

±989 SF - 2,222 SF Office Space Available

Ideal for professional offices, medical practices, and service-oriented businesses



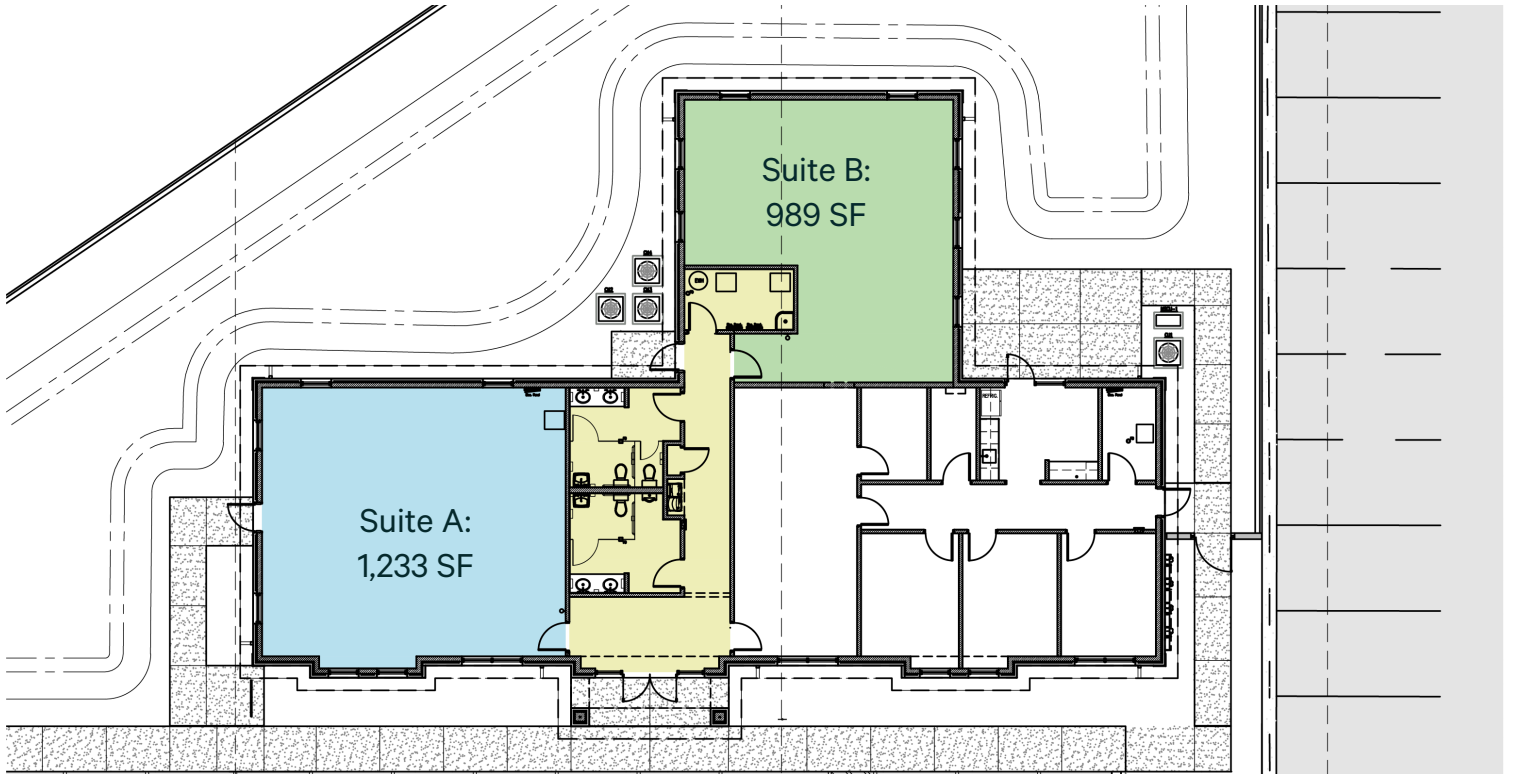
Property Highlights

- + 2,222 SF across two suites:
Suite A: 1,233 SF and Suite B: 989 SF
- + High-visibility site along Hutchison Blvd with convenient access to major thoroughfares
- + Close to restaurants, retail, and professional services
- + Ample on-site parking for tenants and visitors
- + New construction, modern design, professional setting
- + Surrounded by the area's top condominium and vacation rental accommodations, as well as established residential communities and business districts

Offering Summary

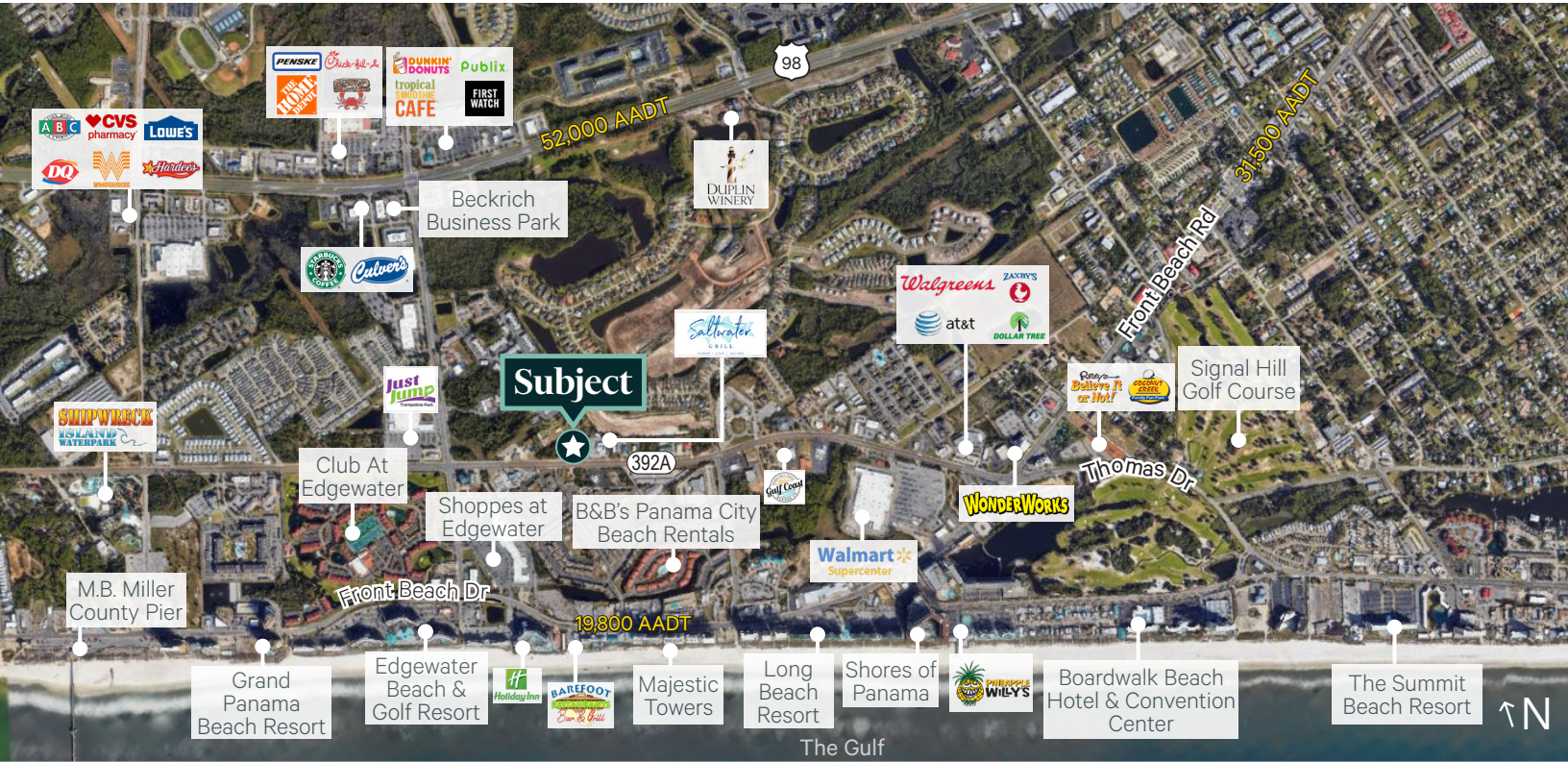
Lease Rate:	\$24.00 SF/yr (NNN)
Building Size:	3,921 SF
Available SF:	2,222 SF
Lot Size:	31,793 SF
Year Built:	2026
Zoning:	CH

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11060 Hutchison Blvd, Panama City Beach, Florida 32407





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Located on busy Hutchison Boulevard between Front Beach Road and Richard Jackson Blvd, right beside Saltwater Grill, in Panama City Beach, 11060 Hutchison Blvd provides office tenants with a prime, highly visible address in a growing market. The property offers convenient access to major roads, residential neighborhoods, and essential amenities including dining, retail, and professional services. Its central location makes it ideal for businesses seeking a professional setting close to both clients and the vibrant Panama City Beach community.

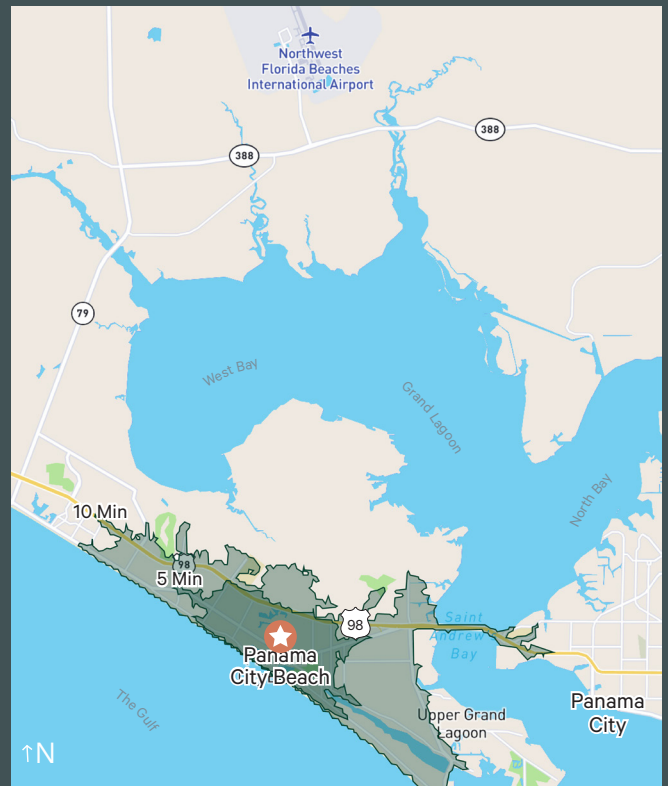
Prime Location Opportunity

Demographics

(Based on Drive Time)

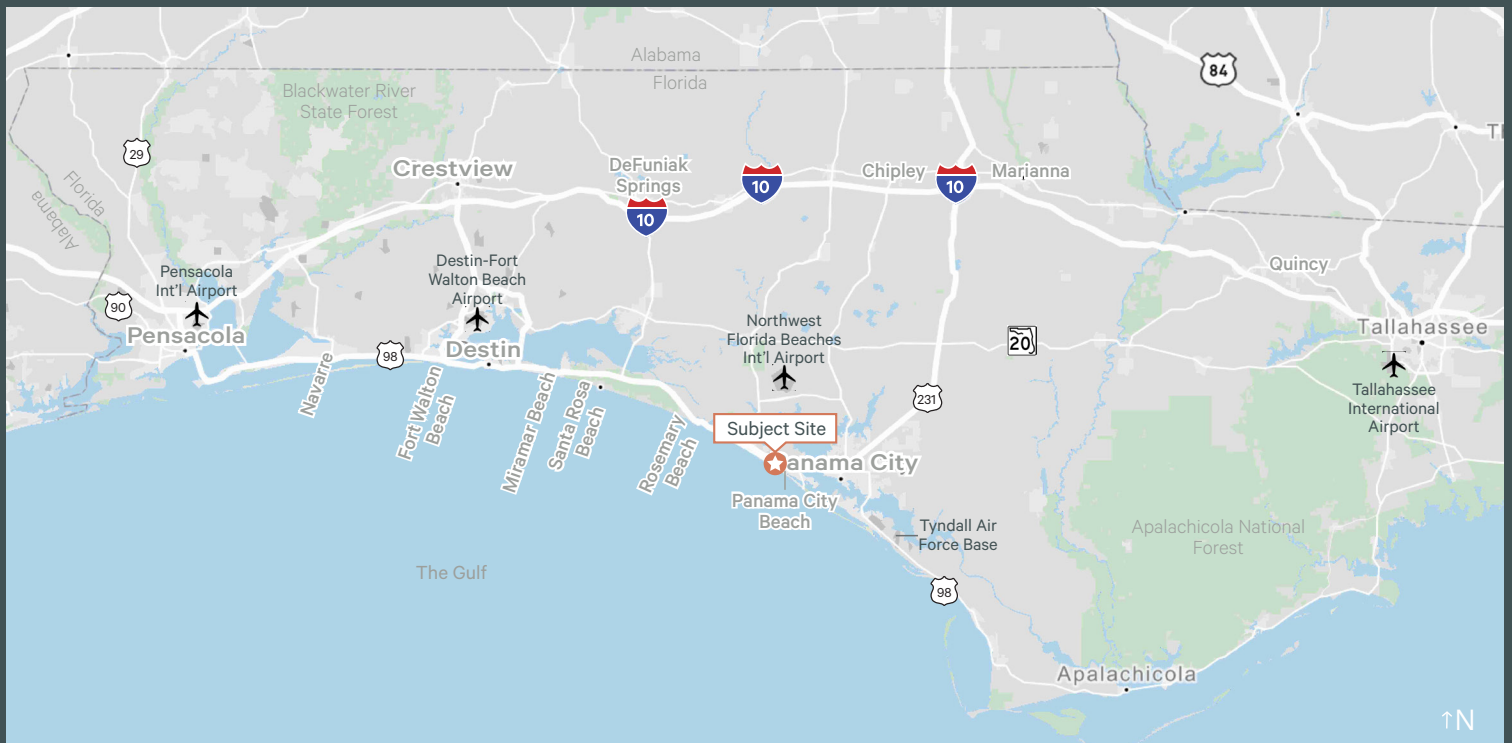
5 Minutes 10 Minutes

Population	9,469	33,036
Businesses	717	2,000
Housing Units	10,945	28,011
Avg Household Income	\$96,890	\$106,005
Daytime Population	12,091	32,652
Seasonal Population* (Estimated at 3.0 persons/housing unit*)	32,835	84,033



Panama City Beach

Long known as one of Florida's major beach destinations for visitors throughout the country, Panama City Beach is quickly becoming a multifaceted economic center. With an unmatched climate and outdoor recreational lifestyle, strong educational institutions, and enormous investment in the area's infrastructure, Panama City Beach is attracting more business relocations and expansions every day, along with a rapidly growing stream of new residents. While the market area is diversifying its economy and expanding at an ever-faster pace, Panama City Beach continues to uphold the Gulf Coast culture for which it's always been known, and remains the "World's Most Beautiful Beach".



For More Information, Please Contact:

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