

ALDI SUBLEASE OFFERING

FOR LEASE

3157 WEST 23RD STREET, PANAMA CITY, FL 32405



LOCATION DESCRIPTION

Located in the heart of Panama City, this area offers prospective tenants an array of amenities and attractions. From popular dining spots like Firefly and The Grand Marlin to the serene St. Andrews State Park and its pristine beaches. The property is just a short drive from attractions such as the Panama City Marina, offering stunning waterfront views and lively entertainment options. With a variety of retail shops and cultural landmarks nearby, the area seamlessly blends business needs with lifestyle conveniences.



PROPERTY HIGHLIGHTS

- Located along West 23rd Street, in Panama City with visibility to +/- 39,000 VPD
- Co-Tenancy with ALDI
- Loading dock available
- Area tenants include Sam's Club, Academy Sports, Dollar Tree, Chick-Fil-A, Outback Steakhouse and more
- Call for more information

DEMOGRAPHICS	3 MILES	5 MILES	7 MILES
POPULATION	29,176	76,158	111,311
DAYTIME POPULATION	39,119	92,415	124,578
HOUSEHOLDS	12,276	32,524	46,643
AVERAGE HH INCOME	\$94,649	\$97,136	\$98,086



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