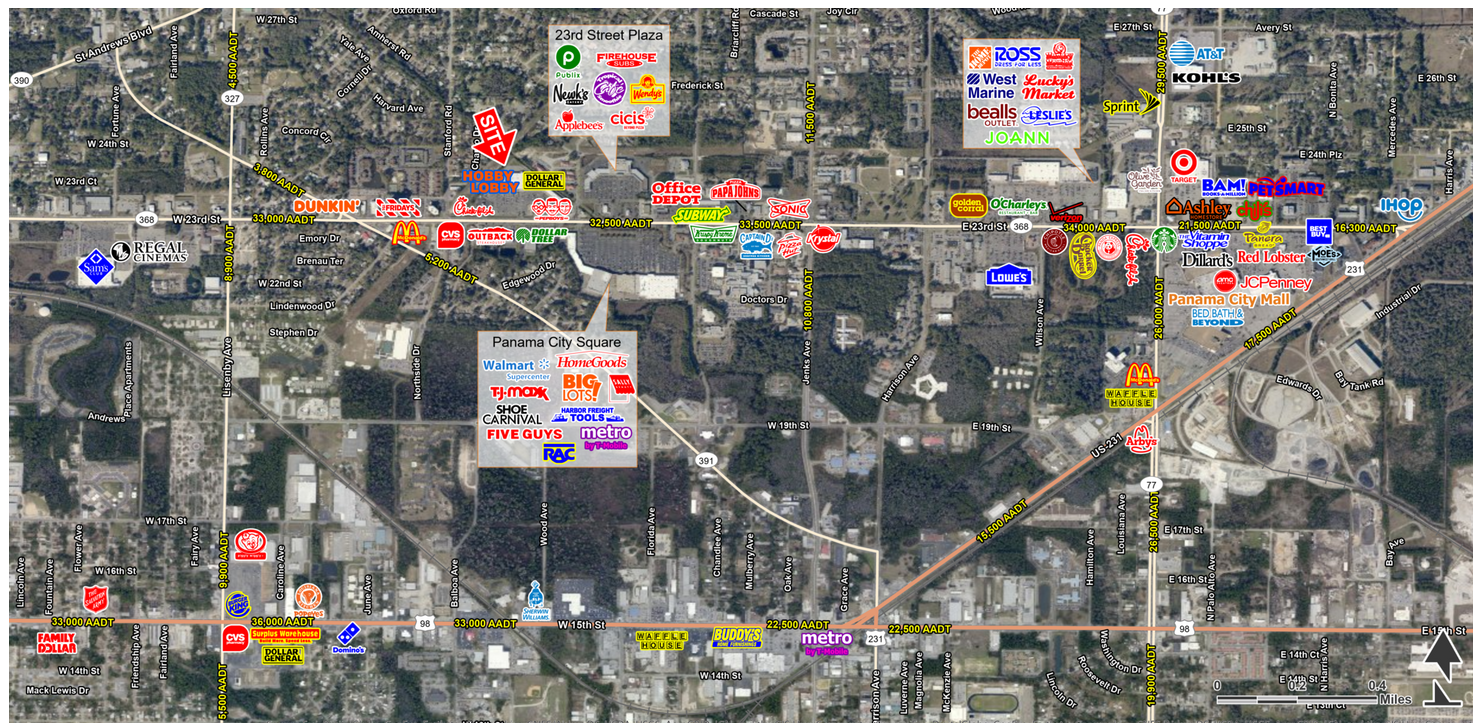


# STANFORD STATION

820 West 23rd Street, Panama City, FL 32405

## EXECUTIVE SUMMARY



## LOCATION OVERVIEW

Panama City is a waterfront town and vacation destination in northwest Florida. It's known for miles of white-sand beaches fronting the calm, clear waters of the Gulf of Mexico. St. Andrews State Park, one of 2 protected nature preserves nearby, is bordered by the Gulf and has hiking trails and fishing piers.



## PROPERTY HIGHLIGHTS

- Prime retail location in Panama City
- 55,000 SF box with superior visibility from 23rd street to over 34,000 cars per day
- Surrounding tenants include: Chick-Fil-A, Outback Steakhouse, TJ Maxx, Dollar Tree, Walmart, and many more
- Call for details

## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	3,972	40,606	77,912
DAYTIME POPULATION	11,153	58,396	89,847
HOUSEHOLDS	1,667	17,157	31,932
AVERAGE HH INCOME	\$68,287	\$63,953	\$69,800

## EXCLUSIVE AGENT(S)

KATHY DENNIS, CCIM • [kathy.dennis@tscg.com](mailto:kathy.dennis@tscg.com) • 205.776.6708



# STANFORD STATION

724-840 West 23rd Street, Panama City, FL 32405

## SITE PLAN



SUITE	TENANT NAME	SPACE SIZE	SUITE	TENANT NAME	SPACE SIZE
724	Goldsmith Jewelry Shop	1,200 SF	760	Sunset Shoes	2,203 SF
726	La Rosa Nails	1,200 SF	764	Jenny Craig Weight Loss	3,500 SF
728	Mount of Olives	1,200 SF	800	Dollar General	9,000 SF
732	Fins Japanese Sushi	2,400 SF	<b>820</b>	<b>Available</b>	<b>55,000 SF</b>
736	Wellness & Fitness Center	6,000 SF	834	Black Tie Formal Wear	2,800 SF
748	Sweet Frog	1,770 SF	836	Barberito's	2,800 SF
754	Vacant	3,866 SF	838	Out Of The Box	1,400 SF

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