

FOR LEASE

NAUTILUS STATION - Prime Specialty Retail Center

Panama City Beach, Florida



Available: Bldg D: 4,000 Square Feet
107-D : 1,428 Square Feet

Lease Rate: \$25.00 NNN

Location: 13800 Panama City Beach Parkway
One-half Mile East of Pier Park

Access: Signalized intersection at Panama City Beach Parkway and Nautilus Street along with an additional median-cut and deceleration lane on Panama City Beach Parkway. Bay Parkway-Phase 2 Opened May of 2021, Providing a bypass road from Nautilus

Demographics:	3-Miles	5-Miles	10-Miles
Population	7,164	12,783	44,173
Avg. HH Income	\$57,434	\$57,994	\$55,985

Traffic Counts: > 40,000 cars per day

Major Tenants: Carrabba's Italian Grill, Indian Motorcycles, Porter Paints, The Pancakery, Palm Beach Tan, ICON Golf Carts and others.

Operating Expense: \$5.00 per sq. ft.
(includes; property taxes, building insurance, common area maintenance, water, sewer and garbage)

Chris McCall, SIOR
Senior Director/Partner
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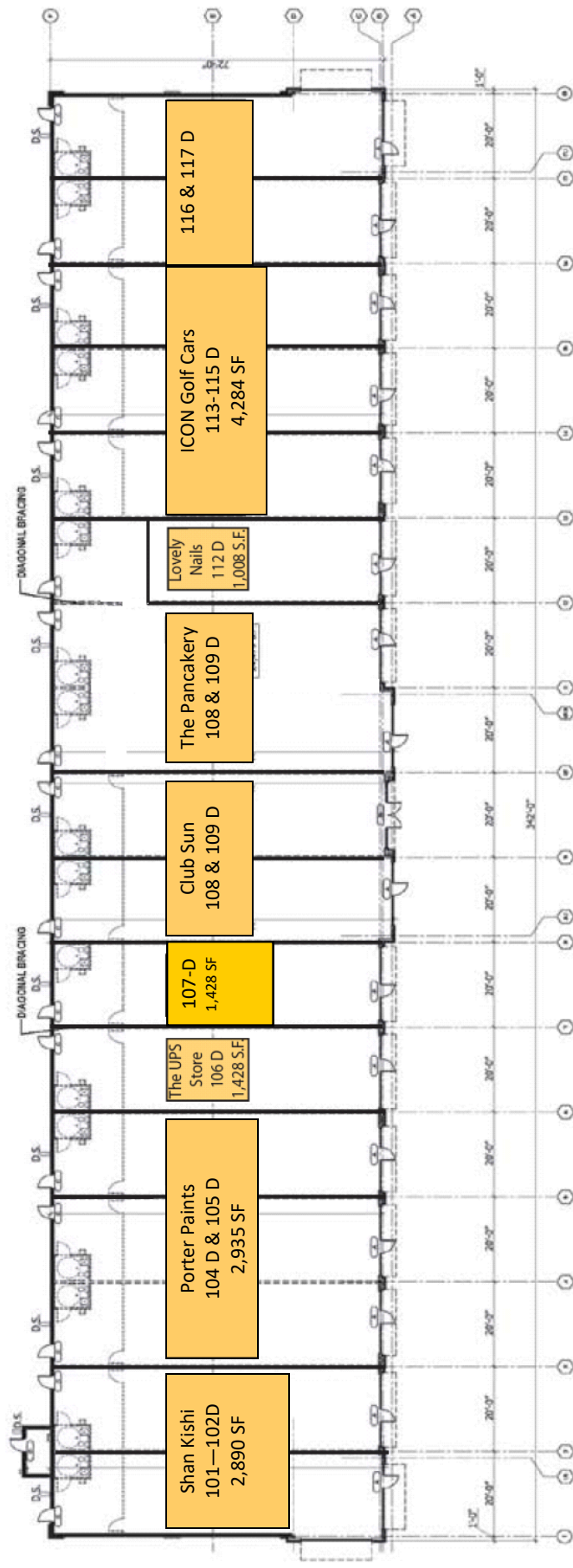


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Nautilus Station Building D

HWY 98 AND NAUTILUS STREET PANAMA CITY BEACH FLORIDA 32413

TOTAL LEASABLE AREA : 24,476 S.F.

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