

Retail Property
FOR SALE



Avis /Budget Corporate-Guaranteed NNN Investment Property w/ Percentage Rent Upside

Panama City Beach, FL 32407

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8027 FRONT BEACH ROAD

Panama City Beach, FL 32407



PROPERTY DESCRIPTION

Premier Commercial Group is pleased to offer the NNN Avis/Budget Rental Car facility located at 8027 Front Beach Road in Panama City Beach, Florida.

This offering features a corporate-operated Avis/Budget location backed by a full corporate lease guarantee from Avis Budget Group, Inc., ensuring strong creditworthiness and reliability. With a robust operating history spanning approximately 25 years as a long-standing store, this site underscores its proven viability and strategic importance within the thriving Panama City Beach market. Corporate ownership has confirmed no plans to close or relocate, affirming its status as a mission-critical, high-performing storefront for the tenant.

The property is secured by an absolute triple net (NNN) lease expiring December 31, 2031, where the tenant is responsible for all property taxes, insurance, and maintenance, providing investors with hands-off ownership, near-term stability, and built-in income growth. The projected NOI is based on the scheduled rent increase effective January 1, 2027.

The lease also includes a percentage rent clause, structured as minimum base rent or 5% of gross sales, whichever is greater. As a corporate store, Avis reports sales and conducts an annual true-up, offering investors significant potential upside beyond base rent. This structure enables ownership to directly capitalize on the strong tourism-driven demand and exceptional sales performance in the Panama City Beach market.

Situated along Front Beach Road—one of the area's premier commercial and tourist corridors—this fantastic storefront benefits from outstanding visibility, high traffic counts exceeding 30,000 vehicles per day, and immediate proximity to hotels, resorts, and key regional attractions, solidifying its role as an indispensable location for the tenant.

OFFERING SUMMARY

Sale Price:	\$1,200,000
Building Size:	2,500 SF
NOI:	\$65,351.44
Cap Rate:	5.45%

PROPERTY HIGHLIGHTS

- Corporate-operated Avis/Budget rental car facility with approximately 25 years of operating history and no plans for closure
- Percentage rent structure: minimum base rent or 5% of gross sales with annual true-up, offering upside tied to sales performance
- Lease expiration December 31, 2031, providing near-term income stability with built-in rent growth
- Prime Front Beach Road location in Panama City Beach, benefiting from strong tourism, high traffic counts and proximity to hotels and resorts

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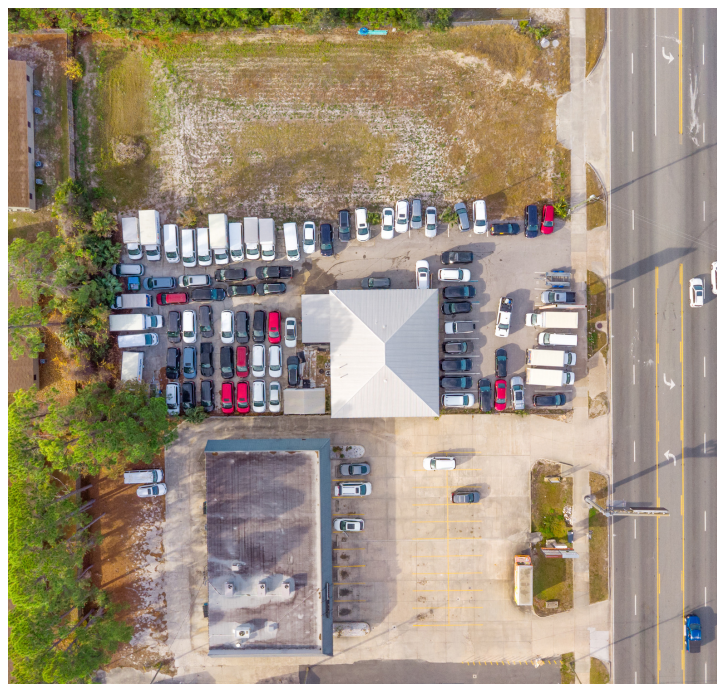
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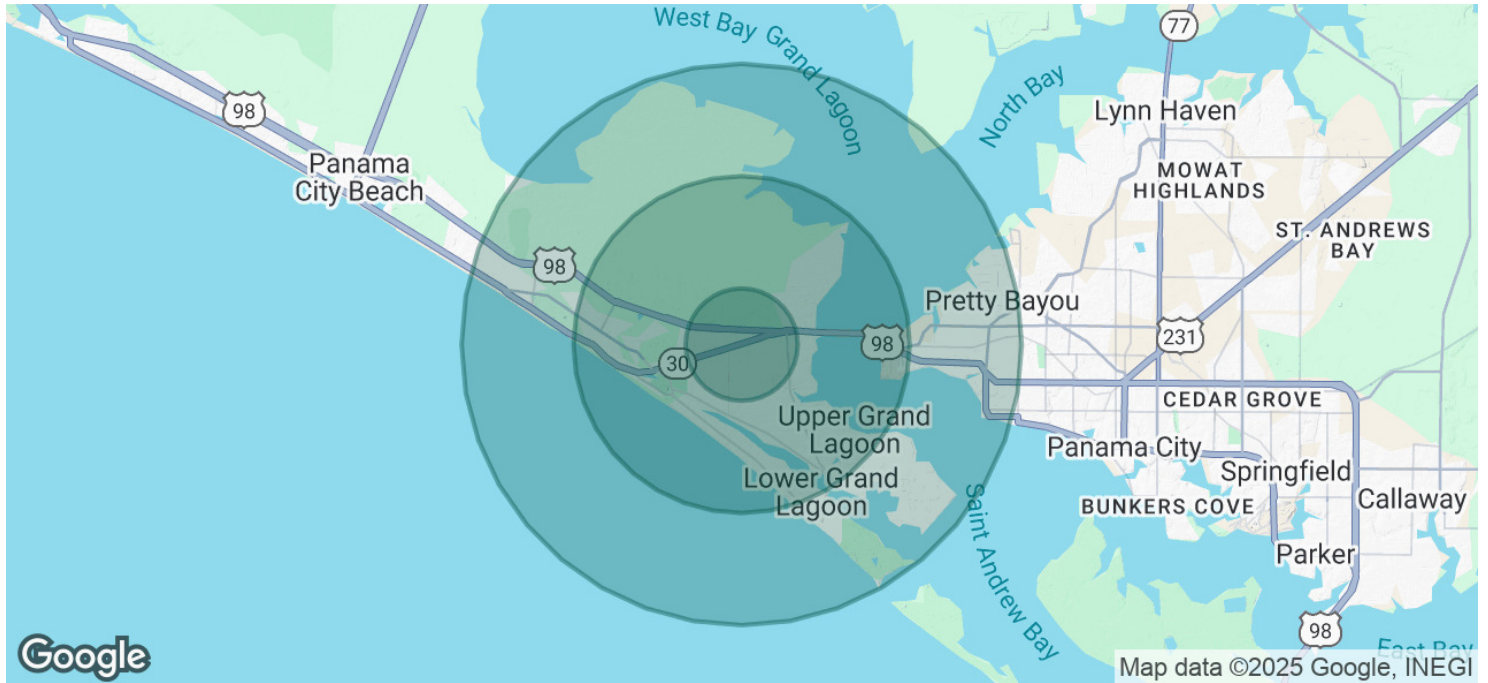
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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	6,332	27,118	42,006
Average Age	42	44	44
Average Age (Male)	41	43	43
Average Age (Female)	42	45	45

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	2,782	12,001	18,230
# of Persons per HH	2.3	2.3	2.3
Average HH Income	\$88,316	\$92,509	\$96,351
Average House Value	\$365,420	\$406,391	\$403,209

Demographics data derived from AlphaMap

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