

THE SHOPPES AT PANAMA CITY

1000 E 23rd St, Panama City, FL 32405
 Bay County



HIGHLIGHTS

For Lease
 County: Bay
 Type: Retail
 Total SF: 61,221

CONTACT

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- The Shoppes at Panama City is adjacent to Panama City Mall.
- It includes national tenants such as Best Buy, America's Best Contacts and Moe's.
- Attractive lifestyle mix with retail, entertainment, and dining components sure to please locals and tourists alike.
- The Shoppes is surrounded by other retail stores, restaurants, and over a dozen hotels within walking distance.

RETAILERS INCLUDE



DEMOGRAPHICS

5 MILES

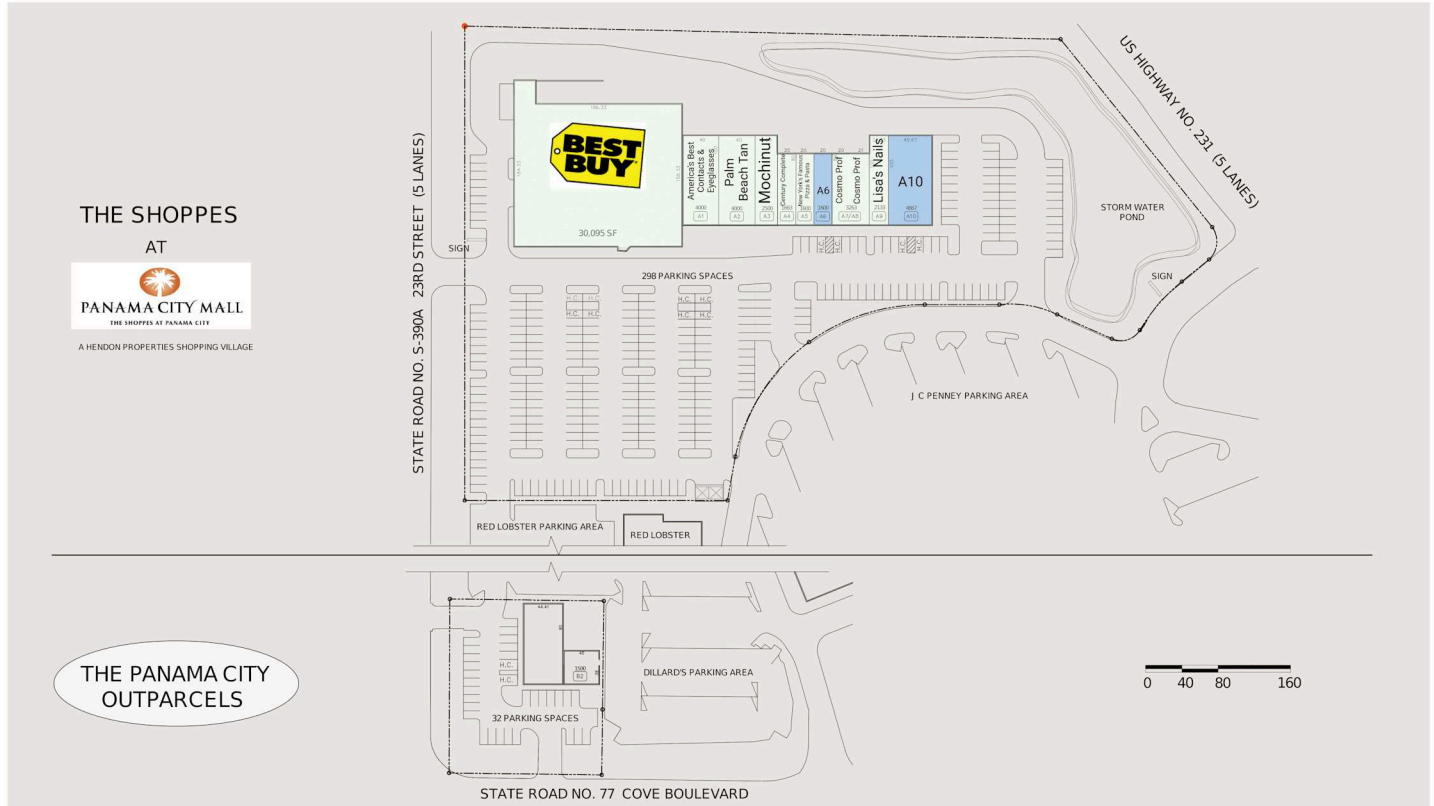
10 MILES

20 MILES

Population	8,325	138,273	172,656
Daytime Population	50,389	68,809	85,393
Households	33,350	55,588	69,504
Average Household Income (\$)	81,640	87,547	89,252
Median Household Income (\$)	60,320	64,309	65,912
Median Age	42	42	42

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THE SHOPPES
AT



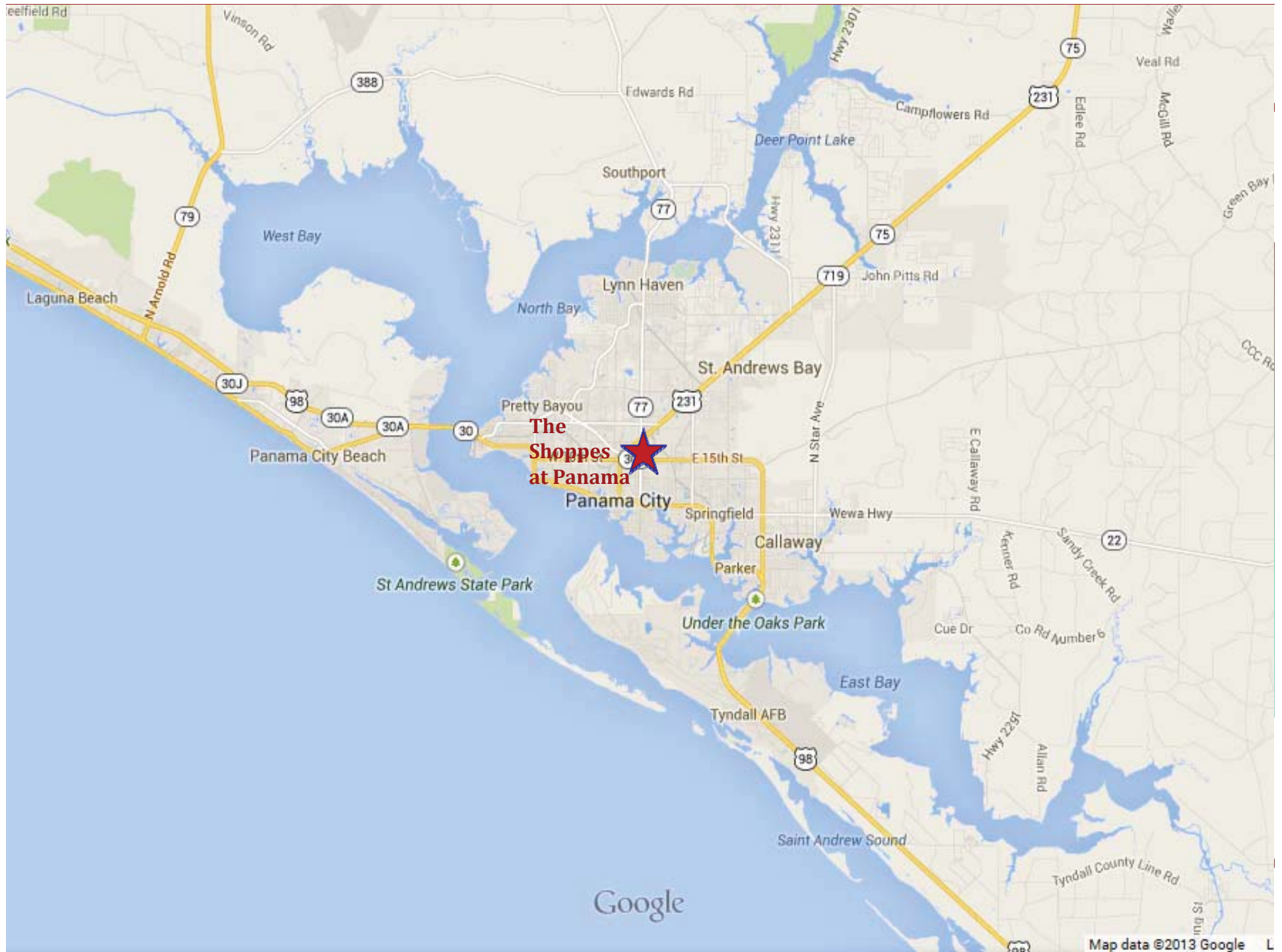
A HENDON PROPERTIES SHOPPING VILLAGE

THE PANAMA CITY
OUTPARCELS

THE SHOPPES AT PANAMA CITY
AND THE PANAMA CITY OUTPARCELS
2350 MARTIN LUTHER KING JR. BLVD.
PANAMA CITY, FLORIDA 32405

LEASING SITE PLAN

A1	America's Best Contacts & Eyeglasses	4,000SF	A6	Available	1,600SF
A10	Available	4,867SF	A7	Cosmo Prof	1,600SF
A2	Palm Beach Tan	4,000SF	A8	Cosmo Prof	1,663SF
A3	Mochinut	2,500SF	A9	Lisa's Nails	2,133SF
A4	Century Complete	1,663SF	ANCHA	Best Buy	30,095SF
A5	New York's Famous Pizza & Pasta	1,600SF			



The Shoppes at Panama

Google

Map data ©2013 Google



THE SHOPPES AT PANAMA CITY



N. HIGHWAY 231 (AADT 18,500)

E. 23RD STREET (AADT 24,000)







Executive Summary

2150 Martin Luther King Jr Blvd, Panama City, Florida, 32405
 2150 Martin Luther King Jr Blvd, Panama City, Florida, 32405
 Drive Time: 10, 15, 20 minute radii

Prepared by Esri
 Latitude: 30.18696
 Longitude: -85.64765

	10 minutes	15 minutes	20 minutes
Population			
2000 Population	45,358	83,384	105,209
2010 Population	50,815	90,727	114,646
2019 Population	49,100	89,504	115,160
2024 Population	52,862	94,102	120,128
2000-2010 Annual Rate	1.14%	0.85%	0.86%
2010-2019 Annual Rate	-0.37%	-0.15%	0.05%
2019-2024 Annual Rate	1.49%	1.01%	0.85%
2019 Male Population	47.4%	48.3%	48.9%
2019 Female Population	52.6%	51.7%	51.1%
2019 Median Age	39.8	40.3	40.3

In the identified area, the current year population is 115,160. In 2010, the Census count in the area was 114,646. The rate of change since 2010 was 0.05% annually. The five-year projection for the population in the area is 120,128 representing a change of 0.85% annually from 2019 to 2024. Currently, the population is 48.9% male and 51.1% female.

Median Age

The median age in this area is 39.8, compared to U.S. median age of 38.5.

Race and Ethnicity

2019 White Alone	70.3%	73.9%	75.6%
2019 Black Alone	21.0%	17.4%	15.5%
2019 American Indian/Alaska Native Alone	0.7%	0.7%	0.7%
2019 Asian Alone	2.4%	2.5%	2.5%
2019 Pacific Islander Alone	0.1%	0.1%	0.1%
2019 Other Race	1.8%	1.7%	1.7%
2019 Two or More Races	3.7%	3.7%	3.8%
2019 Hispanic Origin (Any Race)	7.3%	7.1%	7.0%

Persons of Hispanic origin represent 7.0% of the population in the identified area compared to 18.6% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 48.1 in the identified area, compared to 64.8 for the U.S. as a whole.

Households

2019 Wealth Index	59	70	71
2000 Households	18,682	33,690	42,114
2010 Households	20,960	36,842	46,368
2019 Total Households	20,087	36,035	46,258
2024 Total Households	21,576	37,796	48,154
2000-2010 Annual Rate	1.16%	0.90%	0.97%
2010-2019 Annual Rate	-0.46%	-0.24%	-0.03%
2019-2024 Annual Rate	1.44%	0.96%	0.81%
2019 Average Household Size	2.38	2.42	2.43

The household count in this area has changed from 46,368 in 2010 to 46,258 in the current year, a change of -0.03% annually. The five-year projection of households is 48,154, a change of 0.81% annually from the current year total. Average household size is currently 2.43, compared to 2.42 in the year 2010. The number of families in the current year is 29,996 in the specified area.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024. Esri converted Census 2000 data into 2010 geography.

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Mortgage Income			
2019 Percent of Income for Mortgage	19.0%	18.2%	17.7%
Median Household Income			
2019 Median Household Income	\$46,867	\$50,431	\$51,672
2024 Median Household Income	\$52,603	\$55,291	\$56,839
2019-2024 Annual Rate	2.34%	1.86%	1.92%
Average Household Income			
2019 Average Household Income	\$62,221	\$66,754	\$68,117
2024 Average Household Income	\$71,201	\$75,736	\$77,401
2019-2024 Annual Rate	2.73%	2.56%	2.59%
Per Capita Income			
2019 Per Capita Income	\$25,224	\$26,870	\$27,309
2024 Per Capita Income	\$28,783	\$30,409	\$30,969
2019-2024 Annual Rate	2.67%	2.51%	2.55%

Households by Income

Current median household income is \$51,672 in the area, compared to \$60,548 for all U.S. households. Median household income is projected to be \$56,839 in five years, compared to \$69,180 for all U.S. households

Current average household income is \$68,117 in this area, compared to \$87,398 for all U.S. households. Average household income is projected to be \$77,401 in five years, compared to \$99,638 for all U.S. households

Current per capita income is \$27,309 in the area, compared to the U.S. per capita income of \$33,028. The per capita income is projected to be \$30,969 in five years, compared to \$36,530 for all U.S. households

Housing			
2019 Housing Affordability Index	129	135	139
2000 Total Housing Units	20,813	37,536	46,669
2000 Owner Occupied Housing Units	11,579	22,061	28,355
2000 Renter Occupied Housing Units	7,104	11,629	13,759
2000 Vacant Housing Units	2,130	3,846	4,555
2010 Total Housing Units	24,321	42,699	53,948
2010 Owner Occupied Housing Units	12,094	22,624	29,158
2010 Renter Occupied Housing Units	8,866	14,218	17,210
2010 Vacant Housing Units	3,361	5,857	7,580
2019 Total Housing Units	23,413	41,931	53,898
2019 Owner Occupied Housing Units	11,116	21,221	27,829
2019 Renter Occupied Housing Units	8,971	14,814	18,429
2019 Vacant Housing Units	3,326	5,896	7,640
2024 Total Housing Units	25,075	43,925	56,108
2024 Owner Occupied Housing Units	12,062	22,528	29,373
2024 Renter Occupied Housing Units	9,514	15,268	18,780
2024 Vacant Housing Units	3,499	6,129	7,954

Currently, 51.6% of the 53,898 housing units in the area are owner occupied; 34.2% renter occupied; and 14.2% are vacant. Currently, in the U.S., 56.4% of the housing units in the area are owner occupied; 32.4% are renter occupied; and 11.2% are vacant. In 2010, there were 53,948 housing units in the area - 54.0% owner occupied, 31.9% renter occupied, and 14.1% vacant. The annual rate of change in housing units since 2010 is -0.04%. Median home value in the area is \$186,699, compared to a median home value of \$234,154 for the U.S. In five years, median value is projected to change by 3.81% annually to \$225,034.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024. Esri converted Census 2000 data into 2010 geography.