

BELLCORE

COMMERCIAL



FORMER JO-ANN FABRICS

413 E 23RD ST, PANAMA CITY, FL 32405



PROPERTY DESCRIPTION

Introducing 413 E 23rd St, a prime commercial property for lease in Panama City, FL. This modern space boasts a generous floor plan, ideal for a wide range of retailers. With high ceilings, it offers a welcoming and productive environment for employees and customers alike. Convenient access and ample parking make this property highly accessible.

HIGHLIGHTS

- Ceiling Height Floor to Bottom of Joist: Front 21'4" Back 18'10"
- Great visibility from Panama City Beach Parkway
- Ample parking and access to traffic light
- High traffic count 38,900 VPD

OFFERING SUMMARY

Lease Rate:	\$19.00 SF/yr (NNN)
Available SF:	20,579 SF
Zoning	Commercial
Property Type	Retail
Traffic Count	38,900

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	1,413	19,988	33,216
Total Population	3,477	49,921	84,331
Average HH Income	\$88,324	\$79,636	\$83,460





HARRY BELL JR.

Managing Broker

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PROFESSIONAL BACKGROUND

Harry Bell is the President and Managing Broker of Bellcore Commercial. Bellcore Commercial is a full-service commercial real estate firm offering a wide range of diversified real estate services, including, but not limited to, investment sales, leasing, tenant representation, and asset management.

Harry has earned a distinguished reputation with over 20+ years of experience and is nationally recognized as a top producer in the commercial real estate industry. Prior to starting Bellcore Commercial, Harry sold his brokerage, John S. Carr & Associates, to an affiliate of Berkshire Hathaway in 2015. Harry brought his unique sales approach, marketing capabilities, and competitiveness to one of the largest real estate companies in the world. Under Berkshire, Harry and his team quickly became #1 globally ranked in commercial sales year after year. Bellcore Commercial offers the catalytic foundation needed for the long-term future growth of the company, team, and its leaders.

Bellcore Commercial is founded on the model that great deals are not measured with money; they are brokered with the foundation of great relationships. At Bellcore, our success is striving for our core principles; leadership, customer loyalty, client success, and integrity.

EDUCATION

Harry has earned a Bachelor of Science degree in Finance

MEMBERSHIPS

Mr. Bell is a member of many prominent industry organizations including the International Council of Shopping Centers, the National Association of Realtors, Florida Association of Realtors, Pensacola Association of Realtors, and the Emerald Coast Association of Realtors, to name a few.

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