

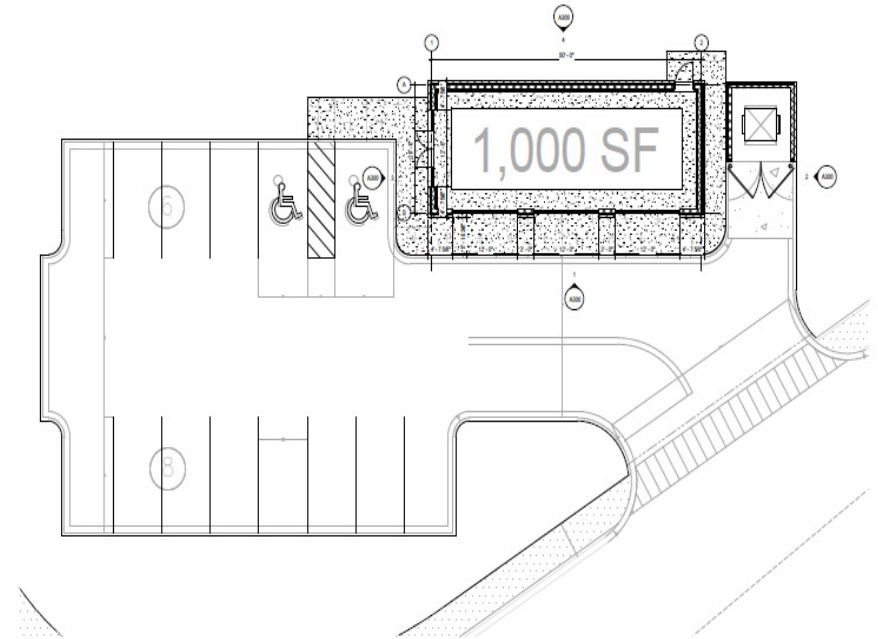
BELLCORE

COMMERCIAL



PAD SITE AVAILABLE

WILSON AVE, PANAMA CITY, FL 32405



PROPERTY DESCRIPTION

The property offers a compelling opportunity for a retail investor seeking a compact, highly functional site. Comprising approximately 0.31 acres, this kiosk retail pad is well-suited for single-tenant or small-format retail concepts. Zoned GC-2, the property allows for a wide range of commercial uses, providing flexibility for both immediate development and long-term value creation. Its efficient size supports streamlined construction and lower development costs while maintaining strong visibility potential. Positioned within the Panama City market, the property benefits from established zoning and a clear path to activation, making it an attractive option for investors focused on infill retail and service-oriented concepts.

PROPERTY HIGHLIGHTS

- Zoned GC-2
- Kiosk pad site
- Strategic location
- High-traffic area
- Ideal for retail investment

OFFERING SUMMARY

Sale Price:	\$150,000
Lot Size:	0.31 Acres
Building Size:	0 SF
Zoning	GC-2
Property Type	Retail
Traffic Count	28,000

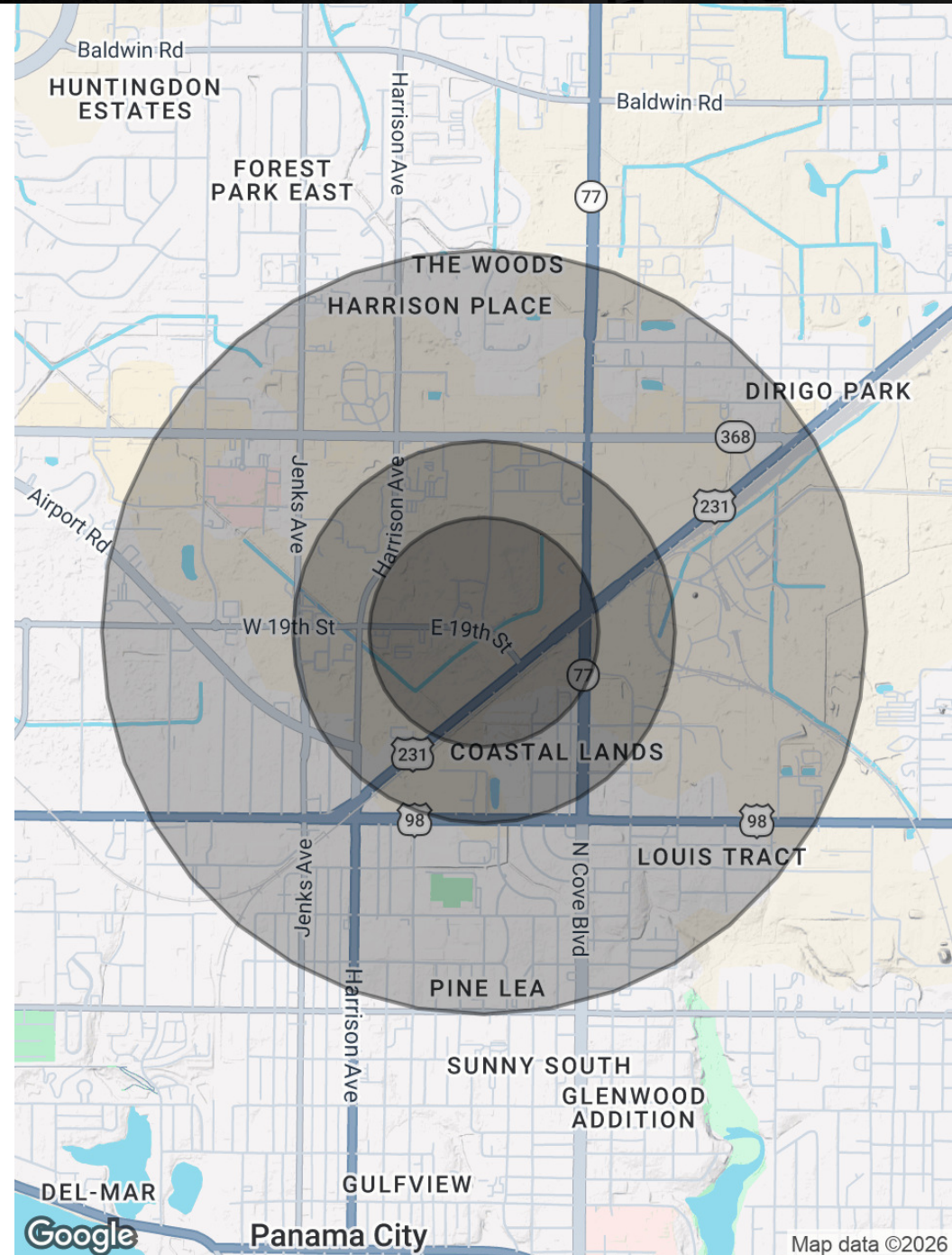




POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	266	601	2,787
Average Age	38	39	43
Average Age (Male)	36	37	40
Average Age (Female)	40	40	44

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	106	240	1,168
# of Persons per HH	2.5	2.5	2.4
Average HH Income	\$63,755	\$63,127	\$63,854
Average House Value	\$293,611	\$288,561	\$247,405

Demographics data derived from AlphaMap





HARRY BELL JR.

Managing Broker

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PROFESSIONAL BACKGROUND

Harry Bell is the President and Managing Broker of Bellcore Commercial. Bellcore Commercial is a full-service commercial real estate firm offering a wide range of diversified real estate services, including, but not limited to, investment sales, leasing, tenant representation, and asset management.

Harry has earned a distinguished reputation with over 20+ years of experience and is nationally recognized as a top producer in the commercial real estate industry. Prior to starting Bellcore Commercial, Harry sold his brokerage, John S. Carr & Associates, to an affiliate of Berkshire Hathaway in 2015. Harry brought his unique sales approach, marketing capabilities, and competitiveness to one of the largest real estate companies in the world. Under Berkshire, Harry and his team quickly became #1 globally ranked in commercial sales year after year. Bellcore Commercial offers the catalytic foundation needed for the long-term future growth of the company, team, and its leaders.

Bellcore Commercial is founded on the model that great deals are not measured with money; they are brokered with the foundation of great relationships. At Bellcore, our success is striving for our core principles; leadership, customer loyalty, client success, and integrity.

EDUCATION

Harry has earned a Bachelor of Science degree in Finance

MEMBERSHIPS

Mr. Bell is a member of many prominent industry organizations including the International Council of Shopping Centers, the National Association of Realtors, Florida Association of Realtors, Pensacola Association of Realtors, and the Emerald Coast Association of Realtors, to name a few.

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