



# FREE STANDING RETAIL WAREHOUSE- HIGHWAY 98

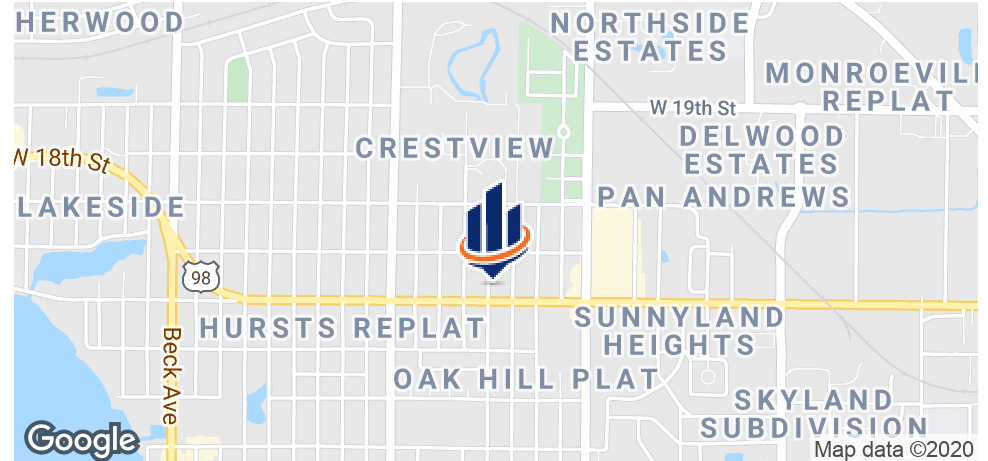
1820 WEST 15TH STREET  
PANAMA CITY, FL 32401

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# Property Summary



## OFFERING SUMMARY

Sale Price:	\$475,000
Lot Size:	1.06 Acres
Year Built:	1983
Building Size:	6,310 SF
Zoning:	GC-2 (City of Panama City)
Market:	Panama City
Submarket:	Highway 98
Price / SF:	\$75.28

## PROPERTY OVERVIEW

Kevin Wattenbarger & Associates | SVN Southland are pleased to present the free-standing retail showroom/office and warehouse building located at 1820 W 15th Street available for sale. The 6,310 SF building's current configuration provides for a 2,000 +/- sf retail showroom/ sales area with drop ceiling and an attached warehouse portion is approximately 2,800 sf with 12' clear ceiling and 15 over-head roll-up doors loading areas. 14 loading areas are at 24" above grade with one door at 4' above grade providing for semi-trailer access. There is one restroom in the warehouse portion and a 500 +/- sf insulated walk-in freezer (refrigeration-non-functioning). In addition there is approximately 800 +/- sf of office/training area. There is one large room that is approximately 575 +/- sf, and two (2) private offices, a restroom, and a storage room. Approximately .65 +/- acres of partially fenced (fence sustained by damage due to Hurricane Michael), rear yard area. Current owners will replace the roof which also received damage due to Hurricane Michael.

## PROPERTY HIGHLIGHTS

- Free-Standing Retail/Warehouse Building
- Showroom, Office & Warehouse Space
- 15 Over Head Roll-Up Loading Doors
- 1.06 +/- Acres with 140' +/- of Frontage on Hwy 98
- Corner Location, Centrally Located With Excellent Access & Visibility
- Brick & Concrete Block Construction
- Excellent Sales or Distribution Facility



# Additional Photos



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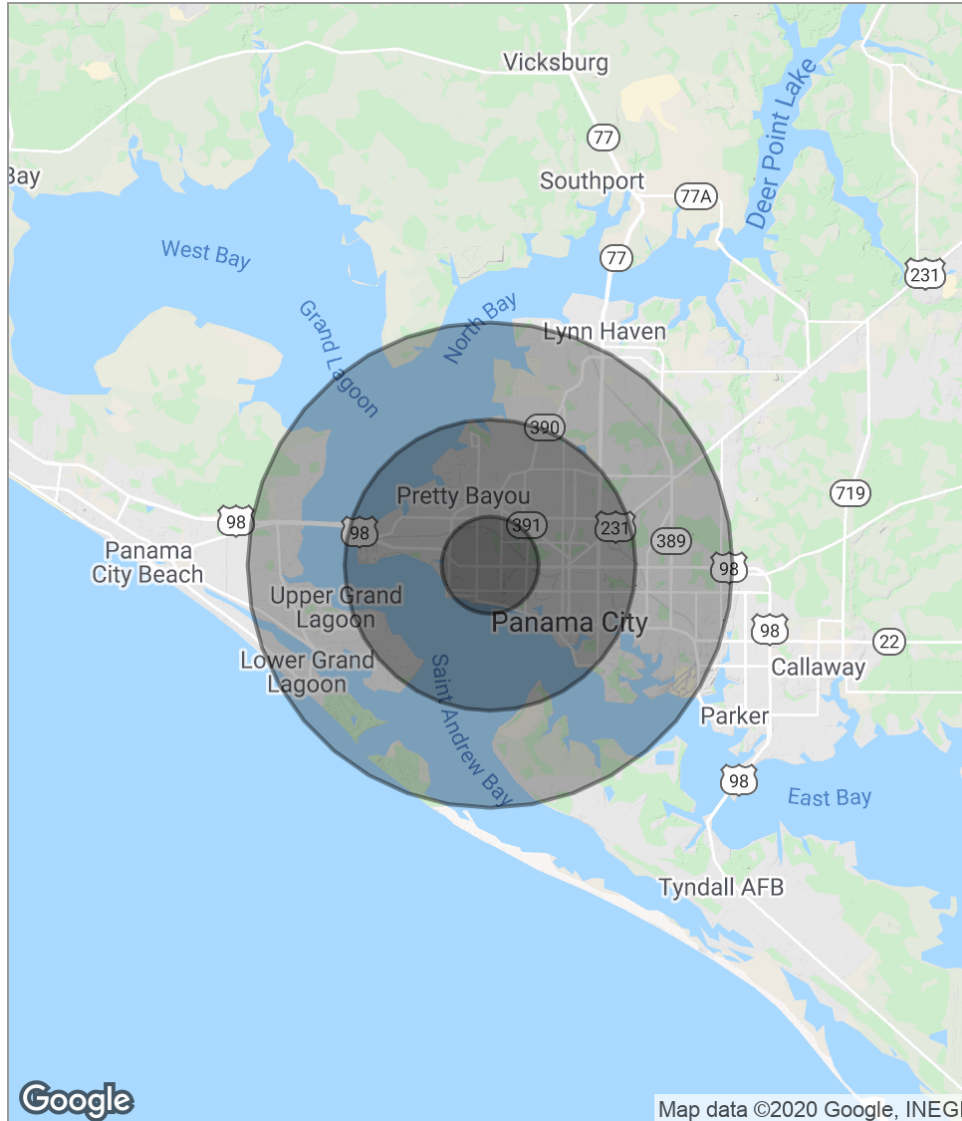
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# Location Maps



# Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
Total population	6,169	34,604	71,624
Median age	36.4	38.6	38.7
Median age [Male]	37.9	38.0	37.9
Median age [Female]	36.9	40.4	40.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,676	14,790	30,078
# of persons per HH	2.3	2.3	2.4
Average HH income	\$47,074	\$56,672	\$61,049
Average house value	\$159,325	\$189,979	\$209,134

*\* Demographic data derived from 2010 US Census*

# Retailer Map

