



Two Stanford Center



1022 W 23rd St

PANAMA CITY, FL 32405

PRESENTED BY:

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The Team

MEET THE TEAM



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PROPERTY SUMMARY

TWO STANFORD CENTER

1022 W 23RD ST
PANAMA CITY, FL 32405

OFFERING SUMMARY

LEASE RATE: \$23 SF/yr (NNN)

BUILDING SIZE: 94,449 SF

AVAILABLE SF: 1,197, 6,257, or 7,454 SF

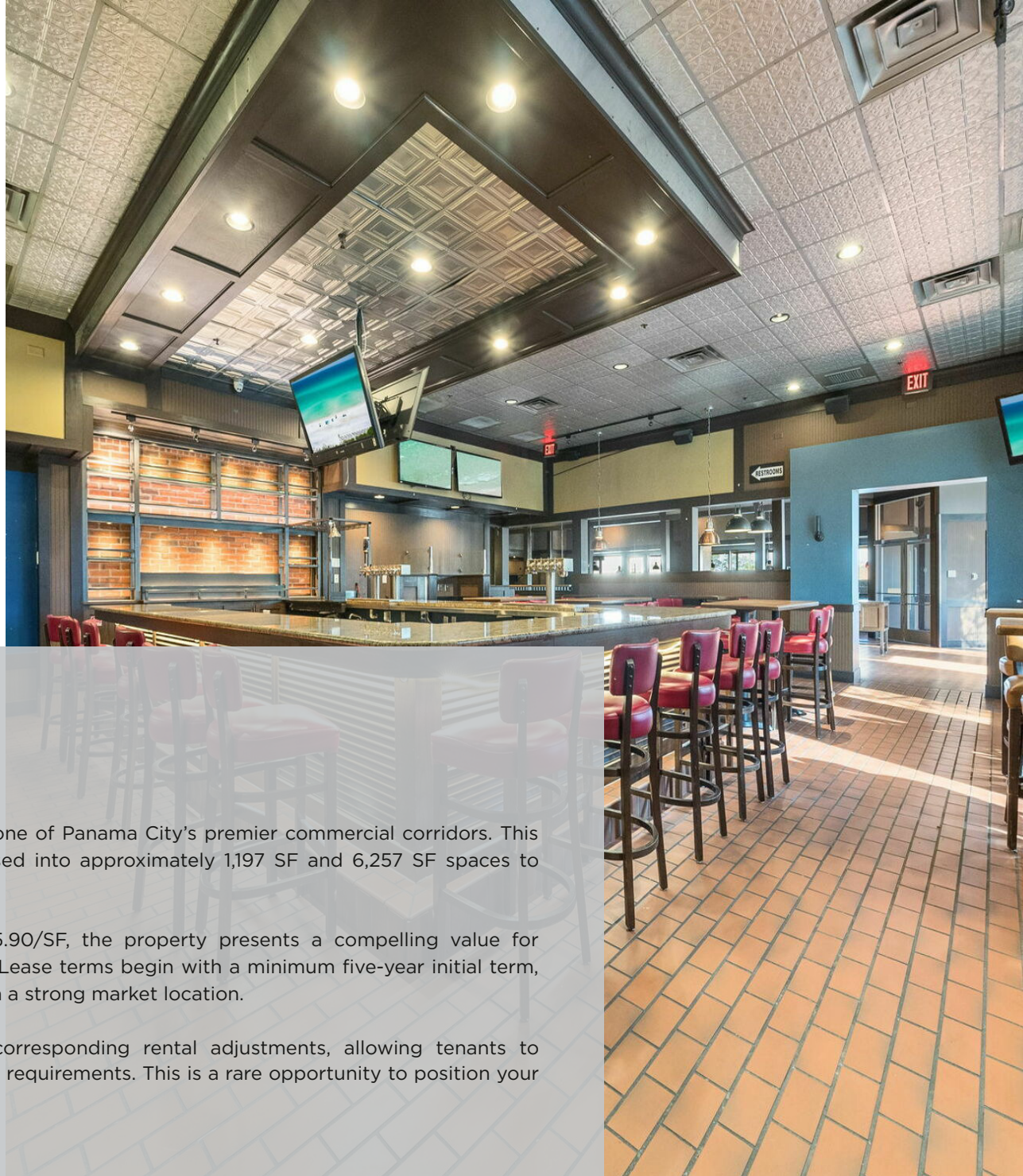
LOT SIZE:

PROPERTY SUMMARY

Introducing an exceptional restaurant leasing opportunity in one of Panama City's premier commercial corridors. This restaurant property offers up to 7,454 SF and can be demised into approximately 1,197 SF and 6,257 SF spaces to accommodate a variety of restaurant concepts.

Offered at \$23.00/SF with estimated CAM expenses of \$5.90/SF, the property presents a compelling value for operators seeking visibility, flexibility, and long-term stability. Lease terms begin with a minimum five-year initial term, providing tenants the opportunity to establish and grow within a strong market location.

A negotiable buildout allowance may be available, with corresponding rental adjustments, allowing tenants to customize the space to fit their specific vision and operational requirements. This is a rare opportunity to position your restaurant concept within a standout Panama City location.



PROPERTY HIGHLIGHTS

- Generous 7,454 SF space
- Can be subdivided into 2 restaurant spaces consisting of Suite 180 at 1,197 sf and Suite 190 at 6,257 sf
- Competitive rent at \$23.00 per SF
- CAM costs at \$5.90 per SF
- Minimum 5-year initial lease term
- Negotiable buildout allowance
- Complete set of Plans are available for your Buildout planning.
- Versatile and customizable space
- Professional and well-maintained property
- Existing restaurant furniture and equipment available as part of the lease arrangement



Full Service Bar



Beautiful Finishes

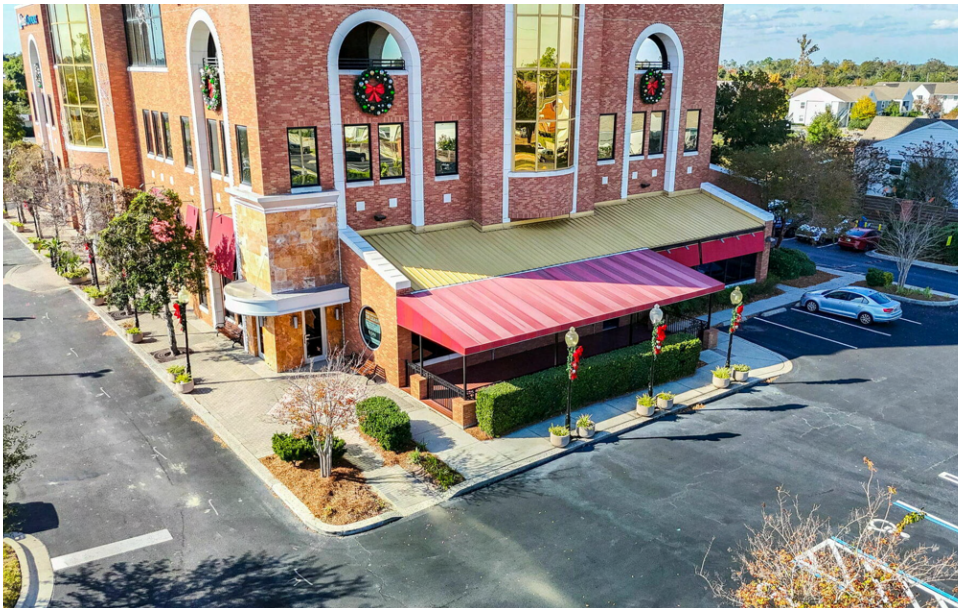


Prime Sign

PROPERTY PHOTOS



EXTERIOR PHOTOS



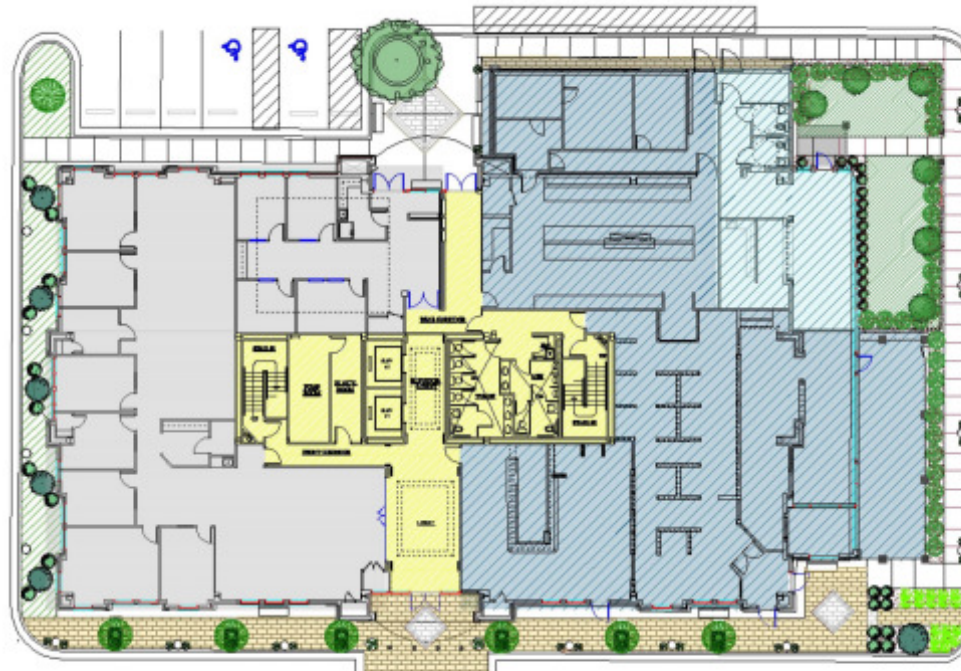
KITCHEN PHOTOS



KITCHEN PHOTOS

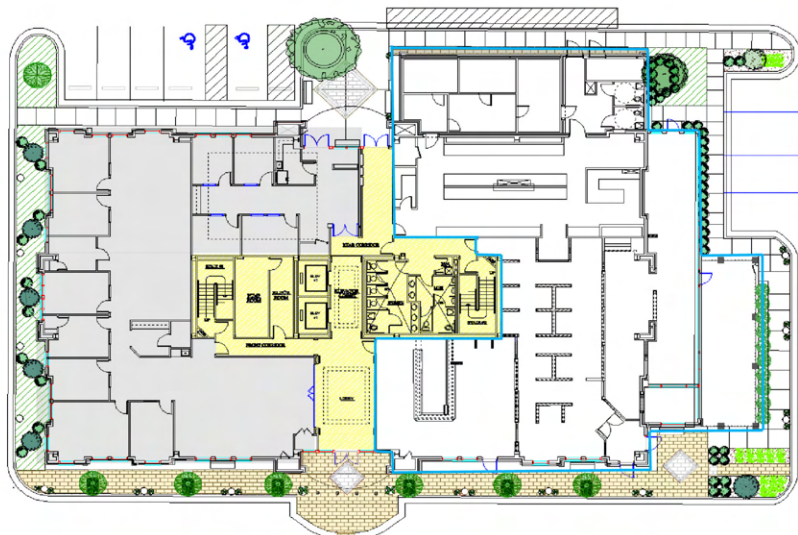


CONCEPTIONAL PLAN FOR SUITE 180 & 190



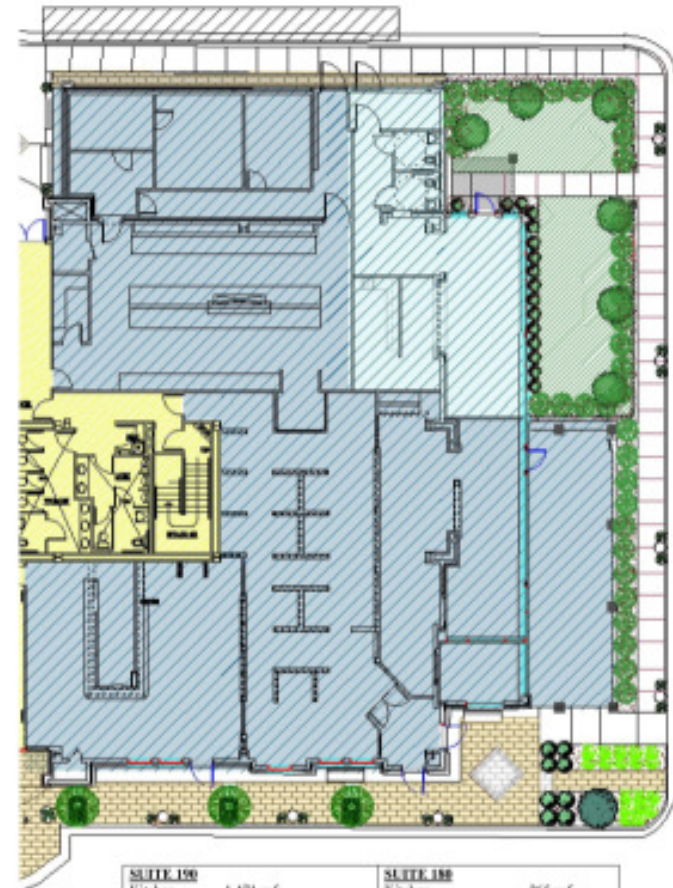
SUITE 190		SUITE 180	
Kitchen	1,471 usf	Kitchen	265 usf
Restaurant	2,720 usf	Customer Area	465 usf
Bar	1,194 usf	Restroom & Storage	467 usf
Total SF	6,257 usf	Total SF	1,197 usf
Patio	638 usf		

EXISTING SUITE 190



Restaurant 7,454 USF
Patio 638 USF

CONCEPTIONAL PLAN FOR SUITE 180 & 190



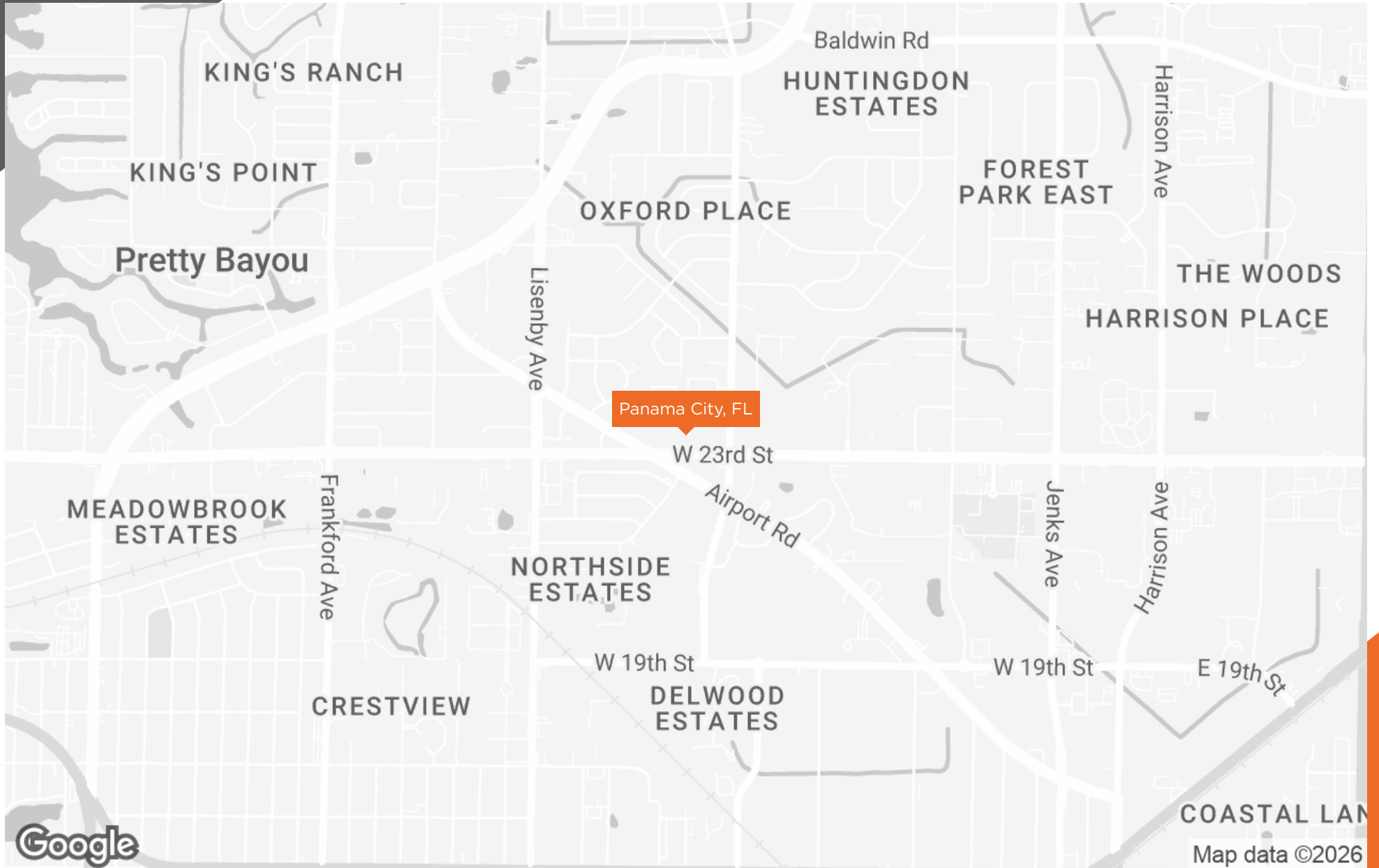
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LOCATION DESCRIPTION

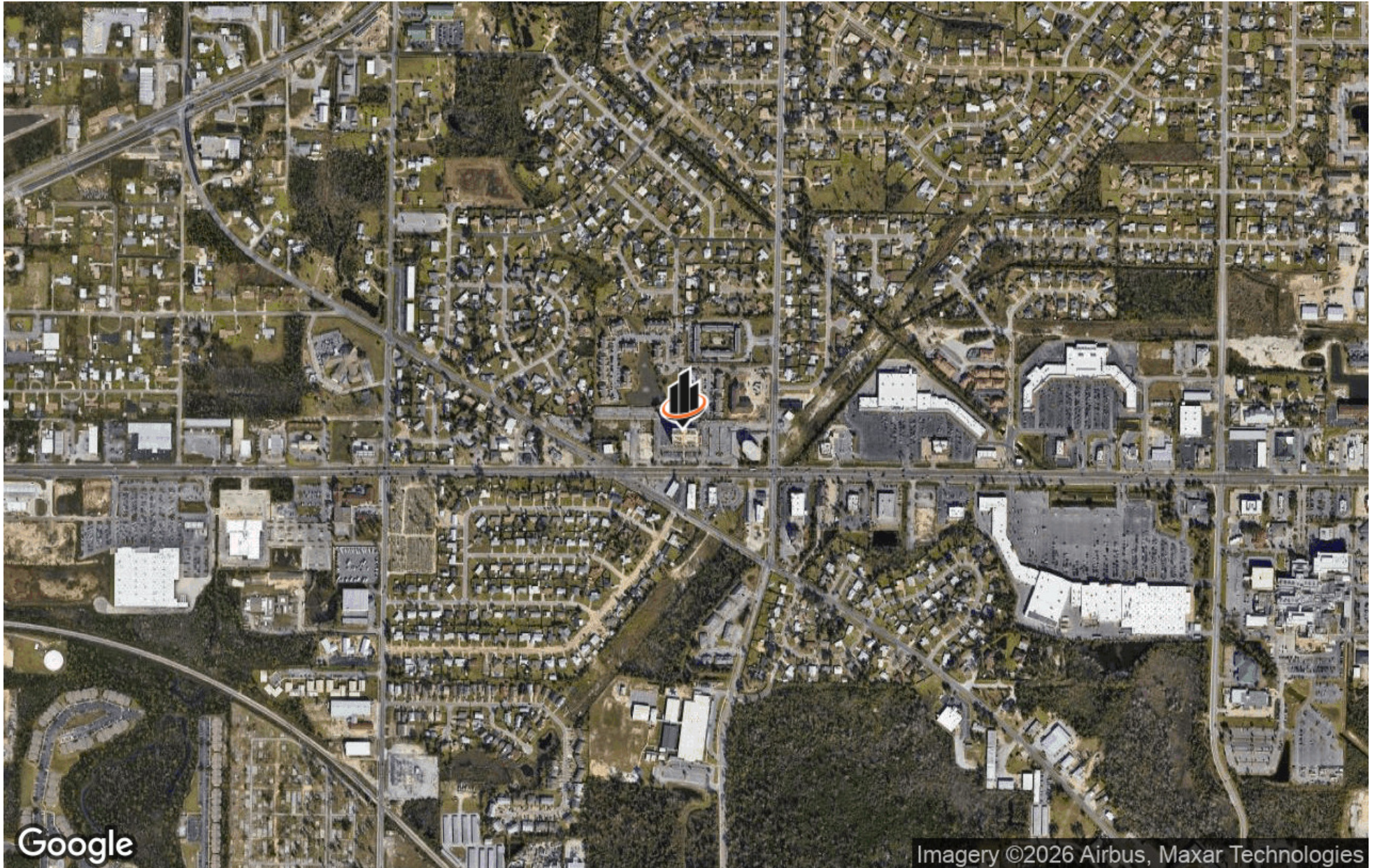


Positioned within one of Panama City's growing retail and residential corridors, this restaurant opportunity benefits from strong surrounding demographics, nearby subdivisions, apartment communities, and consistent daily traffic. The area is supported by a large and expanding household base, creating a built-in customer population for breakfast, lunch, dinner, and delivery traffic. Convenient access to major thoroughfares and proximity to residential growth make this an ideal location for restaurant operators seeking strong visibility, accessibility, and long-term customer demand.

REGIONAL MAP



AERIAL MAP





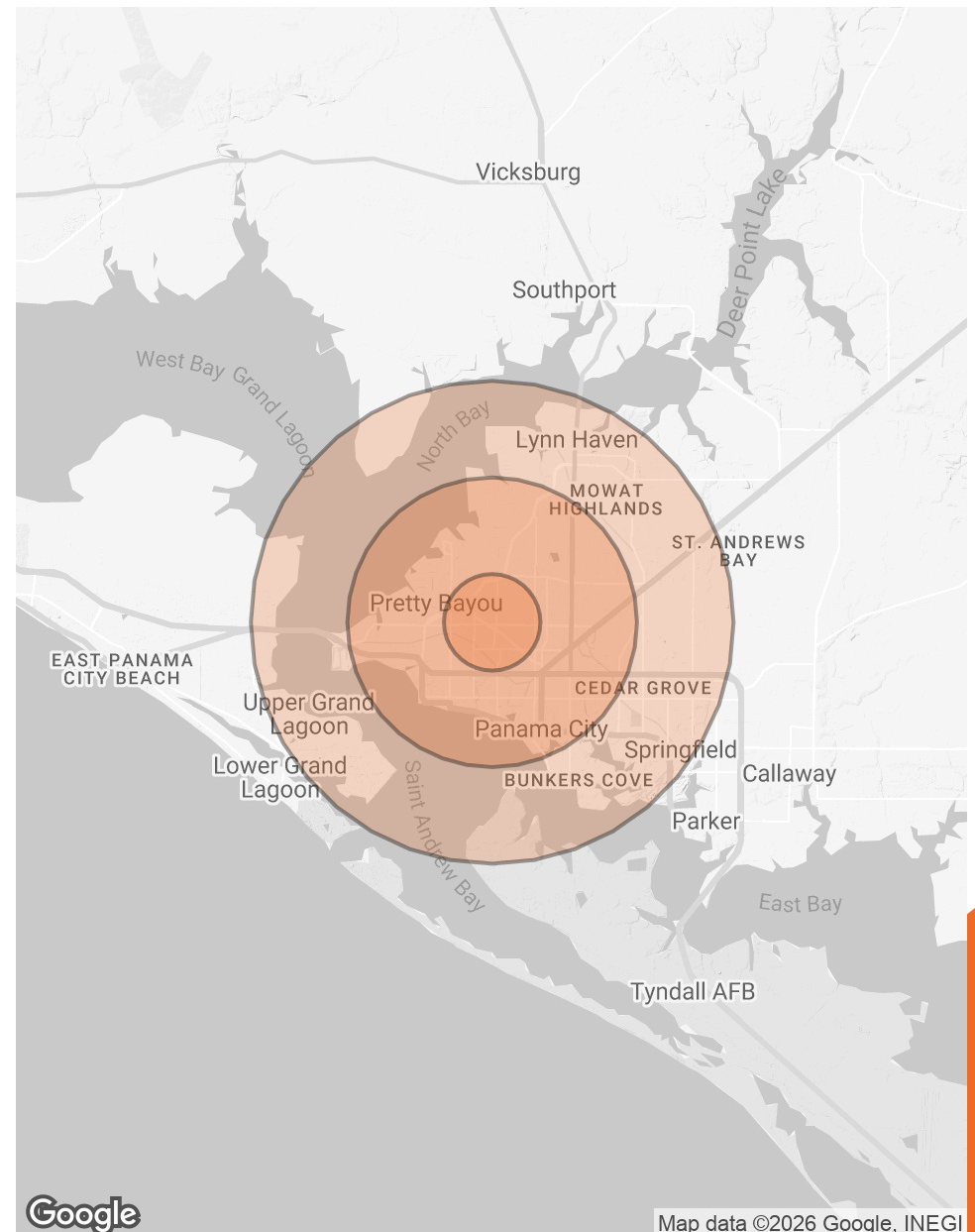
Demographics

DEMOGRAPHICS MAP & REPORT

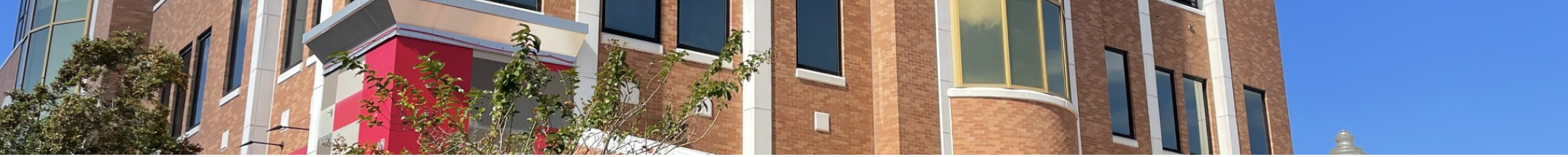
POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	5,806	40,285	79,237
AVERAGE AGE	42	42	42
AVERAGE AGE (MALE)	40	41	41
AVERAGE AGE (FEMALE)	43	43	43

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,294	16,583	31,631
# OF PERSONS PER HH	2.5	2.4	2.5
AVERAGE HH INCOME	\$82,366	\$79,481	\$83,435
AVERAGE HOUSE VALUE	\$280,646	\$290,858	\$310,521

2020 American Community Survey (ACS)



Map data ©2026 Google, INEGI



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