



# Two Stanford Center



**1022 W 23rd St**

**PANAMA CITY, FL 32405**



# The Team

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# MEET THE TEAM



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## PROPERTY SUMMARY

### TWO STANFORD CENTER

1022 W 23RD ST  
PANAMA CITY, FL 32405

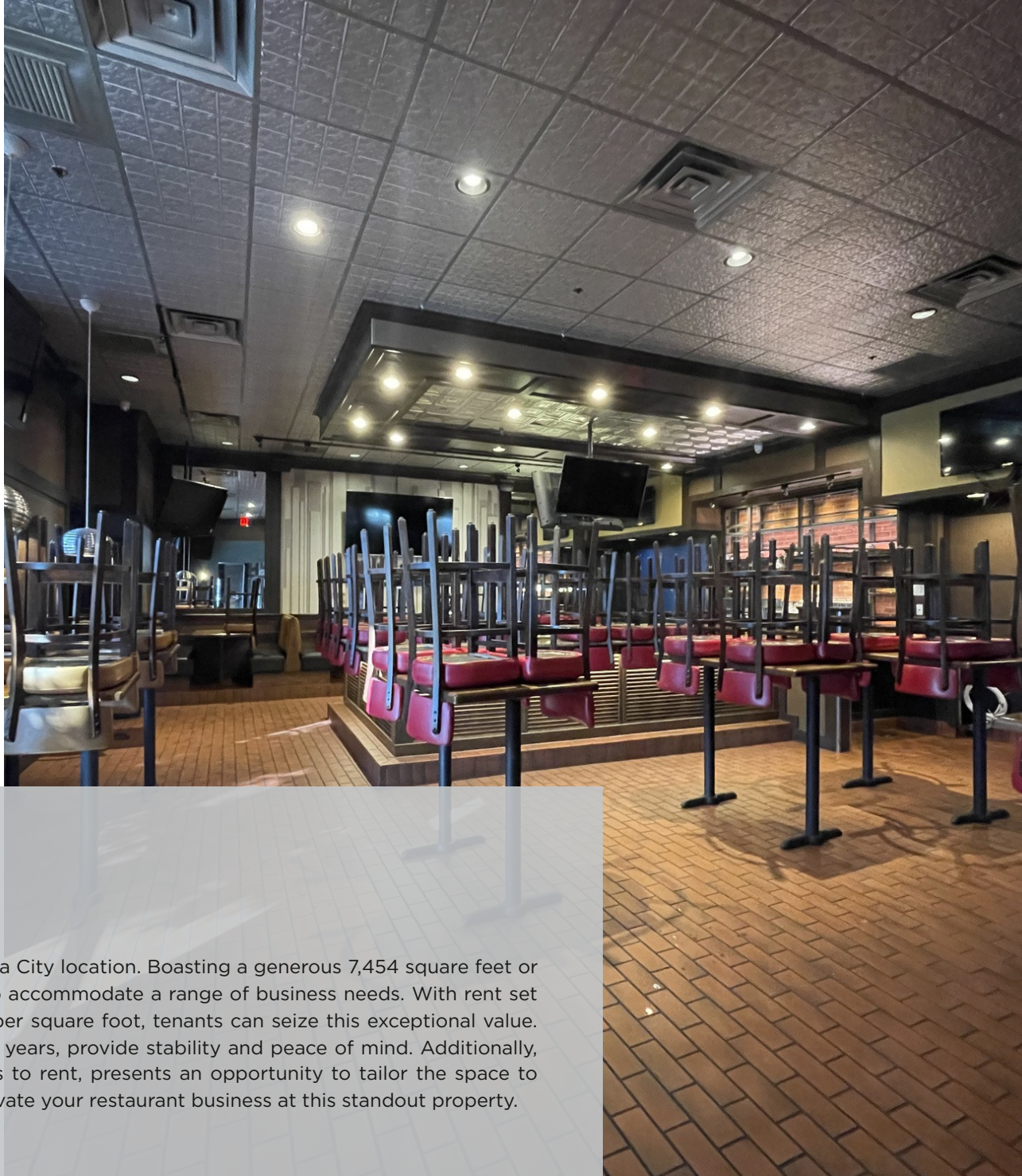
#### OFFERING SUMMARY

**LEASE RATE:** \$23.00 SF/yr (NNN)

**BUILDING SIZE:** 94,449 SF

**AVAILABLE SF:** 5,500 - 7,454 SF

**LOT SIZE:**



## PROPERTY SUMMARY

Introducing a prime leasing opportunity at this premier Panama City location. Boasting a generous 7,454 square feet or a 5500 SF+/- space, this versatile space offers ample room to accommodate a range of business needs. With rent set at an attractive \$23.00 per square foot and a CAM of \$5.90 per square foot, tenants can seize this exceptional value. The flexible lease terms, including a minimum initial term of 5 years, provide stability and peace of mind. Additionally, the negotiable buildout allowance, with potential adjustments to rent, presents an opportunity to tailor the space to specific requirements. Discover the perfect environment to elevate your restaurant business at this standout property.

## PROPERTY HIGHLIGHTS

- Generous 7,454 SF space or 5500 +/- SF
- Competitive rent at \$23.00 per SF
- CAM costs at \$5.90 per SF
- Minimum 5-year initial lease term
- Negotiable buildout allowance
- Prime location in Panama City
- Complete set of Plans are available for your Buildout planning.
- Versatile and customizable space
- Ideal for restaurant or retail needs
- Professional and well-maintained property



KEY FEATURE



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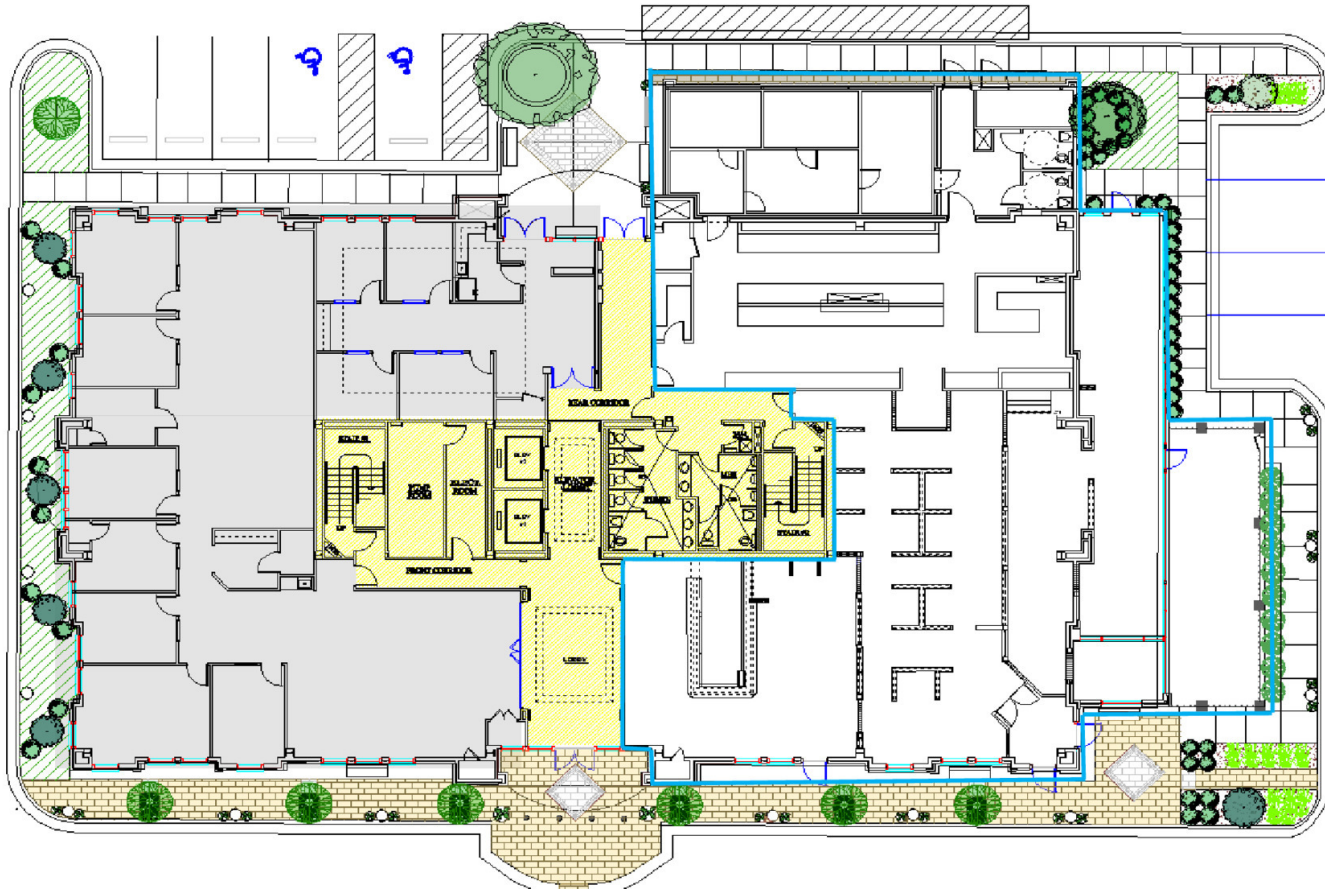


KEY FEATURE

# PROPERTY PHOTOS



EXISTING SUITE 190

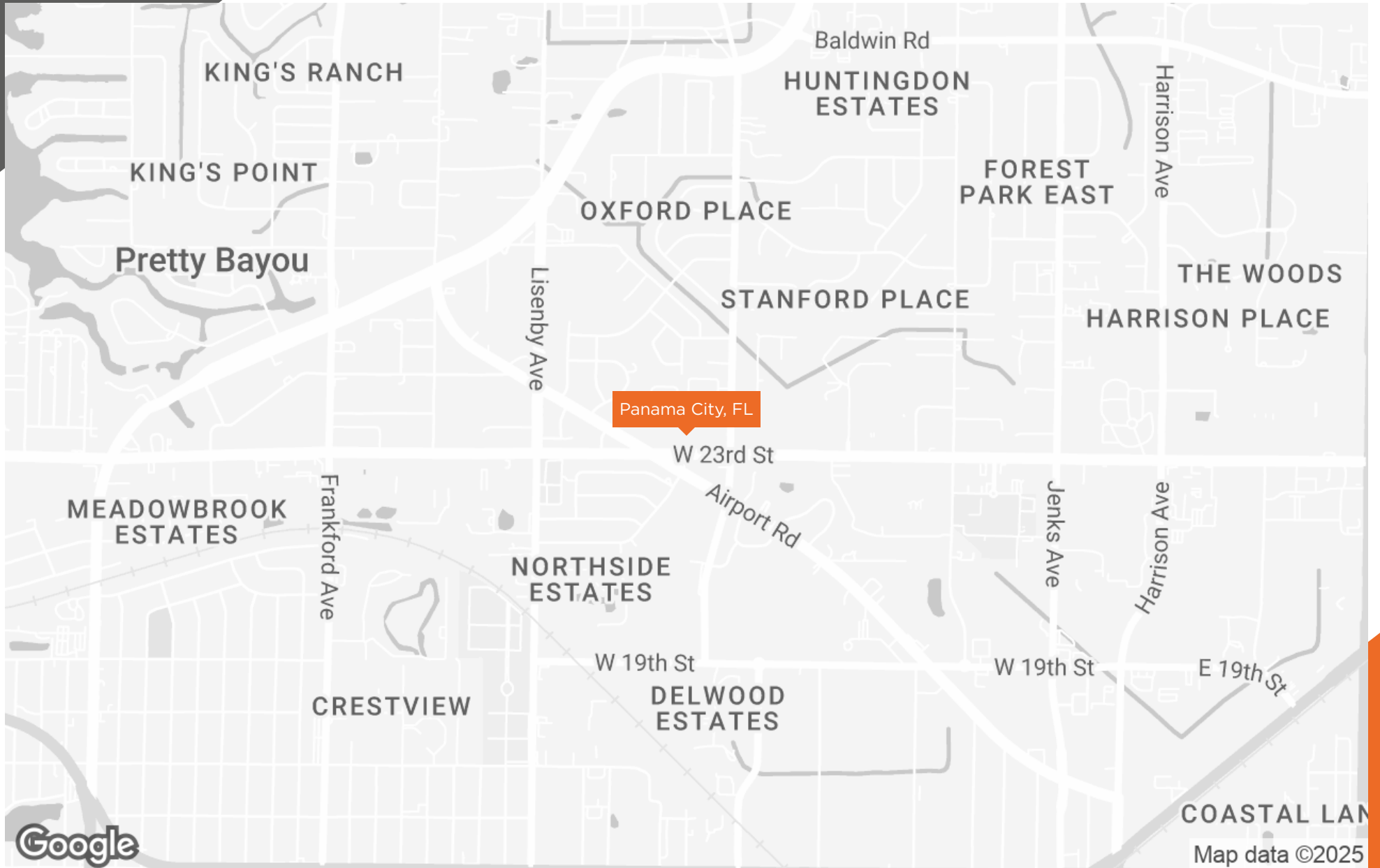


Restaurant 7,454 USF  
Patio 638 USF

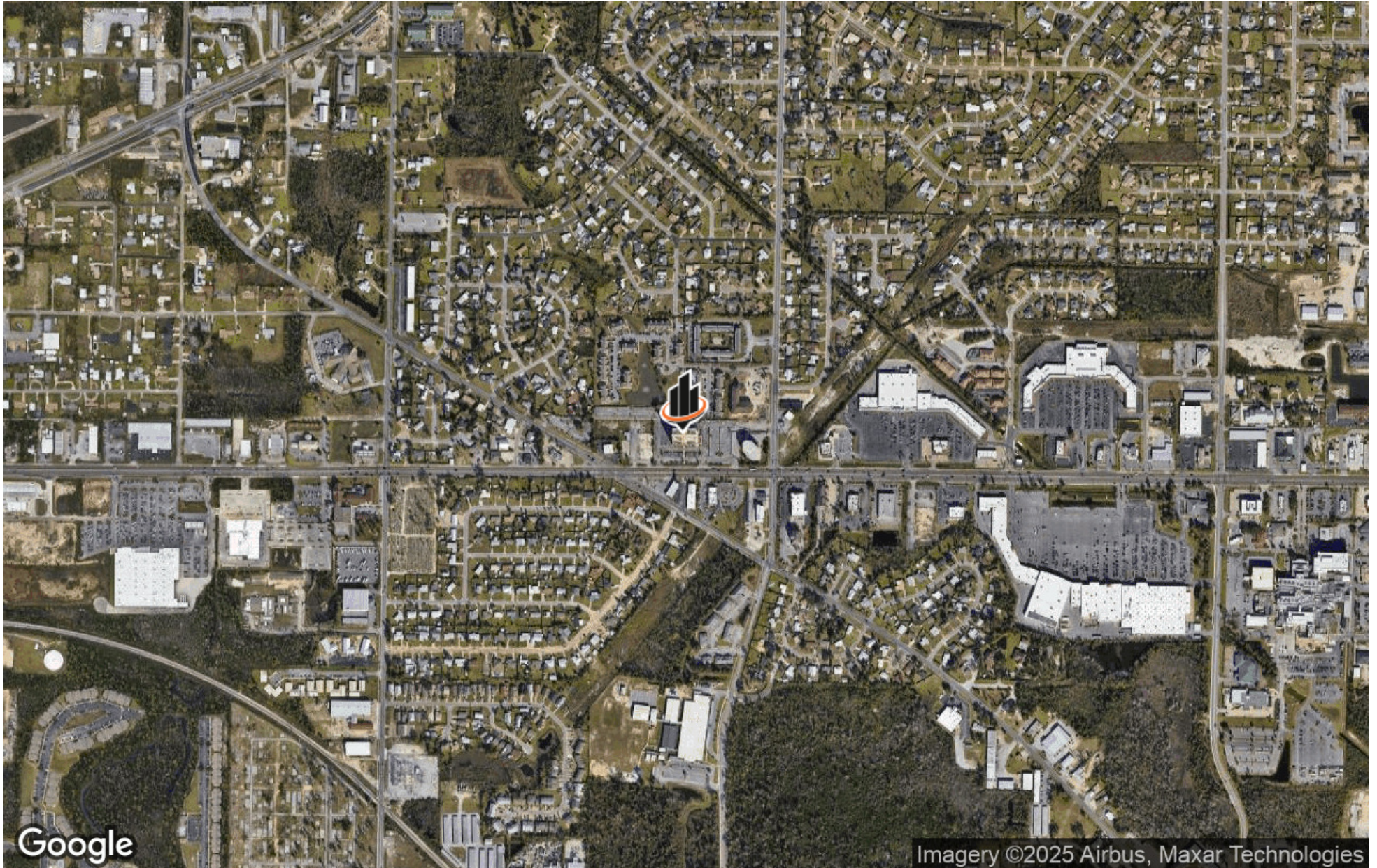
## LOCATION DESCRIPTION

Located in the heart of Panama City, this vibrant area offers an enticing mix of urban amenities and coastal charm. Just a stone's throw from the Gulf of Mexico, the location provides an inspiring backdrop for work and relaxation. Surrounded by a variety of dining options, from trendy cafes to upscale eateries, tenants can entertain clients or enjoy team lunches with ease. Nearby parks and waterfront promenades offer opportunities for refreshing breaks and outdoor meetings. With convenient access to major roadways and a thriving business community, the area is a prime choice for companies seeking a dynamic restaurant location in Panama City.

# REGIONAL MAP



# AERIAL MAP





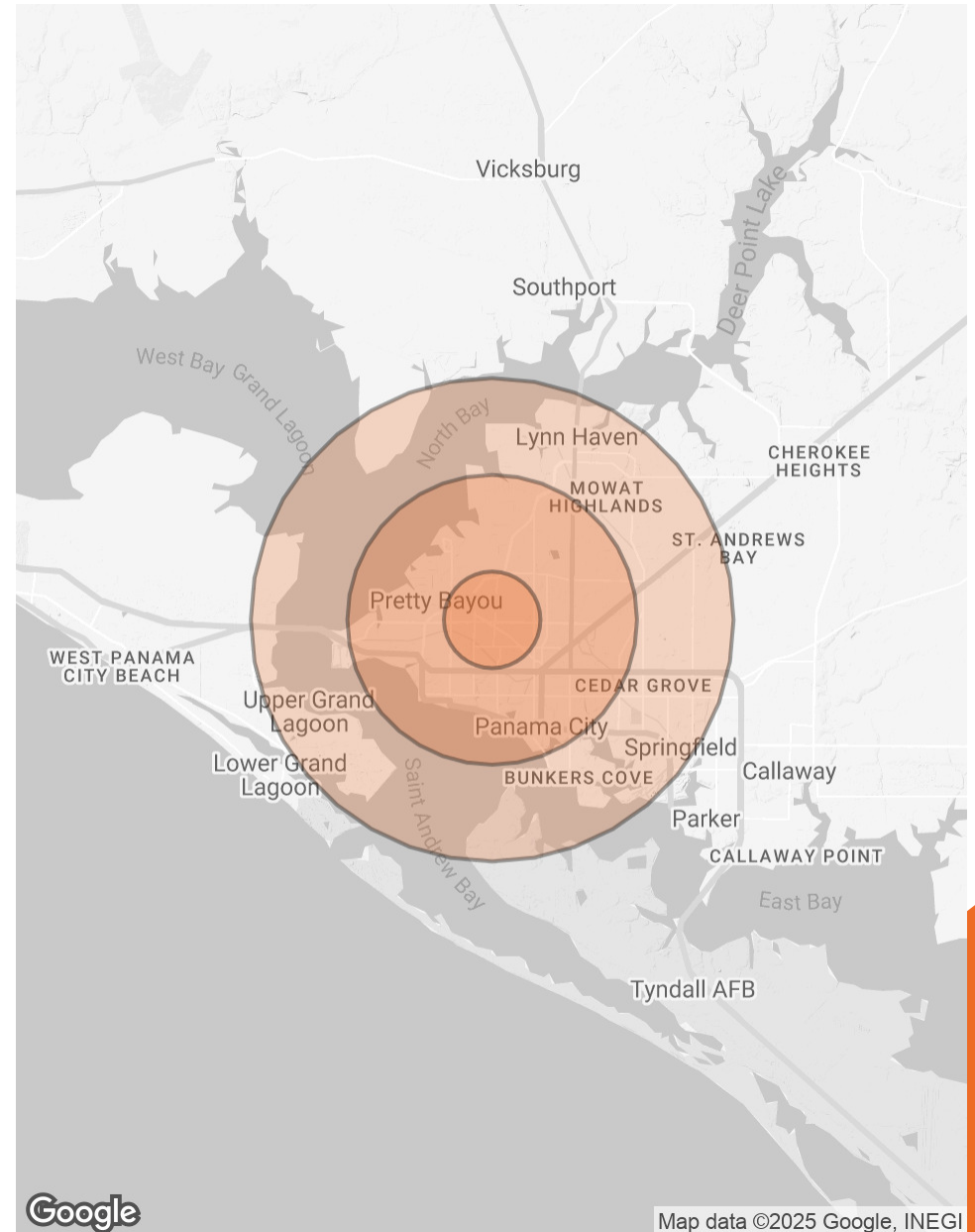
# Demographics

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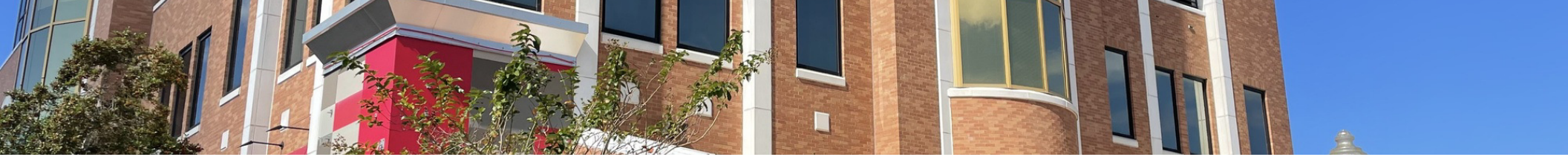
# DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
<b>TOTAL POPULATION</b>	5,806	40,285	79,237
<b>AVERAGE AGE</b>	42	42	42
<b>AVERAGE AGE (MALE)</b>	40	41	41
<b>AVERAGE AGE (FEMALE)</b>	43	43	43
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
<b>TOTAL HOUSEHOLDS</b>	2,294	16,583	31,631
<b># OF PERSONS PER HH</b>	2.5	2.4	2.5
<b>AVERAGE HH INCOME</b>	\$82,366	\$79,481	\$83,435
<b>AVERAGE HOUSE VALUE</b>	\$280,646	\$290,858	\$310,521

Demographics data derived from AlphaMap



Map data ©2025 Google, INEGI



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# Collective Strength, Accelerated Growth

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PENSACOLA, FL 32502



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