

# SUBLEASE AVAILABLE

1022 W 23rd St Panama City, FL 32405

# NAI TALCOR



## Office | +/-5,130 SF

Class A office space with full service lease in the heart of Bay County's commercial corridor. The Hancock Whitney Center fronts 23rd St at the intersection of Airport Rd. Current lease term expires December 31st, 2026.

- Sublease
- 2nd floor Hancock Whitney Tower - Suite 200
- +/- 5,130 RSF
- Parking Ratio: 3.3:1,000
- Year Built 2000

**Lease Rate: \$20.00 SF/Yr (Gross)**



✉ **Brent Faison**  
+1 850 814 4490  
brent@talcor.com

No Warranty Or Representation, Express Or Implied, Is Made As To The Accuracy Of The Information Contained Herein, And The Same Is Submitted Subject To Errors, Omissions, Change Of Price, Rental Or Other Conditions, Prior Sale, Lease Or Financing, Or Withdrawal Without Notice, And Of Any Special Listing Conditions Imposed By Our Principals No Warranties Or Representations Are Made As To The Condition Of The Property Or Any Hazards Contained Therein Are Any To Be Implied.



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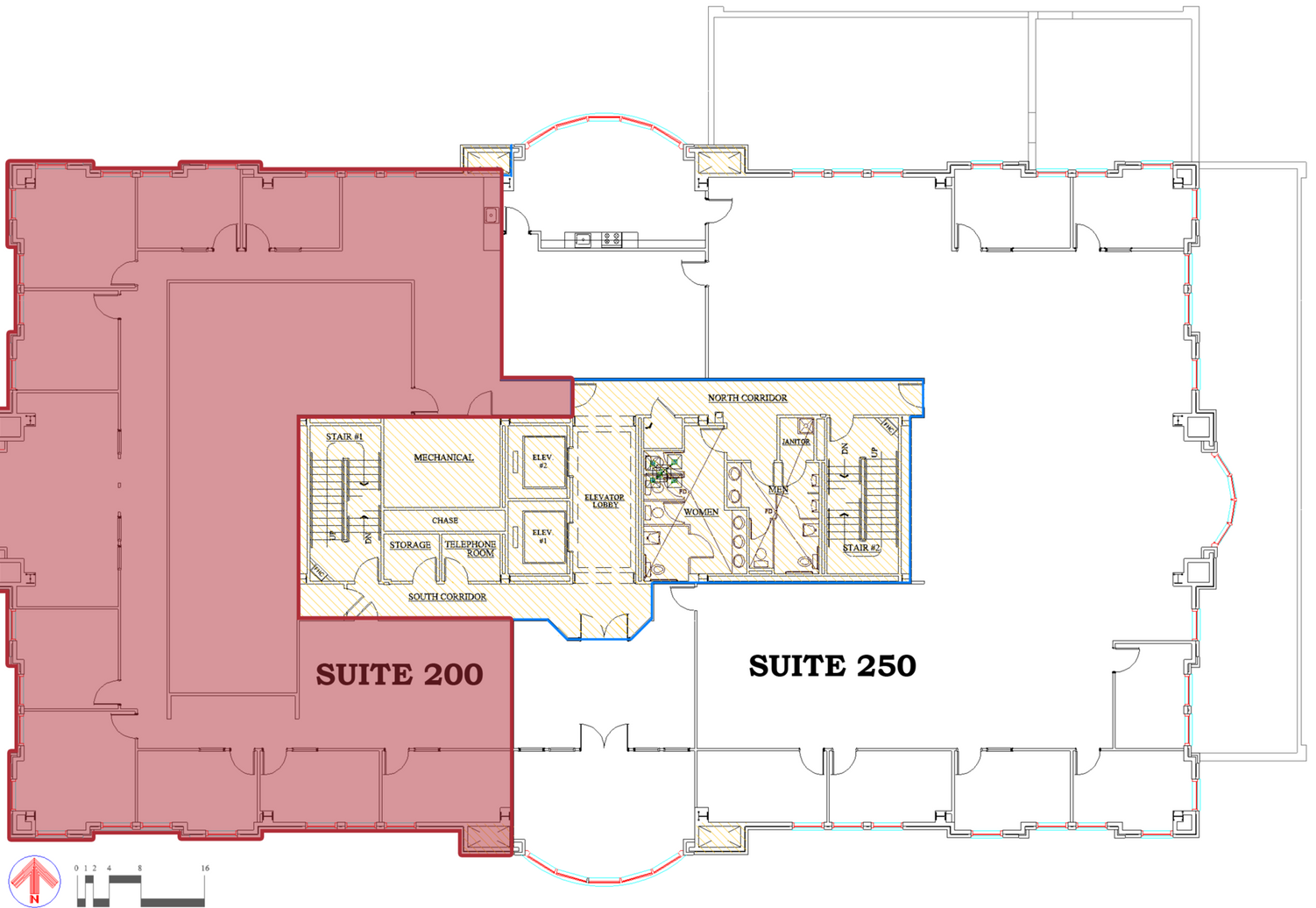
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## 2nd Floor



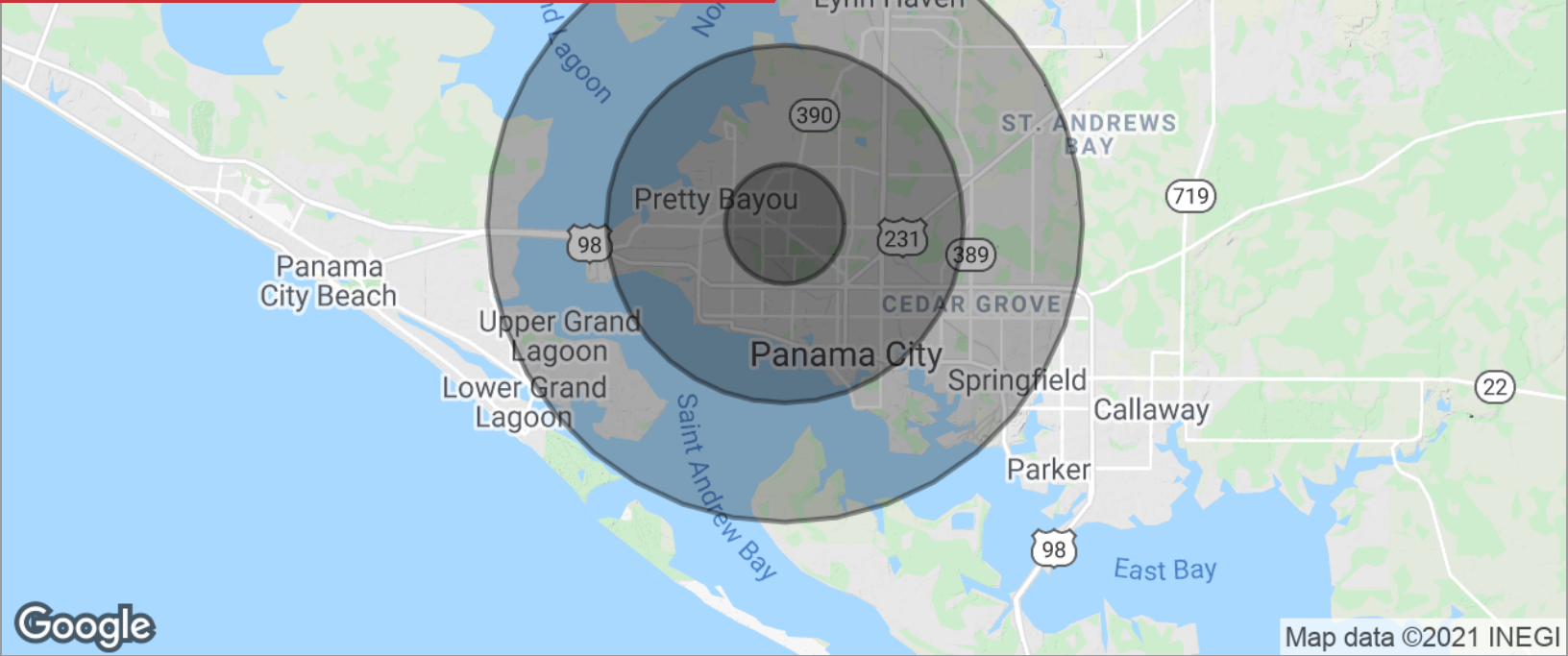
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## DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
Total population	5,952	38,582	80,892
Median age	42.4	38.4	38.7
Median age (male)	41.8	38.2	37.8
Median age (Female)	44.2	39.7	40.2
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,630	16,258	33,627
# of persons per HH	2.3	2.4	2.4
Average HH income	\$60,140	\$56,165	\$60,973
Average house value	\$226,380	\$204,230	\$202,981

\* Demographic data derived from 2010 US Census