



8027

Front Beach Road.

A corporate-guaranteed Avis NNN with ~25 years of operating history on PCB's Front Beach Road.

8027 Front Beach Road • Panama City Beach, FL 32407

A Corporate Avis on Front Beach.

5.45% cap with 5% gross-sales percentage rent upside.

Premier Commercial Group is pleased to offer the NNN Avis / Budget Rental Car facility at 8027 Front Beach Road in Panama City Beach, Florida. The site is a corporate-operated Avis / Budget location backed by a full corporate lease guarantee from Avis Budget Group Inc. — with approximately 25 years of operating history. Corporate ownership has confirmed no plans to close or relocate, affirming the location's status as a mission-critical storefront. The property is secured by an absolute triple-net (NNN) lease through December 31, 2031, with the tenant responsible for taxes, insurance, and maintenance — providing hands-off ownership and near-term stability. The projected NOI is based on the scheduled rent increase effective January 1, 2027 and includes a percentage-rent clause structured as the greater of minimum rent or 5% of gross sales. As a corporate store, Avis reports sales directly, providing transparency on the upside.

AT A GLANCE	
Sale Price	\$1,200,000
NOI (proj.)	\$65,351
Cap Rate	5.45%
Building Size	2,500 SF
Tenant	Avis / Budget — Corporate
Lease Type	Absolute NNN
Lease Expires	Dec 31, 2031
Term Remaining	~6 years
Operating Hist.	~25 years on site
Pct Rent	5% of gross / min base

5.45 % CAP PROJECTED GOING IN	\$65K NOI PROJECTED ANNUAL NOI	25 YEARS OPERATING HISTORY
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INVENTMENT SUMMARY

Corporate-guaranteed Avis NNN with 25 years of operating history — and a 5% gross-sales percentage-rent kicker on Front Beach Road.

PROPERTY TYPE	SUBMARKET	TRAFFIC	DEMAND
Single-Tenant Retail Investment	Front Beach Rd • Panama City Beach, FL 32407	30,000+ VPD on Front Beach Road	Population 42,006 (5 Mi) • HHI \$96,351 (5 Mi)

Why 8027 Front Beach.

Six reasons this corporate Avis NNN stands apart.

01 Corporate Avis Guarantee

Corporate-operated Avis / Budget facility backed by a full corporate lease guarantee from Avis Budget Group Inc. — institutional-grade credit.

02 ~25 Years of Operating History

Avis has operated at this Panama City Beach location for approximately 25 years — proven, mission-critical performance.

03 Absolute NNN — Hands Off

Absolute triple-net lease with tenant responsible for taxes, insurance, and maintenance — true passive ownership for the landlord.

04 5% Gross-Sales Pct Rent Upside

Percentage-rent clause: minimum base or 5% of gross sales, whichever is greater — direct upside tied to tenant performance.

05 PCB Tourism Corridor

Front Beach Road — Panama City Beach's premier tourism and commercial spine — drives year-round demand for rental cars from out-of-state visitors.

06 30,000+ VPD & Hotel Adjacency

30,000+ vehicles per day past the front door, with immediate proximity to hotels, resorts, and beach attractions — captive rental-car demand.

INVESTMENT THESIS

Hands-off corporate Avis NNN with 25 years of operating history — plus a percentage-rent kicker tied to PCB's tourism corridor.



PANAMA CITY BEACH, FL 32407

Front Beach Road — PCB's tourism and commercial spine.

On Front Beach Road — Panama City Beach's Tourism Spine.

- 01

Front Beach Road Corridor

Front Beach Road is the primary east-west tourism and commercial spine through Panama City Beach — proven year-round traffic flow.
- 02

30M+ Annual Visitors

Panama City Beach draws tens of millions of visitors annually — Florida's Emerald Coast spring break, family, and vacation market.
- 03

Hotel & Resort Adjacency

Immediate proximity to PCB's hotel and resort cluster — captive rental-car demand from out-of-state and fly-in visitors.

DEMOGRAPHICS

Affluent, tourism-fed, and high-value.

42,006 PEOPLE		\$96,351 AHI		30K+ VPD	
POPULATION IN 5 MILES		AVG HH INCOME (5 MI)		FRONT BEACH RD TRAFFIC	
	1 MILE	3 MILES	5 MILES		
Total Population	6,332	27,118	42,006		
Total Households	2,782	12,001	18,230		
Average HH Income	\$88,316	\$92,509	\$96,351		
Average Home Value	\$365,420	\$406,391	\$403,209		

Demographics data derived from AlphaMap

In Good Company.

The retail and tourism mix surrounding 8027 Front Beach.

NEARBY ANCHORS

PCB Hotel & Resort Cluster
Walmart Supercenter
Publix
Dollar General

DINING & QSR

Chick-fil-A
Wendy's
Burger King
Sonic
Checkers
Crunchy Crab
Little Caesars

RETAIL • AUTO • FUEL

Walgreens
CVS Pharmacy
Tom Thumb
Circle K
Texaco

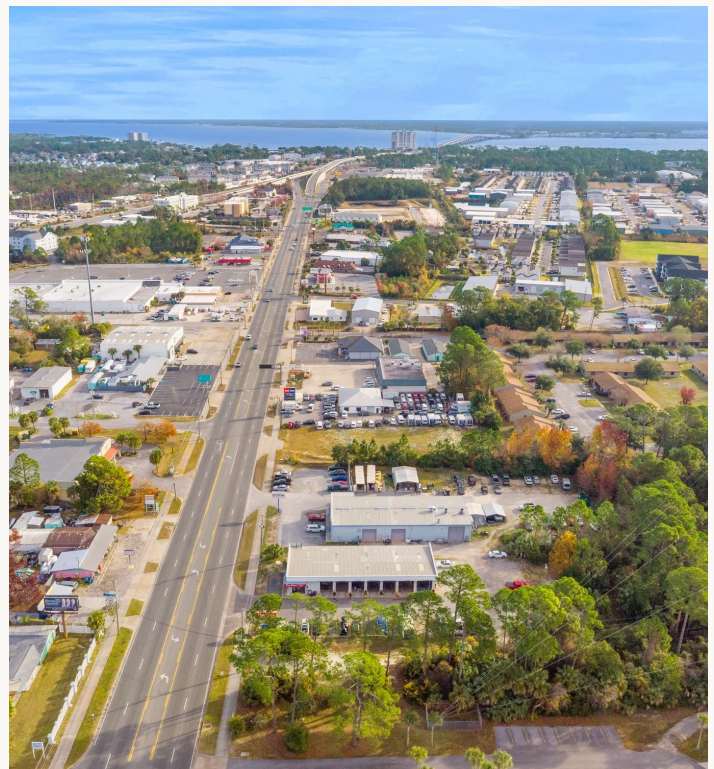
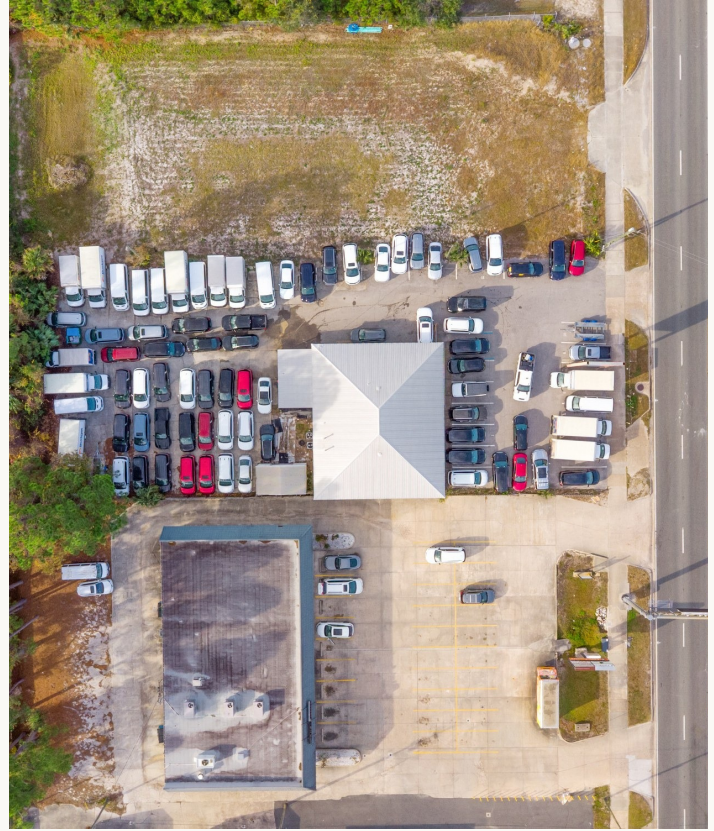


FRONT BEACH ROAD

Panama City Beach's primary tourism and commercial corridor — year-round visitor traffic and a captive rental-car customer base.

A Closer Look.

The Avis lot, the corner, and the corridor.



LET'S TALK

Let's talk about 8027 Front Beach.

\$1,200,000 · 5.45% cap · \$65,351 projected NOI
with 5% gross-sales percentage-rent upside on a 25-year Avis spine.



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