

Office Property  
**FOR SALE**



# 1834 LISENBY AVE

Panama City Beach, FL 32405

**FLETCHER DILMORE**  
850.326.1463  
fletcher@teampcg.com

**PREMIER COMMERCIAL GROUP**  
4708 Capital Circle NW, Tallahassee, FL 32303  
850.933.5899 | teampcg.com



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## PROPERTY DESCRIPTION

Premier Commercial Group is pleased to offer For Sale the former iHeart Media Corporate Office and Studios. This 10,136 SF Class A office building is located in the heart of Panama City, FL, conveniently located to downtown, St. Andrews & the 23rd St. retail corridor.

## PROPERTY HIGHLIGHTS

- Newly Renovated office building
- Located in the heart of Panama City Beach
- Move-In ready office space

## OFFERING SUMMARY

Sale Price:	\$1,450,000
Lot Size:	1 Acres
Building Size:	10,136 SF
NOI:	\$10,136.00
Cap Rate:	0.7%

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	185	618	3,091
Total Population	518	1,671	7,156
Average HH Income	\$40,888	\$40,756	\$51,780

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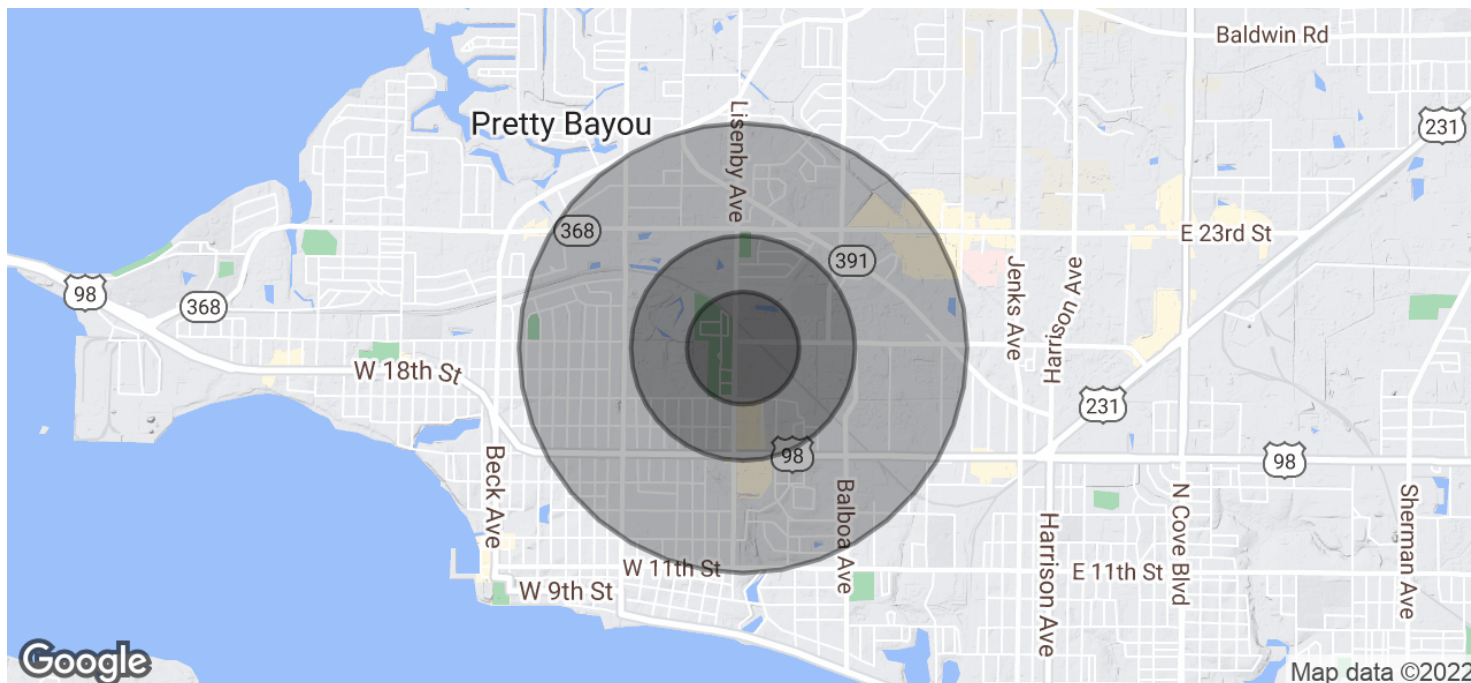
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	518	1,671	7,156
Average Age	24.0	25.3	34.1
Average Age (Male)	16.7	18.4	32.1
Average Age (Female)	29.1	30.5	38.0

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	185	618	3,091
# of Persons per HH	2.8	2.7	2.3
Average HH Income	\$40,888	\$40,756	\$51,780
Average House Value	\$342,302	\$564,403	\$288,977

\* Demographic data derived from 2020 ACS - US Census

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