGHTS

- Located on Panama City's busiest corridor!
- Traffic counts of 21,500 car per day
- Located directly across the street from the Panama City Mall



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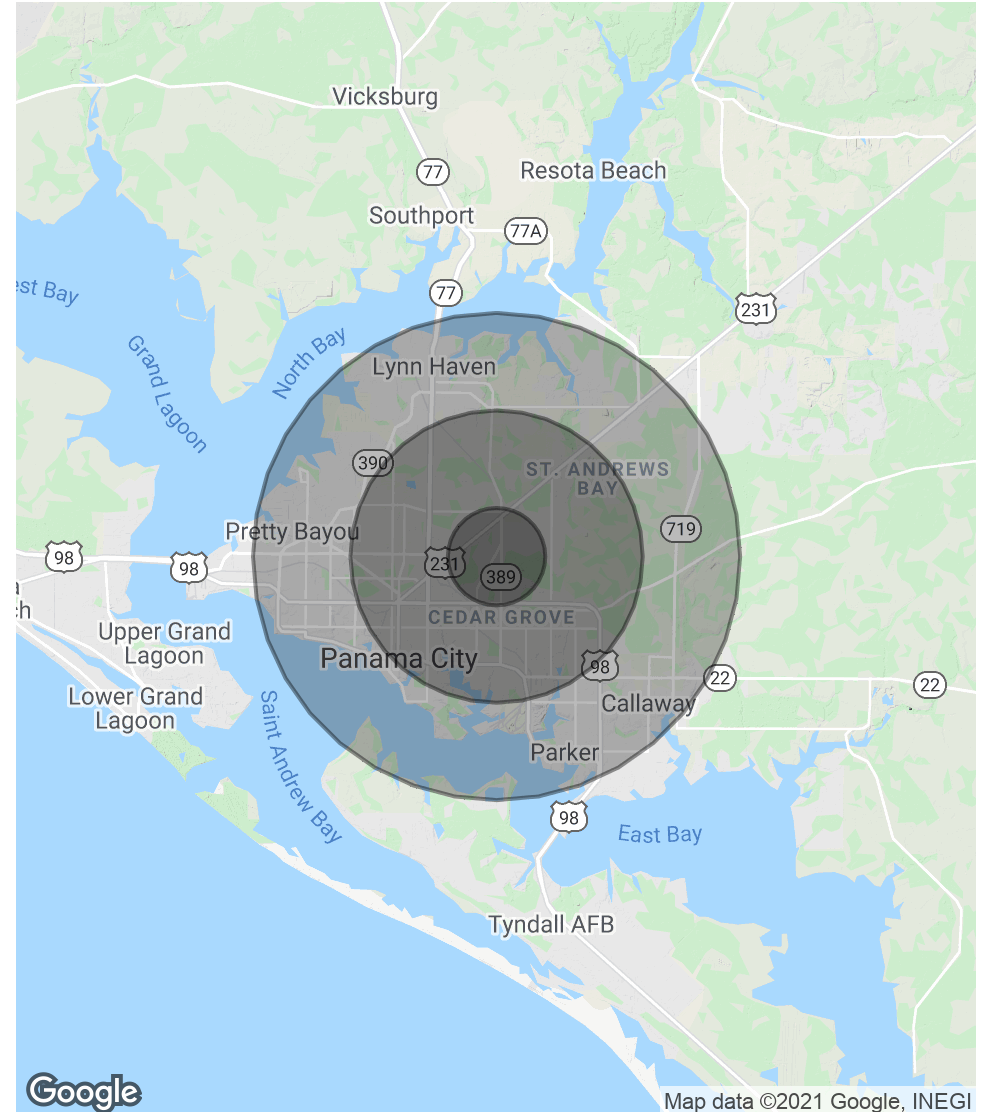
POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	4,716	42,027	90,291
Average age	37.8	38.0	38.5
Average age (Male)	36.1	37.1	37.8
Average age (Female)	39.6	39.9	39.8

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	1,930	17,137	37,065
# of persons per HH	2.4	2.5	2.4
Average HH income	\$50,375	\$53,426	\$58,631
Average house value	\$228,475	\$197,180	\$191,924

* Demographic data derived from 2010 US Census



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