

Hospitality Property
FOR SALE



DOLPHIN DRIVE BEACH COTTAGES – 5 UNIT STR INVESTMENT IN PCB
4021 Dolphin Dr, Panama City, FL 32408

FLETCHER DILMORE
Commercial Broker
850.326.1463
fletcher@teampcg.com

JAKE MCPHAIL
Commercial Advisor
850.860.6786
jmcphail@teampcg.com

PREMIER COMMERCIAL GROUP
Tallahassee, FL 32303
4708 Capital Circle NW
850.205.2150 | teampcg.com





PROPERTY HIGHLIGHTS

- Five turnkey 1BR/1.5BA units (~714 SF each) – modern interiors and private balconies
- Airbnb-ready & STR-friendly zoning (R-3 Zoning) – flexible for short-, mid-, or long-term rental strategies
- Directly across from luxury community Hadley’s Beach – premier location with future redevelopment upside
- Prime beach-adjacent location – steps from the Gulf and minutes to St. Andrews State Park Fully furnished & operational – ready for immediate cash flow or repositioning

OFFERING SUMMARY

Sale Price:	\$1,500,000
Number of Rooms:	5
Lot Size:	0.38 Acres
Building Size:	3,569 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,525	8,908	17,871
Total Population	5,235	20,075	40,846
Average HH Income	\$94,659	\$99,058	\$90,588

FLETCHER DILMORE
 Commercial Broker
 850.326.1463
 fletcher@teampcg.com

JAKE MCPHAIL
 Commercial Advisor
 850.860.6786
 jmcphail@teampcg.com

PREMIER COMMERCIAL GROUP
 Tallahassee, FL 32303
 4708 Capital Circle NW
 850.205.2150 | teampcg.com



PROPERTY DESCRIPTION

Premier opportunity to acquire a fully renovated, five-unit multifamily property ideally positioned just steps from the white-sand beaches of Panama City Beach. Dolphin Drive Beach Cottages features five spacious 1-bedroom, 1.5-bath units—each approximately 714 SF—with modern interiors, private balconies, and on-site covered parking.

Currently operated as a short-term rental portfolio, the property offers a flexible investment profile suitable for Airbnb, mid-term, or long-term tenants. With professional property management in place, an investor can achieve stabilized returns while enjoying strong demand from beachgoers, snowbirds, and seasonal workers.

The property is directly across from the luxury beachfront community of Hadley's Beach, adding long-term value and redevelopment potential into a similar luxury single-family or townhome development.

The location combines residential charm and convenience—tucked in a quiet neighborhood with a rare public boat ramp, yet moments from St. Andrews State Park, Emerald Coast Beaches, and the vibrant dining and entertainment corridor along Thomas Drive. This is a rare chance to own a high-performing coastal multifamily asset with both income and redevelopment appeal.

FLETCHER DILMORE
Commercial Broker
850.326.1463
fletcher@teampcg.com

JAKE MCPHAIL
Commercial Advisor
850.860.6786
jmcpheil@teampcg.com

PREMIER COMMERCIAL GROUP
Tallahassee, FL 32303
4708 Capital Circle NW
850.205.2150 | teampcg.com

DOLPHIN DRIVE BEACH COTTAGES – 5 UNIT STR INVESTMENT IN PCB
4021 Dolphin Dr, Panama City, FL 32408



FLETCHER DILMORE
Commercial Broker
850.326.1463
fletcher@teampcg.com

JAKE MCPHAIL
Commercial Advisor
850.860.6786
jmcpheil@teampcg.com

PREMIER COMMERCIAL GROUP
Tallahassee, FL 32303
4708 Capital Circle NW
850.205.2150 | teampcg.com



Created By Panhandle Productions - Sizes And Dimensions Are Approximate, Actual May Vary

FLETCHER DILMORE
Commercial Broker
850.326.1463
fletcher@teampcg.com

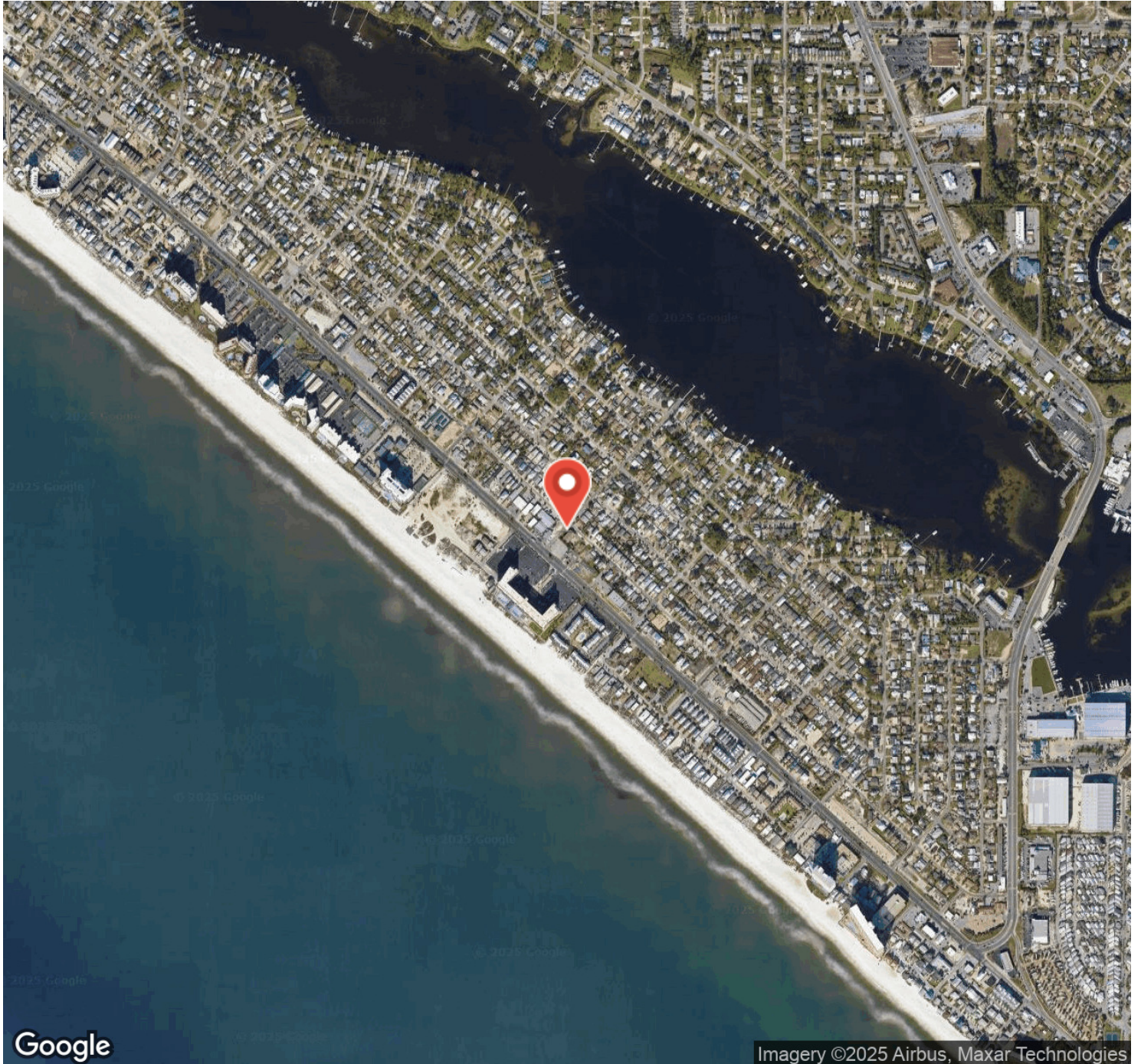
JAKE MCPHAIL
Commercial Advisor
850.860.6786
jmcphail@teampcg.com

PREMIER COMMERCIAL GROUP
Tallahassee, FL 32303
4708 Capital Circle NW
850.205.2150 | teampcg.com

DOLPHIN DRIVE BEACH COTTAGES – 5 UNIT STR INVESTMENT IN PCB
4021 Dolphin Dr, Panama City, FL 32408



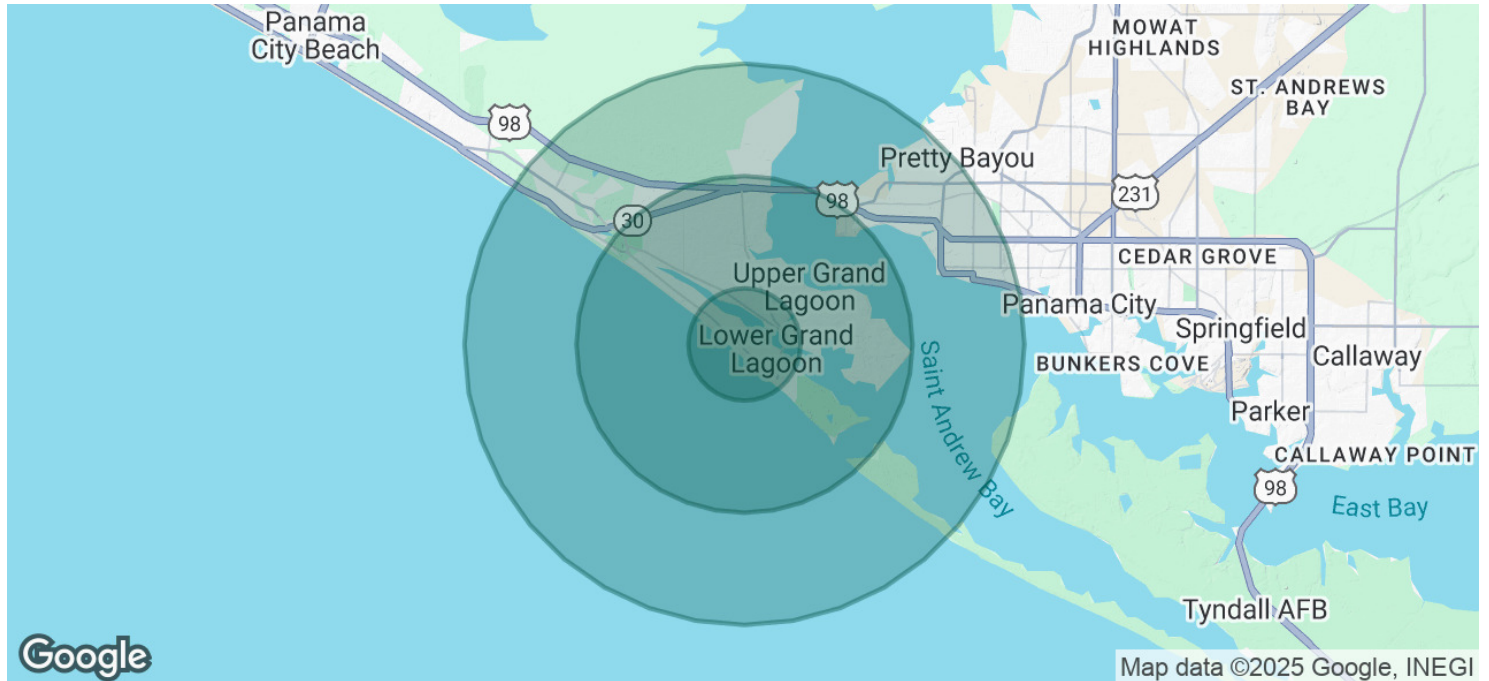
850.205.2150



FLETCHER DILMORE
Commercial Broker
850.326.1463
fletcher@teampcg.com

JAKE MCPHAIL
Commercial Advisor
850.860.6786
jmcphail@teampcg.com

PREMIER COMMERCIAL GROUP
Tallahassee, FL 32303
4708 Capital Circle NW
850.205.2150 | teampcg.com



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,235	20,075	40,846
Average Age	48	46	44
Average Age (Male)	47	45	43
Average Age (Female)	48	46	45
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,525	8,908	17,871
# of Persons per HH	2.1	2.3	2.3
Average HH Income	\$94,659	\$99,058	\$90,588
Average House Value	\$421,618	\$422,090	\$372,933

Demographics data derived from AlphaMap

FLETCHER DILMORE
 Commercial Broker
 850.326.1463
 fletcher@teampcg.com

JAKE MCPHAIL
 Commercial Advisor
 850.860.6786
 jmcphail@teampcg.com

PREMIER COMMERCIAL GROUP
 Tallahassee, FL 32303
 4708 Capital Circle NW
 850.205.2150 | teampcg.com