

The logo for TLG, consisting of the letters 'TLG' in white serif font inside a dark blue square with a green border.

COMMERCIAL REAL ESTATE

RETAIL PROPERTY FOR LEASE



Restaurant Property for Lease

9800 Front Beach Rd, Panama City Beach, FL 32407

BRANDON CRAMER

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EXECUTIVE SUMMARY

RESTAURANT PROPERTY FOR LEASE

9800 FRONT BEACH RD, PANAMA CITY BEACH, FL 32407



OFFERING SUMMARY

Available SF:	8,922 SF
Lease Rate:	\$18.00 SF/yr (NNN)
Lot Size:	1.5 Acres
Year Built:	2003
Building Size:	8,922 SF
Zoning:	CH
APN:	34826-000-000

PROPERTY OVERVIEW

\$18.00 PSF plus CAM

Vacant restaurant building formerly known as Dirty Dick's Crab House. Kitchen build-out is in place. Ideal location for another restaurant concept.

LOCATION OVERVIEW

Located along Front Beach Road (State Road 30), one of the primary east-west corridors in Panama City Beach, Florida, offering excellent visibility and accessibility in a highly active commercial and tourism district. The property is surrounded by a dense mix of restaurants, retail, hotels, and entertainment venues that serve both year-round residents and a strong seasonal visitor base.

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ADDITIONAL PHOTOS

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RETAILER MAP

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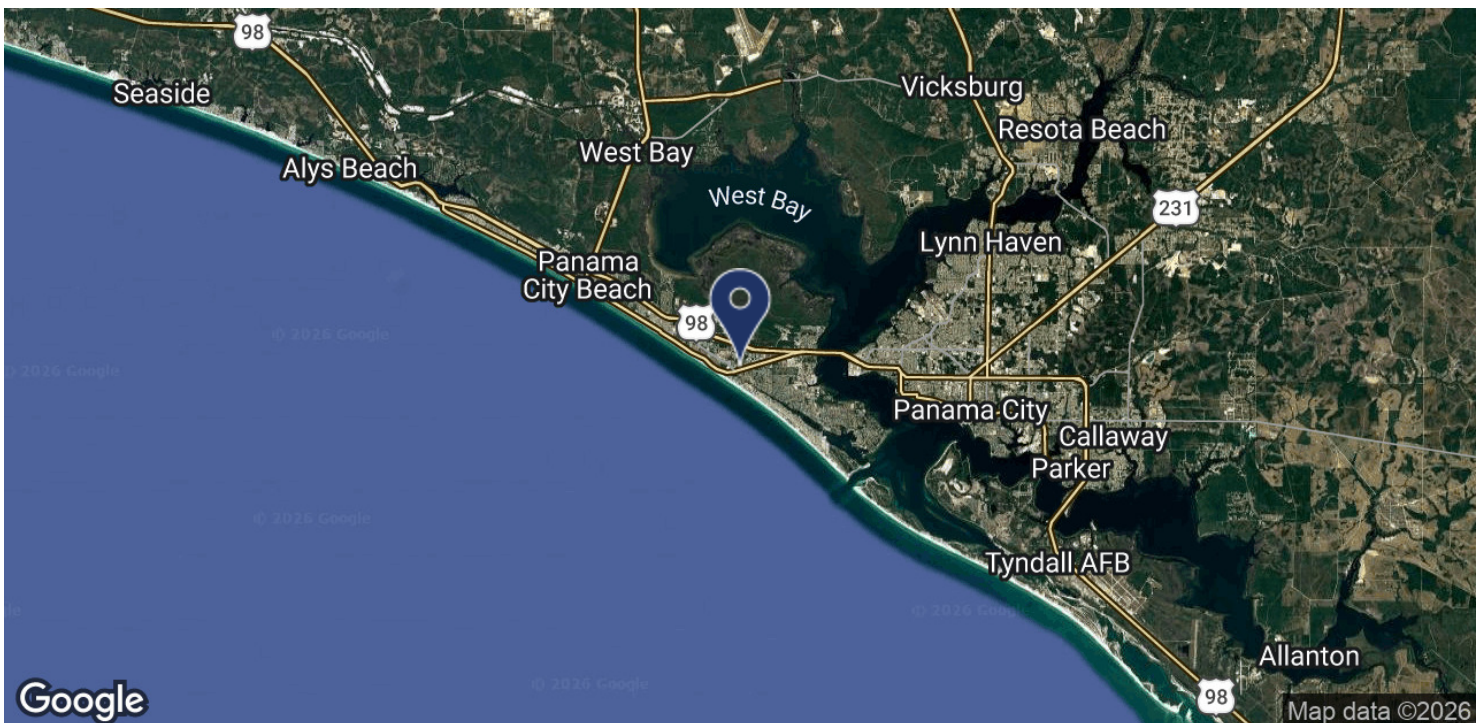
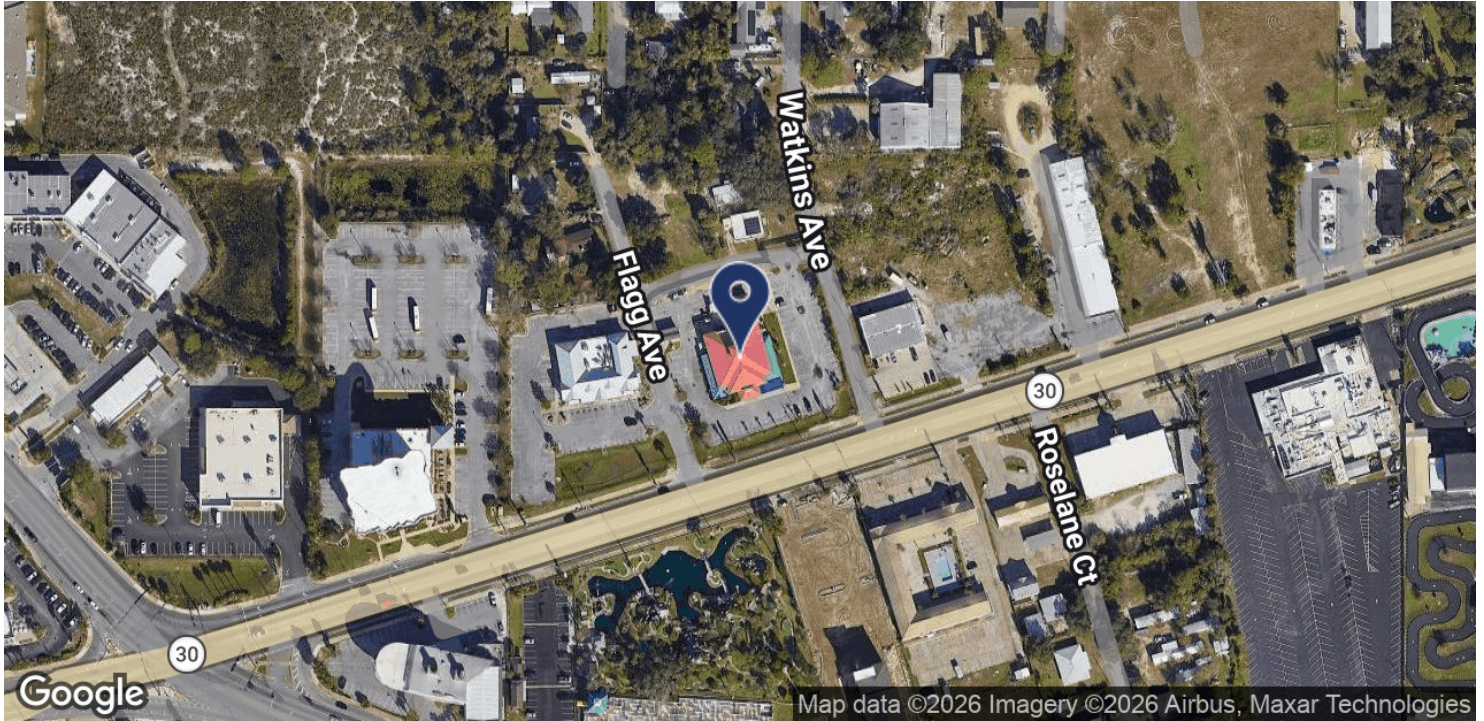
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LOCATION MAP

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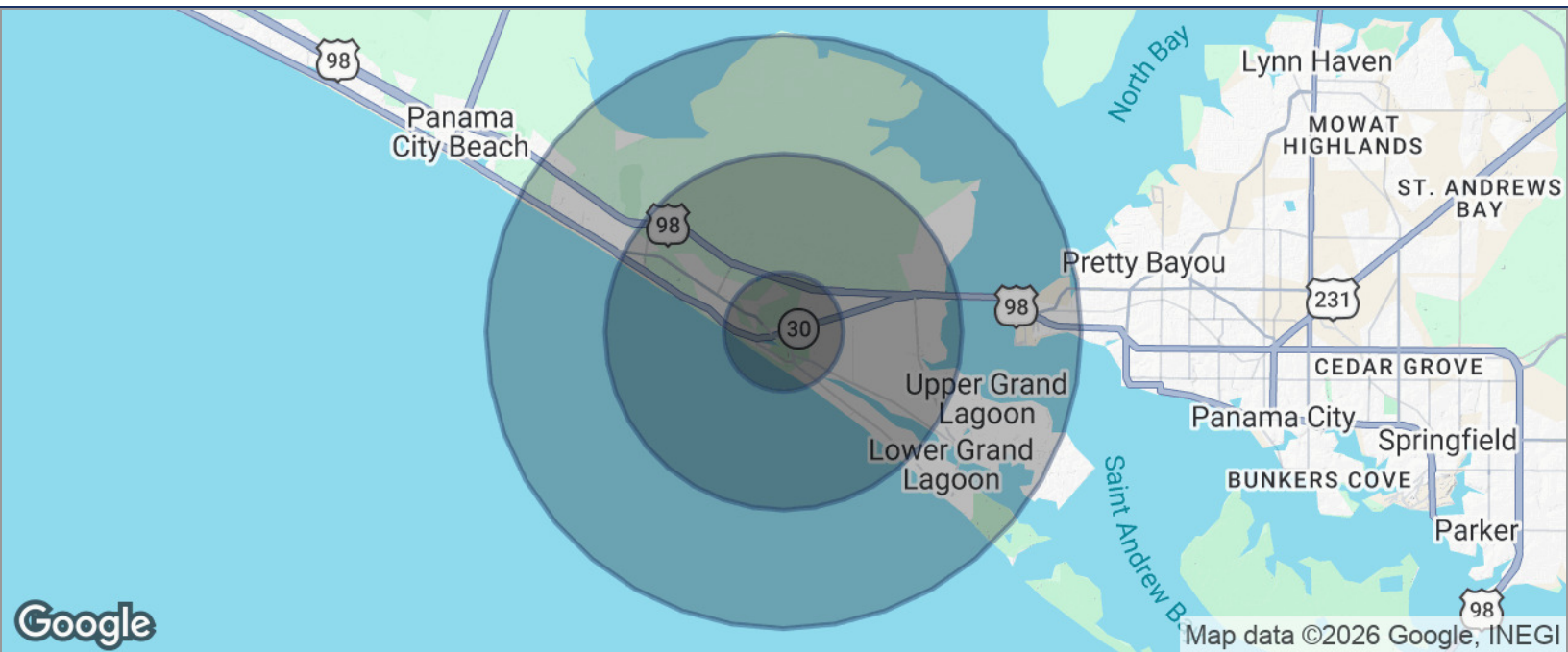




DEMOGRAPHICS MAP

RESTAURANT PROPERTY FOR LEASE

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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	6,366	26,190	37,301
MEDIAN AGE	44	43	44
MEDIAN AGE (MALE)	43	42	43
MEDIAN AGE (FEMALE)	45	44	45
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,883	11,417	16,332
# OF PERSONS PER HH	2.2	2.3	2.3
AVERAGE HH INCOME	\$88,973	\$90,855	\$96,503
AVERAGE HOUSE VALUE	\$406,336	\$400,389	\$409,698

* Demographic data derived from 2020 ACS - US Census

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