

FREESTANDING OFFICE BUILDING FOR LEASE

638 Harrison Ave, Panama City, FL 32401



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FORMER 32,055 SF OFFICE BUILDING | 0.57 AC

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PROPERTY HIGHLIGHTS



- 32,055 sf three-story bank building sitting on a 0.57 AC hard corner
- 60 on-site parking spaces
- Approximately 240' of frontage on Harrison Ave which boasts strong visibility to the 9,374 vehicles per day.
- Under a mile from the Panama City Marina, which features Hotel Indigo, IHG Hotel, Marina Civic Center and Harrison's Kitchen and Bar.
- The Arbors @ 15th Apartments is a brand-new residential complex being constructed a mile north of the site.



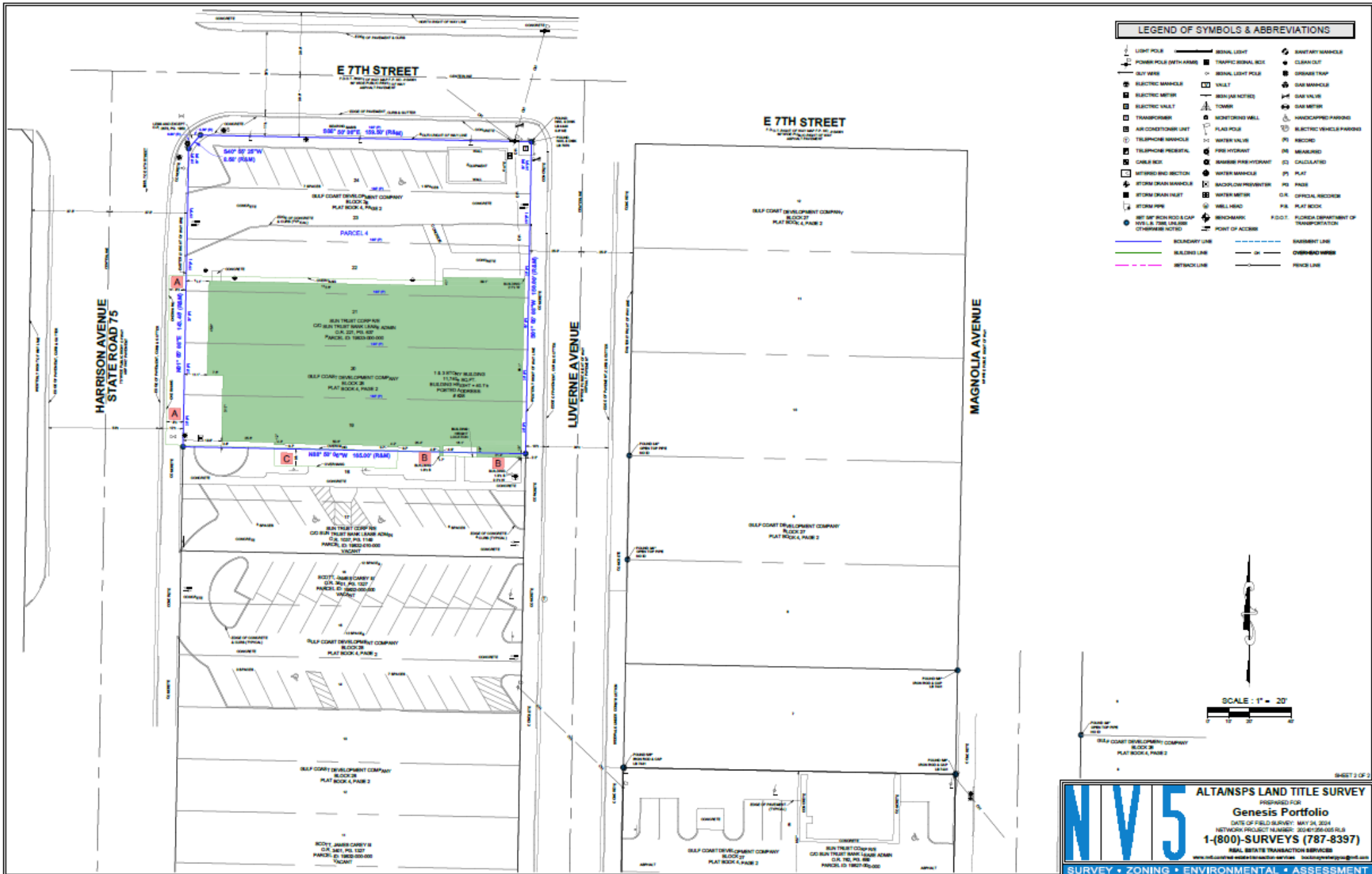
Demographics

	1 Mile	3 Mile
Population	4,797	31,576
Households	2,048	12,041
Median Age	41.8	39.1
Median HH Income	\$41,740	\$47,887
Daytime Employees	10,656	33,359
Population Growth '23 - '28	1.8%	1.3%
Household Growth '23 - '28	1.9%	1.4%

AERIAL



SURVEY



NIV5 ALTANSPS LAND TITLE SURVEY
 PREPARED FOR
Genesis Portfolio
 DATE OF FIELD SURVEY: MAY 24, 2024
 NETWORK PROJECT NUMBER: 20240255-005 RLS
1-(800)-SURVEYS (787-8397)
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