

# Nations Real Estate

" This Valuable Property "

**MLS # 671638 / 656661**

**\$1,300,000 (\$15 NNN Lease)**

**5,200 SF Retail Strip Center for Sale & Lease Next to Wal-Mart in Panama City, Florida**



837 N. Tyndall Parkway  
Panama City, FL



# Presented By:



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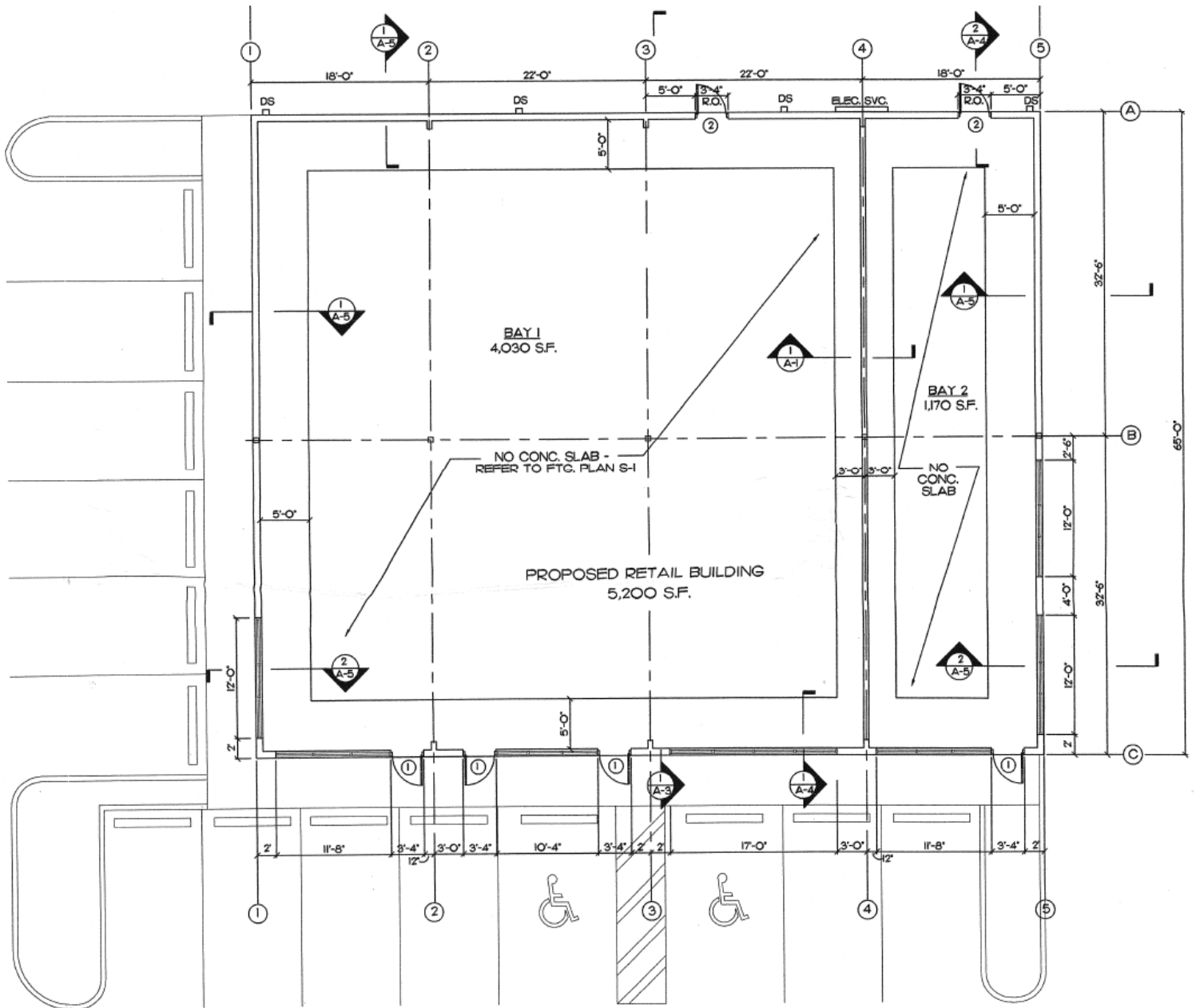


This is an excellent retail strip center on US Highway 98 next to Wal-Mart in Callaway. There is a total GLA of 5,200 SF with 4,030 SF available for Lease. With 167' feet of frontage on US Highway 98, this strip center has great visibility along a high traffic corridor in an area of dense retail. Cricket Wireless currently occupies the 1,170 SF end unit.

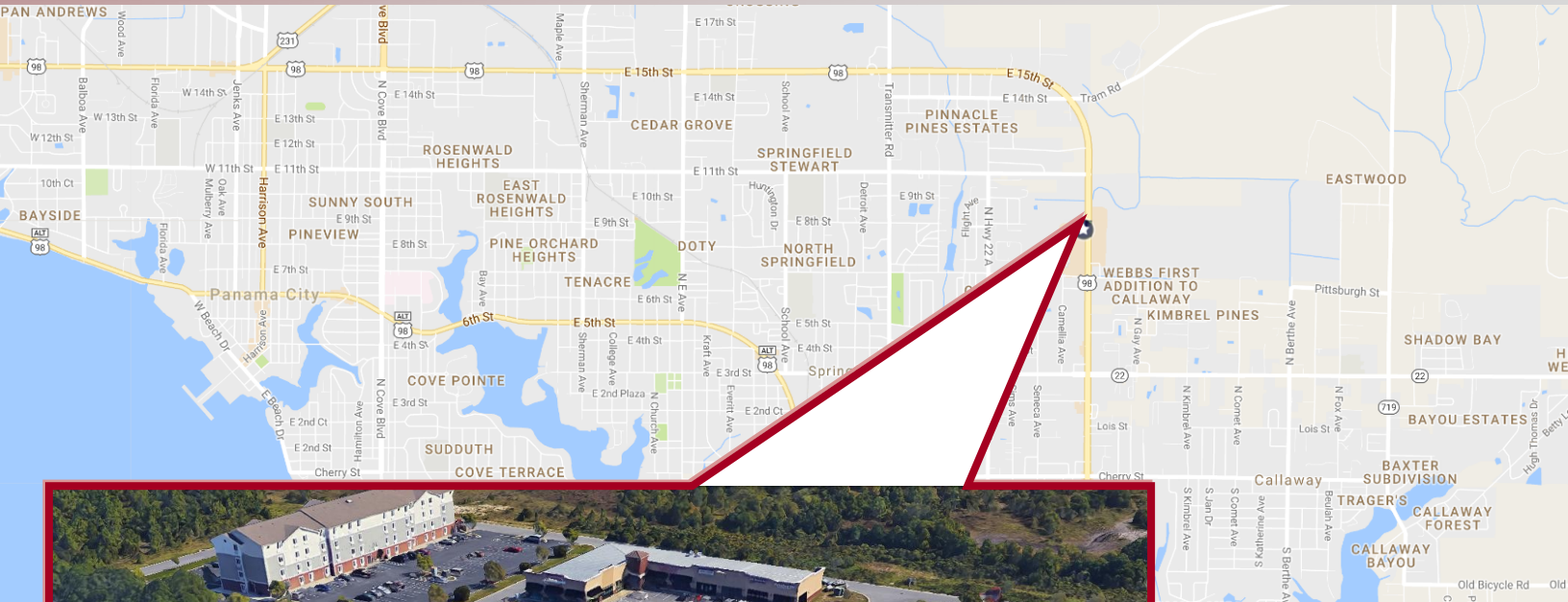


## 837 N. Tyndall Parkway Panama City, FL 32404

<b>Price</b>	<b>\$1,300,000</b> <b>\$15 PSF NNN</b>
<b>Size</b>	<b>5,200 SF</b> <b>4,030 SF Available for Lease</b>
<b>Space Type</b>	<b>Retail Strip Center</b>
<b>Year Built</b>	<b>2007</b>
<b>Parking</b>	<b>26 Free Surfaces Spaces Available</b>
<b>Transportation Access</b>	<b>Divided US Highway</b>



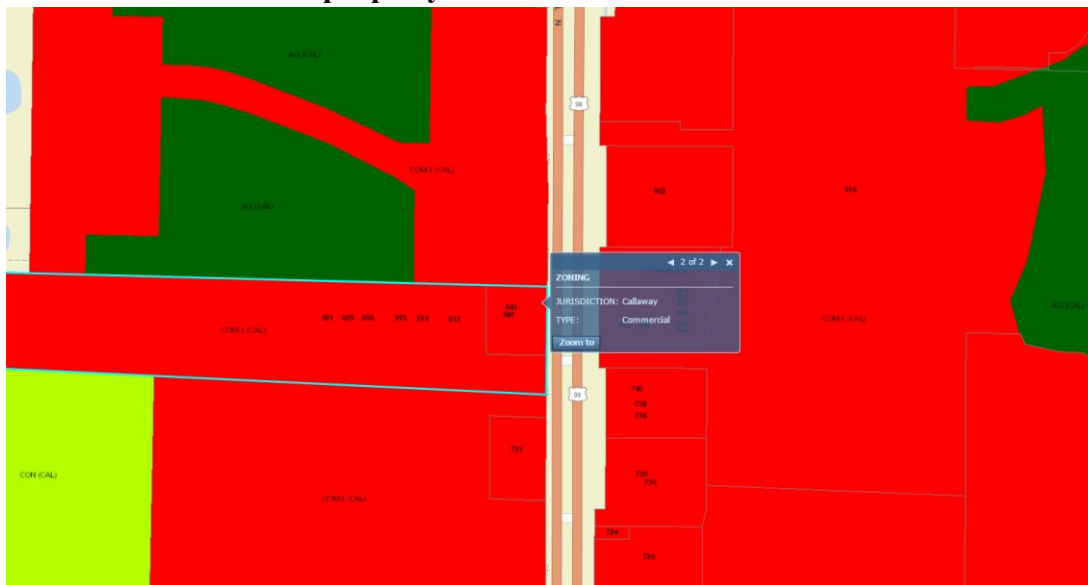
# Location Information



This property is located on US Highway 98 adjacent to Wal-Mart in Callaway.

## Zoning Information

This property is Zoned General Commercial



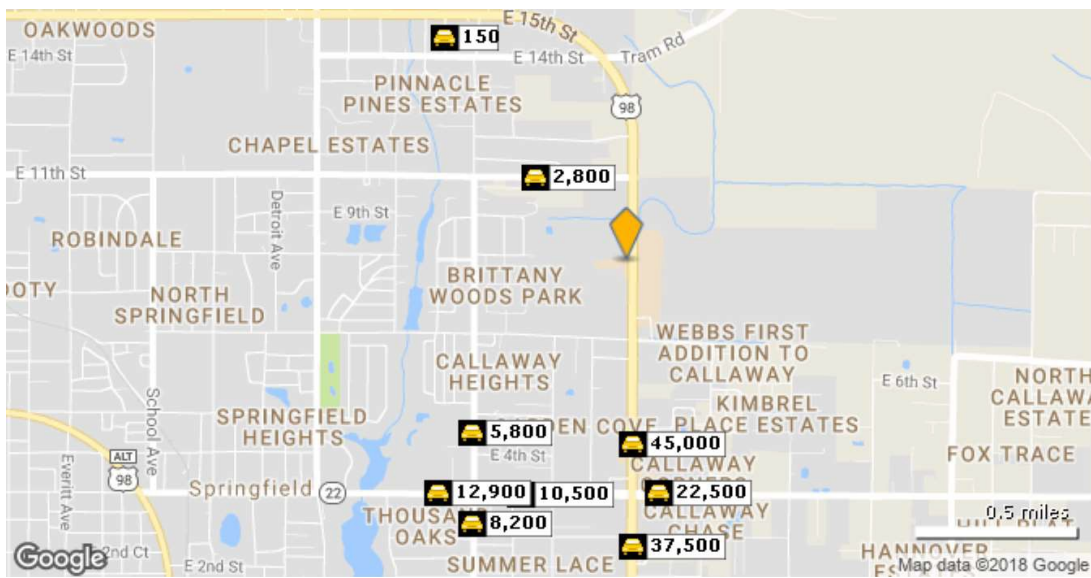
**Commercial:** The purpose of this zone is to provide areas for the continuation, expansion, and creation of business enterprise.



# Demographic and Traffic Information

## Radius Ring Demographic Summary Report

	1 Mile	3 Miles	5 Miles
2010 Population	5,193	35,750	59,868
2023 Projected Population	5,988	40,064	67,813
2010 Households	1,992	13,985	24,065
2023 Projected Households	2,281	15,571	27,049
2018 Average Household Income	\$49,353	\$52,894	\$57,227
2018 Median Household Income	\$41,342	\$43,048	\$44,104



## Traffic Counts

Street	Cross Street	Cross Street Distance	Distance from Subject	Count Year	Traffic Volume
East 11 <sup>th</sup> Street	East 11 <sup>th</sup> Court	0.08 E	0.39 Miles	2017	2,800 MPSI
North Tyndall Parkway	Martin Court	0.05 N	0.57 Miles	2017	45,000 MPSI
North Highway 22 A	Whitaker Street	0.06 N	0.72 Miles	2017	5,800 MPSI
East Highway 22	Bay Pines Drive	0.07 E	0.74 Miles	2017	22,500 MPSI
East Highway 22	Sims Avenue	0.03 W	0.80 Miles	2017	10,500 MPSI
North Tyndall Parkway	Harvey Street	0.03 N	0.90 Miles	2017	37,500 MPSI
Ridgewood Avenue	East 14 <sup>th</sup> Street	0.06 S	0.91 Miles	2017	150 MPSI
East Highway 22	Orinda Street	0.03 W	0.93 Miles	2017	12,900 MPSI
East Highway 22A	Willow Street	0.01 S	0.95 Miles	2017	8,200 MPSI

# Panama City, Florida Area Information



Panama City, the county seat of Bay County, is located in the Florida Panhandle on beautiful St. Andrews Bay by the Gulf of Mexico. Known as a popular tourist destination, Panama City is alive with activity, from quaint specialty shops to familiar national stores of all kinds and from superb local dining establishments to familiar restaurants.

Now, through the efforts and dedication of many, the opportunity to expand development northward is becoming a reality. Major contributors to the continued growth and success of Panama City are Port Panama City located in the protected harbor of St. Andrews Bay, the Panama City and St. Andrew's Marinas located on Florida's Intercostals Waterway, and the higher education opportunities provided by the continued growth of Gulf Coast State College, Florida State University-Panama City, and Troy University-Panama City.

Named one of the 100 Best Small Art Towns in America, the city is home to the Marina Civic Center and the Visual Arts Center. The almost-perfect weather, friendly atmosphere, numerous activities and exciting possibilities combine to make Panama City a great place to live, work and play.

