



FOR LEASE

Parker

5401 East Highway 98
Panama City, FL 32404

1,400 - 2,800 SF
AVAILABLE

\$20.00
SF/YR

 NICKLAUS VANCE

Nicklaus Vance Realty Group
5340 Donald Ross Road
Suite 100, Palm Beach Gardens, FL 33418
(561)221-1871
www.caseycre.com

Casey Prindle
Real Estate Agent
(786)443-7203 (Direct)
casey.prindle@nicklausvance.com

Property Overview



1,400 SF
AVAILABLE SF



\$20
ASKING RATE SF/YR



1968
YEAR BUILT



0.851
LOT SIZE



4,223
BUILDING SQFT



2606900000
PARCEL ID



General Commercial (GC)
ZONING



Bay
COUNTY

EXECUTIVE SUMMARY

5401 E Highway 98 sits at a gateway intersection in the City of Parker, positioned at the convergence of two of the area's highest traffic roads, Highway 98 and Tyndall Parkway. Generating a combined 35,900+ vehicles daily. The property is a 4,223 square foot concrete block building on a large 0.85-acre site, with approximately 75 surface parking spaces, multiple points of ingress and egress, and strong visibility from both corridors.

With 1,400 SF currently occupied, 2,823 SF remains available, offered either as a single suite or divided into two spaces of approximately 1,400 SF each, providing flexibility for a range of tenant sizes.

The surrounding trade area is anchored by a dense mix of national retailers, regional restaurants, and neighborhood service businesses, ensuring consistent consumer traffic throughout the day and evening. Residential communities border the site to the north and east, while Tyndall Air Force Base sits less than 4 miles to the south, providing a stable, year round customer base that insulates the corridor from typical economic cycles.

PROPERTY HIGHLIGHTS

What makes this *location exceptional*

Less than 4 miles from Tyndall Air Force Base. The base is undergoing a multi-billion dollar federal reconstruction, driving sustained long term investment and population growth into the corridor. Military families, contractors, and base personnel represent a recession resilient, consistent consumer base for food service, retail, and service operators in this location.

Tyndall Parkway and Highway 98

Multiple ingress/egress points from two of the area's primary corridors, capturing traffic from both directions. Combined daily vehicle count exceeds 35,900, providing exceptional brand visibility and impulse visit potential throughout the day.

Parking

~75 Surface parking spaces serving the entire property. Well above typical retail parking ratios for this building size, supporting high volume food service, retail, or service operations.

GC Zoning · City of Parker

General Commercial zoning permits restaurants, cannabis, retail, office, medical, entertainment, and more.

ACCESSIBILITY



TRANSIT

Tyndall Pkwy & Boat Race Rd SB (#452)	0.3 mi
US-98 BUS & Hwy 22A WB (#453)	0.6 mi
Tyndall Pkwy & Hickory St SB (#451)	0.8 mi



AIRPORTS

Northwest Florida Beaches International Airport	20.1 mi
Coastal Helicopters Inc	10.7 mi
BAE Systems Flight System Inc	5.6 mi

Space Available

1

\$20 SF/Yr

SF AVAILABLE

1,400 – 2,800 SF

TERM

Negotiable

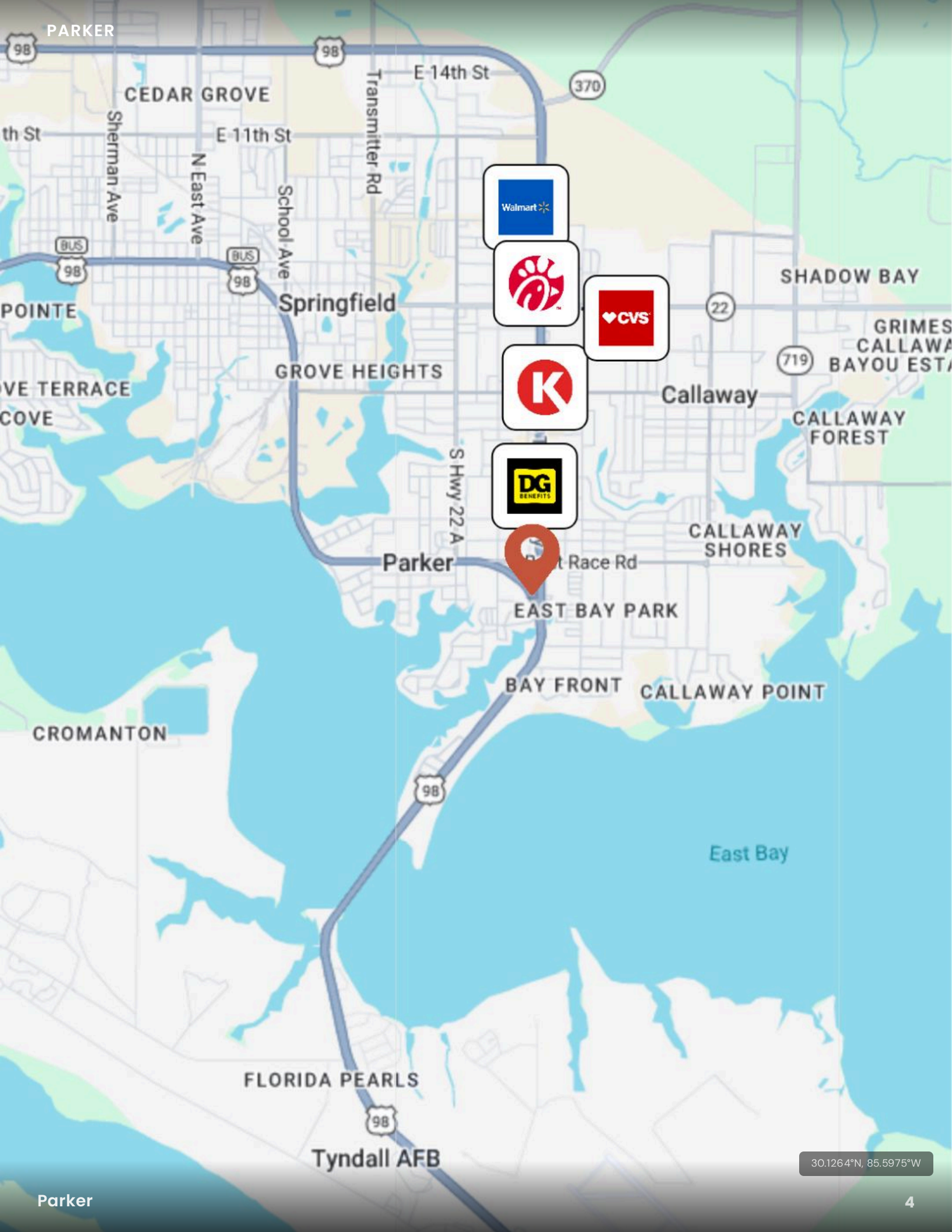
TYPE

NNN

USE

Retail, Office, Restaurant

Space will be delivered as typical vanilla shell space. Landlord will deliver with bathrooms and HVAC system in place. Interior has been demolished leaving a clean slate for an incoming Tenant.



PARKER

CEDAR GROVE

Springfield

GROVE HEIGHTS

Parker

EAST BAY PARK

BAY FRONT

CALLAWAY POINT

FLORIDA PEARLS

Tyndall AFB

SHADOW BAY

GRIMES CALLAWAY BAYOU ESTA

Callaway

CALLAWAY FOREST

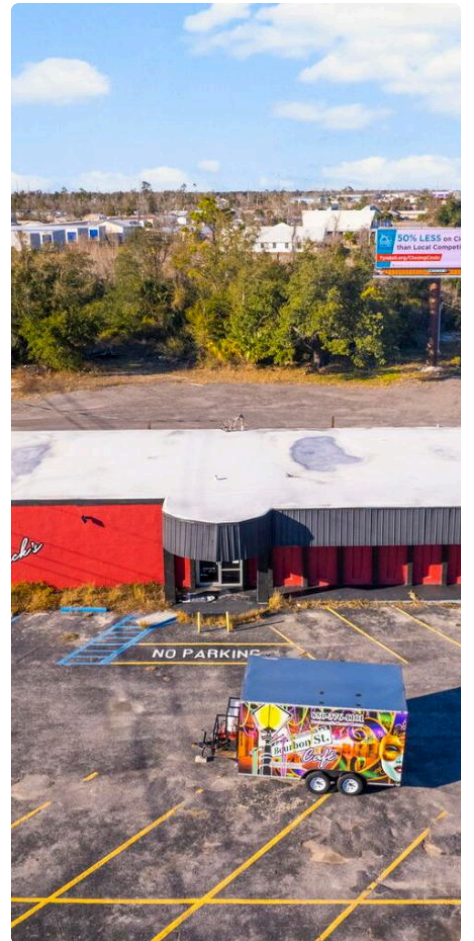
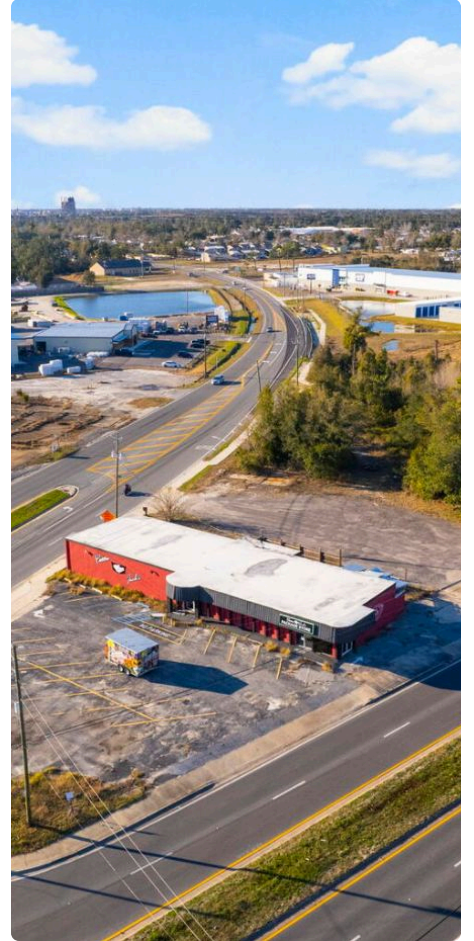
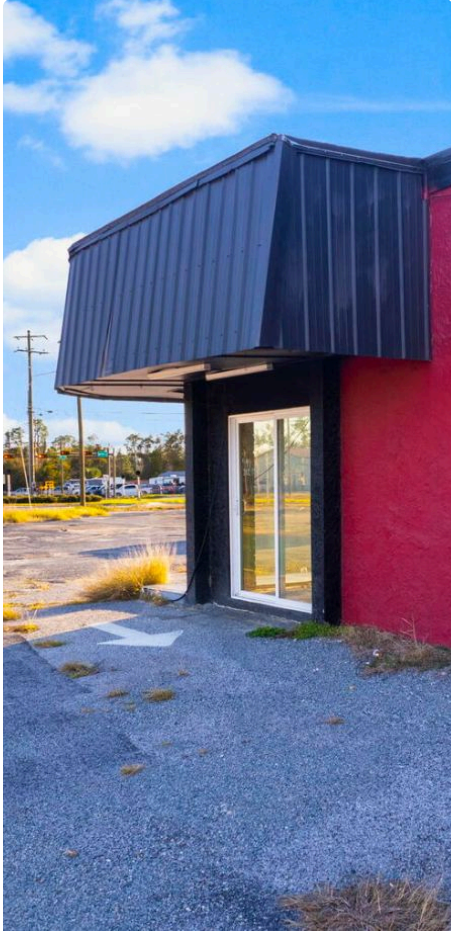
CALLAWAY SHORES

East Bay



30.1264°N, 85.5975°W

Photo Gallery



Market Overview



POPULATION
36,484

AREA
41.1 sq mi

ELEVATION
26 ft

TIME ZONE
Central Time Zone

COUNTY
Bay County

INCORPORATED
1909

STATE
Florida

Market Overview: Panama City, FL

Panama City is a city in, and the county seat of, Bay County, Florida. Located along U.S. Highway 98 (US 98), it is the largest city between Tallahassee and Pensacola. It is the most populous city in Bay County and a principal city of the Panama City Panama City Beach, Florida Metropolitan Statistical Area, which has a population of approximately 200,534. According to the 2020 United States census, the city's population was 32,939 (excluding Panama City Beach). As of 2024, industrial employers in the Bay County area include Eastern Shipbuilding Group , L-3 Technologies , Oceaneering , Florida Power & Light , Trane , and Jensen-Group. Tyndall Air Force Base to the east, is undergoing a \$5.3 billion rebuild to make the areas largest employer. Naval Support Activity Panama City and Coast Guard Station Panama City are just over the Hathaway Bridge in Panama City Beach. The 153rd Cavalry Regiment, part of the Florida Army National Guard , is headquartered in Panama City.

DEMOGRAPHIC SNAPSHOT

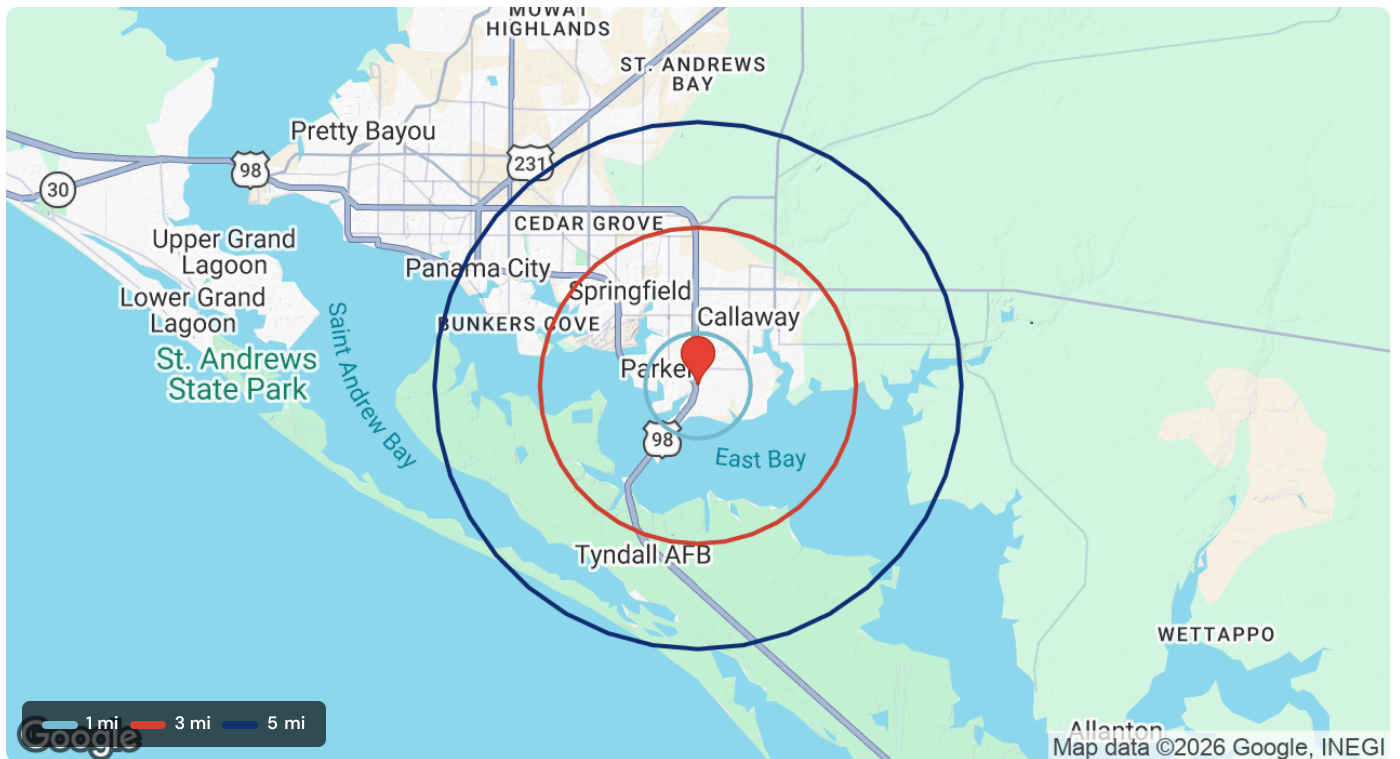
1-MILE RADIUS		3-MILE RADIUS		5-MILE RADIUS	
Population	6,504	Population	26,469	Population	42,620
Median HH Income	\$78,245	Median HH Income	\$67,262	Median HH Income	\$64,239
Households	2,748	Households	10,529	Households	16,913

Source: ESRI / ArcGIS Business Analyst

Demographics (Detail)

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	6,965	27,769	47,236
2010 Population	6,495	26,560	46,546
2025 Population	6,504	26,469	42,620
2030 Population	6,788	27,689	44,134
2025-2030 Growth Rate	0.86 %	0.91 %	0.70 %
2025 Daytime Population	4,646	20,850	46,019

HOUSEHOLDS	1 MILE	3 MILE	5 MILE	2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
2000 Total Households	2,901	11,158	18,481	less than \$15,000	152	905	1,865
2010 Total Households	2,769	10,824	18,219	\$15,000-\$24,999	139	533	1,070
2025 Total Households	2,748	10,529	16,913	\$25,000-\$34,999	240	859	1,388
2030 Total Households	2,911	11,180	17,778	\$35,000-\$49,999	245	1,344	2,161
2025 Avg. Household Size	2.36	2.5	2.49	\$50,000-\$74,999	506	2,231	3,355
2025 Owner Occupied Housing	1,894	7,014	11,226	\$75,000-\$99,999	522	1,603	2,472
2030 Owner Occupied Housing	2,084	7,821	12,352	\$100,000-\$149,999	611	1,938	2,866
2025 Renter Occupied Housing	854	3,515	5,687	\$150,000-\$199,999	176	604	883
2030 Renter Occupied Housing	827	3,359	5,425	\$200,000 or greater	157	513	854
2025 Vacant Housing	572	2,256	4,240	Median HH Income	\$78,245	\$67,262	\$64,239
2025 Total Housing	3,320	12,785	21,153	Average HH Income	\$90,818	\$82,863	\$80,441



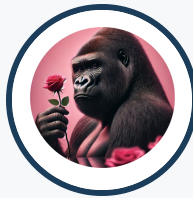
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PRESENTED BY

Parker

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PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.

PLEASE CONTACT THE Nicklaus Vance Realty Group ADVISOR FOR MORE DETAILS.