

Land Property
FOR SALE



1602 MLK JR BOULEVARD

Panama City, FL 32405

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PROPERTY DESCRIPTION

Prime Commercial Opportunity – 26,500 cars/day, in rapidly developing area!

Unlock the potential of this high-visibility commercial property near the Panama City Mall! This offering includes 1 lot (approximately 0.8+/- acres) available for sale at \$850,000, with flexible development options.

An adjacent 1.2 acre -lot parcel is currently leased to Avis Car Rentals, adding value to this investment opportunity. Don't miss your chance to secure a versatile commercial site in a thriving area!

PROPERTY HIGHLIGHTS

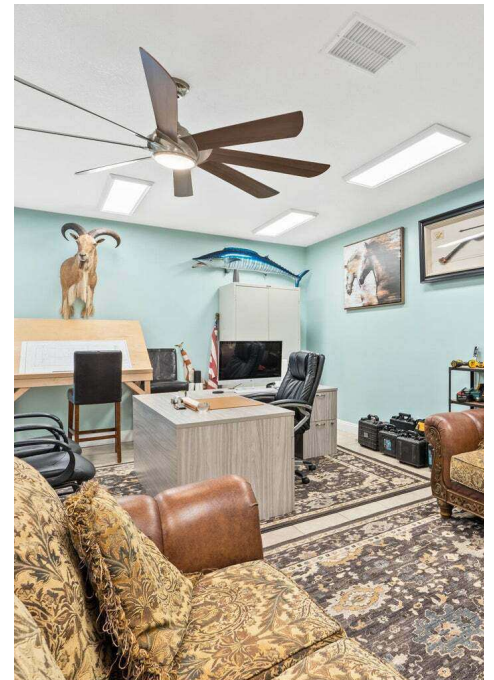
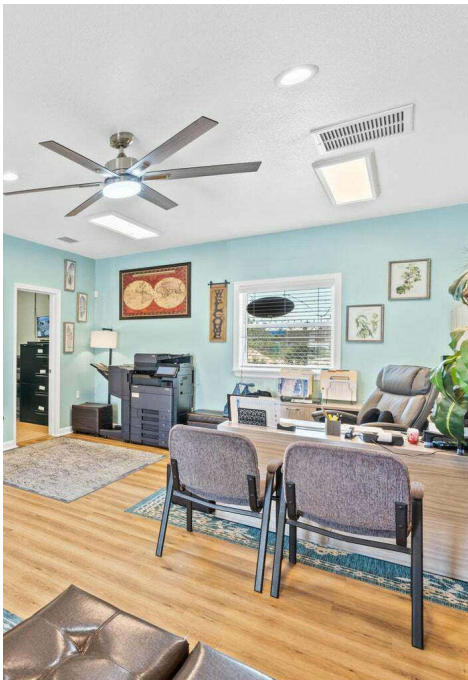
- Existing 5,000 SF Warehouse – Use as-is or remove for a custom build
- Owner Willing to Build to Suit – Ideal for retail, office, or service-based businesses
- Fully Impervious Site – Maximizing usable space
- Prime Location – High-traffic area near major retailers

OFFERING SUMMARY

Sale Price:	\$850,000
Lot Size:	0.8+/- Acres
Traffic Count:	26,500 cars/day

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,230	17,773	34,624
Total Population	3,054	44,037	87,744
Average HH Income	\$52,943	\$72,038	\$82,243

1602 MARTIN LUTHER KING JUNIOR BOULEVARD
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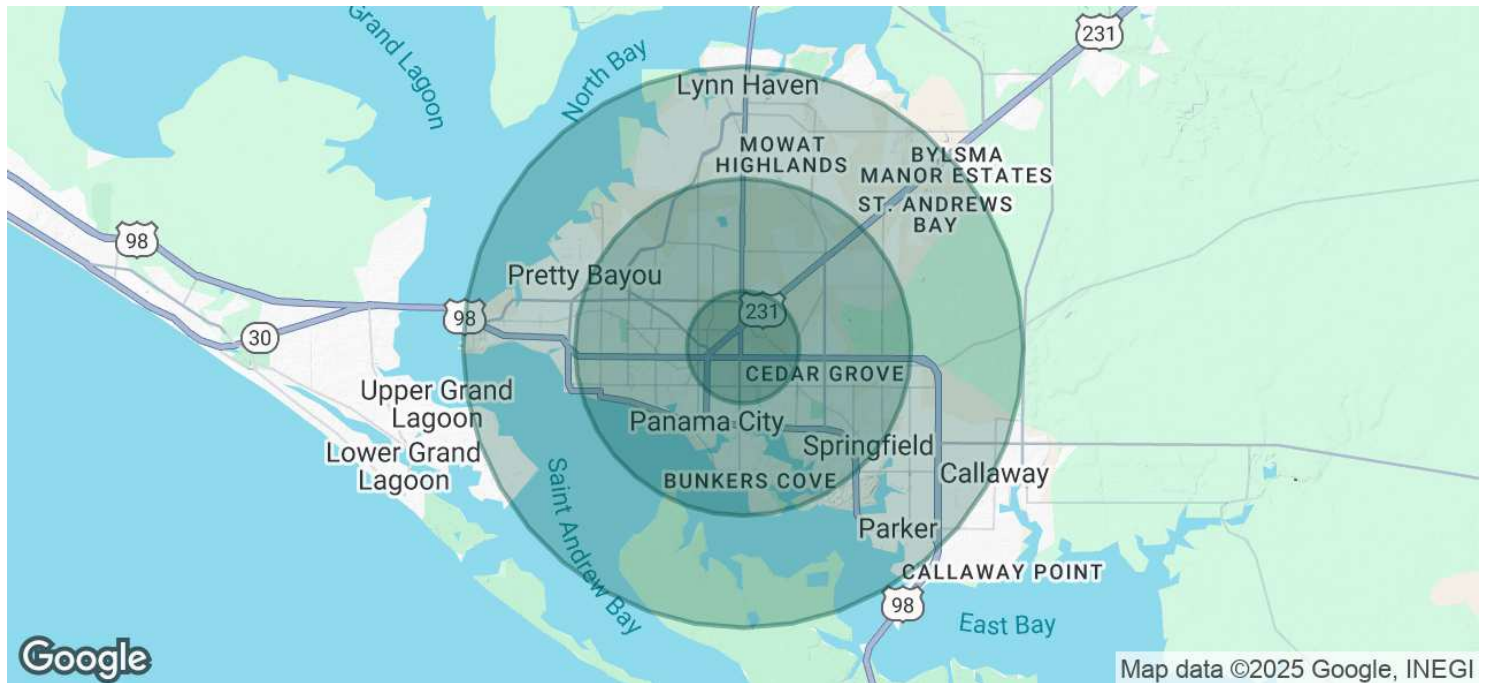
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,054	44,037	87,744
Average Age	42	41	42
Average Age (Male)	40	40	40
Average Age (Female)	43	42	43

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,230	17,773	34,624
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$52,943	\$72,038	\$82,243
Average House Value	\$219,287	\$277,814	\$297,013

Demographics data derived from AlphaMap