

PIER PARK NORTH

PRIME RETAIL OPPORTUNITY



15620 PANAMA CITY BEACH PKWY
PANAMA CITY BEACH, FL

CBRE

PIER PARK NORTH

- Located in one of the most visible and recognized destination retail shopping areas in the Florida Panhandle
- Over 4.5 million tourists annually, creating significantly higher population levels in the market for much of the year
- US Highway 98 carries 52,000 VPD and over 67,000 VPD during high season
- Availabilities from approx 1,542 SF - up to 7,569 SF; and one junior anchor pad



LOCATION FEATURES:

- Pier Park North has over 320,000 sq. ft. of space and 2,700 feet of frontage on US Highway 98, the primary transportation corridor linking the famed beaches communities of Florida's northern Gulf Coast
 - Thousands of new housing units in development within 5 miles of the Pier Park North area
- Supported by major economic growth catalysts that are promoting employment and population growth
 - Major transportation infrastructure, recreational and municipal improvements throughout the immediate market area
 - Multi-billion dollar military contracts
 - Bay-Walton Sector Plan, a multi-year mixed use development plan
- New and growing Northwest Florida Beaches International Airport, connected directly to the center of Panama City Beach and the front door of Pier Park North, is continuing to drive traffic to all the surrounding tourist accommodations that support retail sales at Pier Park North

ANCHOR TENANTS:



SITE PLAN

PIER PARK DRIVE

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AVAILABLE ■

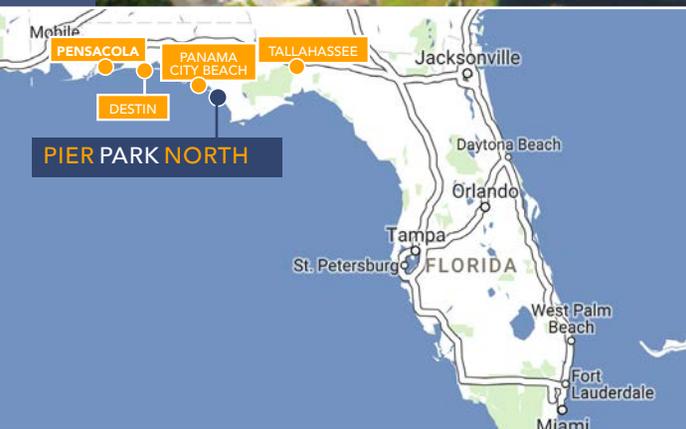
PANAMA CITY BEACH PKWY

DEMOGRAPHIC HIGHLIGHTS:

	5 MINUTES	10 MINUTES	15 MINUTES
POPULATION	6,400	22,145	46,877
PERCENT POPULATION GROWTH RATE 2022-2027	1.97%	1.15%	0.40%
HOUSING UNITS	8,153	20,996	41,185
AVERAGE HOUSEHOLD INCOME	\$94,831	\$93,737	\$91,928
DAYTIME EMPLOYMENT	5,756	18,705	31,866
SEASONAL POPULATION (ESTIMATED)	24,459	62,988	123,555



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