

FOR SALE

2704 15TH STREET W

**2704 W 15TH STREET | 1940'S
CLASSIC BRICK RETAIL
BUILDING | ST. ANDREWS,
PANAMA CITY, FL**

Panama City, FL 32401

PRESENTED BY:

KEVIN WATTENBARGER, CCIM

O: 850.913.9133

kwattenbarger@svn.com

FL #BK3137983





OFFERING SUMMARY

SALE PRICE:	\$350,000
BUILDING SIZE:	2,508 SF
LOT SIZE:	0.736 Acres
PRICE / SF:	\$139.55
YEAR BUILT:	1942
ZONING:	General Commercial - 2 [GC 2 Panama City]
MARKET:	Panama City/St. Andrews
APN:	29513-000-000 & 29512-000-000

PROPERTY OVERVIEW

Kevin Wattenbarger & Associates | SVN Southland Commercial Real Estate Advisors are pleased to present the commercial property located at 2704 W 15th Street, Panama City, FL, for sale. 2704 W 15th Street is an eye-catching, classic 1940's brick automobile-related services building. The prominent structure sits on .75 +/- acres, and it has a very noticeable street presence from Highway 98 in front of 38,000 +/- VPD [FLDOT 2019]. The property has a current zoning classification of General Commercial [GC | Panama City] and is located within the St. Andrews Community Redevelopment Area [CRA]. The property possesses approximately 120' of Highway 98 road frontage. The property is located within Flood Zone X. This is once a generation opportunity to purchase a piece of Panama City's history. For additional information, contact Kevin Wattenbarger, CCIM at info@PanamaCityCRE.com [e-mail] or 850.913.9133 [voice or text].

PROPERTY HIGHLIGHTS

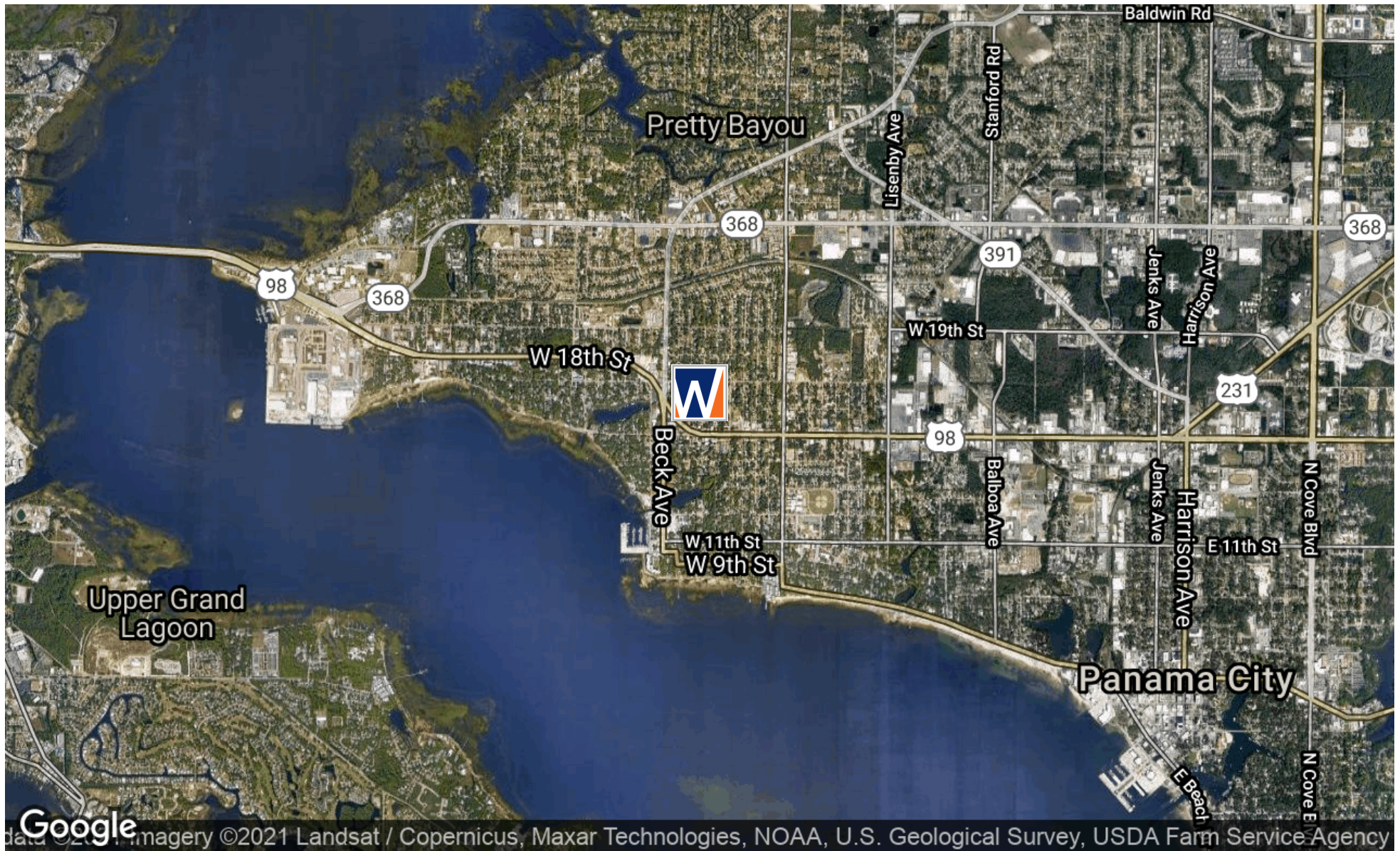
- Classic, Eye-Catching 1940's Brick [Auto Related | Retail] Building
- Prominent Corner Location
- Main Retail Building Size: 2,508 +/- SF
- Land Area: .75 +/- Acres
- Highly Prominent & Visible Property
- Gateway Location to St. Andrews | Hwy 98

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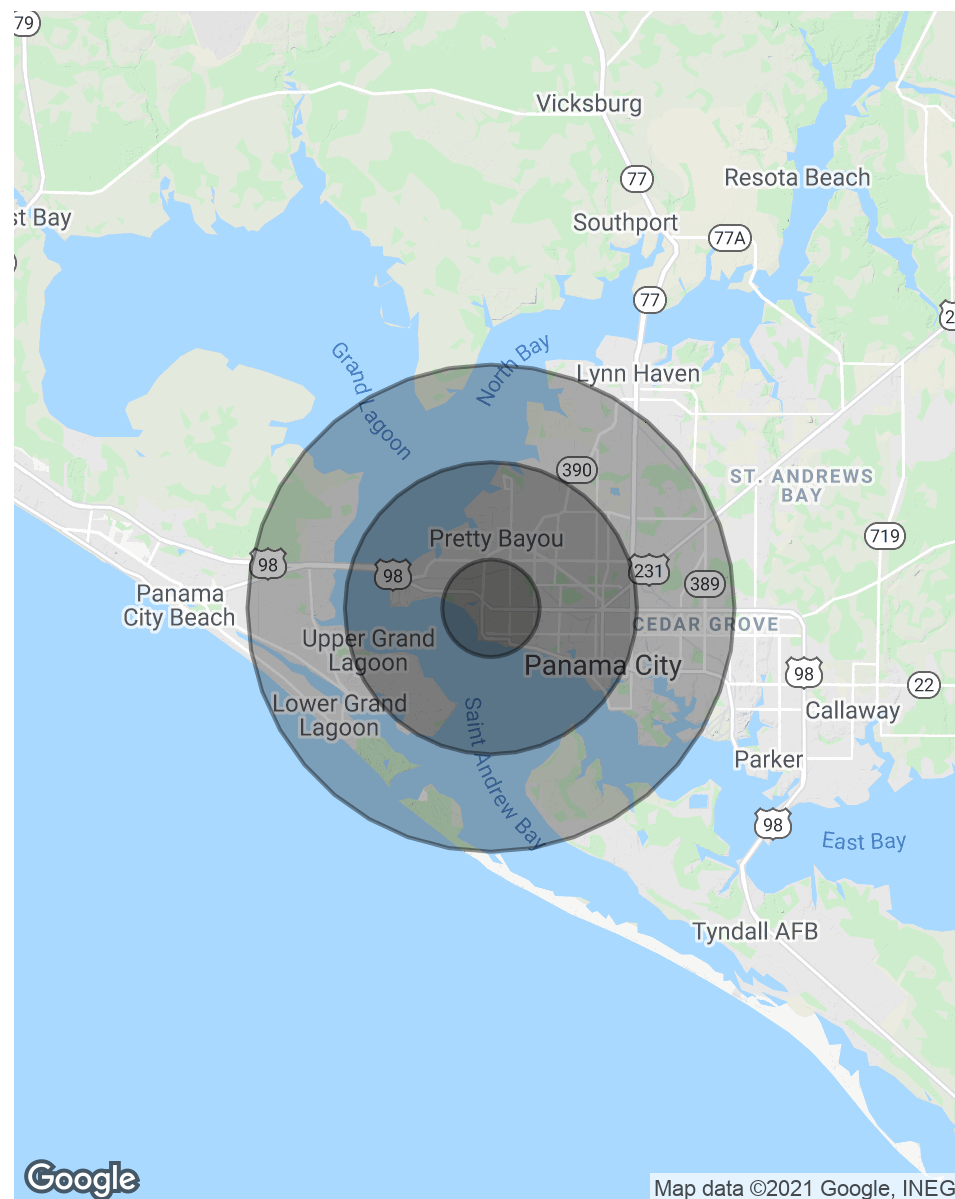
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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	5,445	31,175	68,396
AVERAGE AGE	34.0	38.3	39.0
AVERAGE AGE (MALE)	33.2	38.0	38.2
AVERAGE AGE (FEMALE)	35.9	39.9	40.5

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,421	13,326	29,065
# OF PERSONS PER HH	2.2	2.3	2.4
AVERAGE HH INCOME	\$45,485	\$60,950	\$61,942
AVERAGE HOUSE VALUE	\$141,453	\$184,527	\$214,365

* Demographic data derived from 2010 US Census



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KEVIN WATTENBARGER, CCIM

Market Director | Senior Advisor

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PROFESSIONAL BACKGROUND

Kevin Wattenbarger, CCIM serves as the Market Director of the Panama City, FL office and is a Senior Advisor with of SVN | SouthLand Commercial. He is one of northwest Florida's regions most trusted and top-producing commercial real estate advisors specializing in the sales and leasing of retail, office, industrial properties, and commercial land in the regional market. He has extensive knowledge and transaction experience in the regional market. Wattenbarger is a licensed Florida real estate broker.

Before his career in commercial real estate, Wattenbarger served as an infantryman in the United States Army. He is a veteran of multiple combat tours in support of Operation Iraqi Freedom. While serving with the Army's 3rd Infantry and 1st Armored Divisions in Iraq, Wattenbarger was awarded the Combat Infantryman's Badge [CIB], Army Commendation Medal [ARCOM], and multiple awards for meritorious service to the country.

Upon completing military service with an honorable discharge, Wattenbarger earned a double Bachelor of Science degrees in Real Estate and Finance from Florida State University [FSU]. Wattenbarger holds the prestigious Certified Commercial Investment Member [CCIM #15083] designation, earning him recognition as an expert in site selection, development, leasing, valuation, and investment analysis. He is a consistent top producer in the region and commonly ranks in the top 1% based on total volume within the Central Panhandle Association of Realtors.

Wattenbarger is a member and/or serves in leadership positions with numerous government, industry, and non-profit boards. Wattenbarger is a member of the CCIM Institute and was a 2007 recipient of the CCIM Designation Scholarship. He served as Co-Chair for the Florida CCIM Chapter. He is a member of the National Association of Realtors, International Council of Shopping Centers [ICSC], and is past president of the Bay High School Foundation. Additionally, Wattenbarger is an alumnus of Leadership Bay with the Bay County Chamber of Commerce. Kevin is married to his wife, Maggie Marler-Wattenbarger. Together, they are the proud parents to their daughter, Avery [7], and son, Andrew [4].

SVN | SouthLand Commercial

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