



Hwy 98 & N Glades Trail

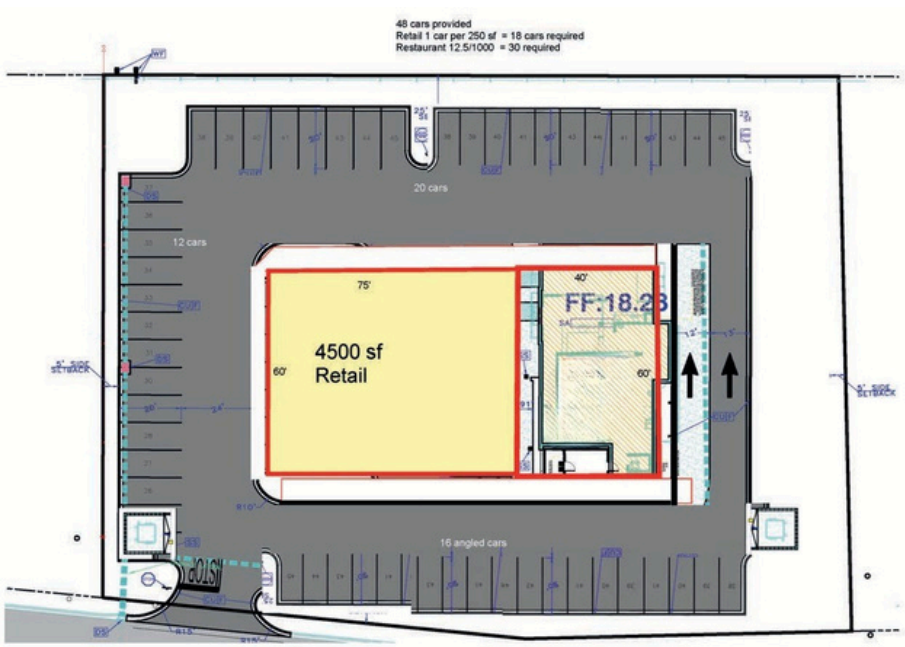
Panama City Beach, Florida 32407



Property highlights

Prime Retail & Drive-Thru Site on Hwy 98 at New Signalized Intersection

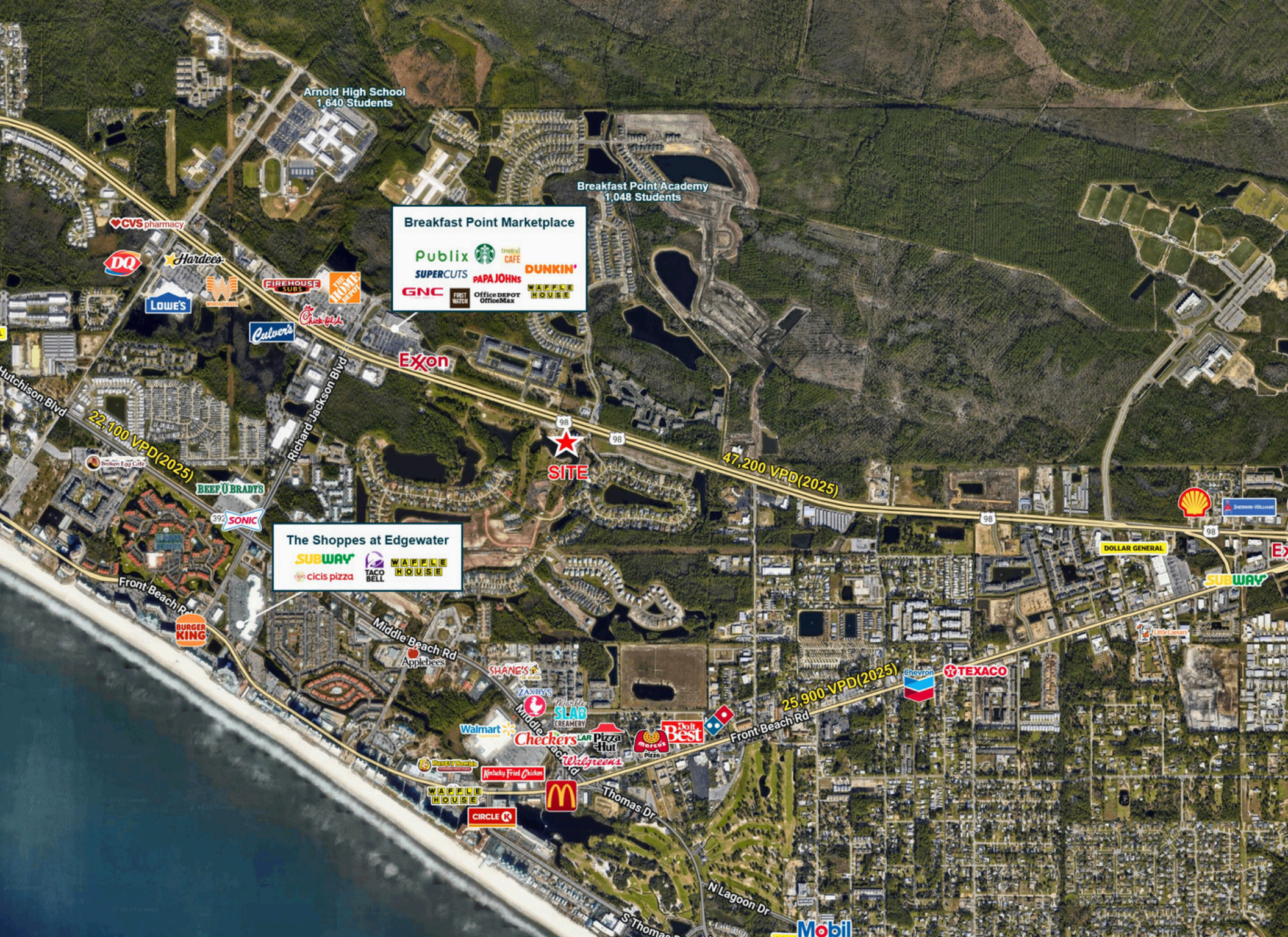
- Traffic light planned for Hwy 98 and N Glades Trail intersection
- Traffic counts for Hwy 98 - 44,500 CPD
- Flat site with access road
- Drive through restaurant engineering plans available for use
- Close proximity to Duplin Winery of Rose Hill - a 38,000 SF award-winning entertainment complex



Demographics

	11-mile	3-mile	55-mile
Daytime Population Average	3,984	15,145	26,582
Household Income	\$96,352	\$87,787	\$80,152
Median Age	49.0	43.3	43.3





Arnold High School
1,640 Students

Breakfast Point Academy
1,048 Students

Breakfast Point Marketplace

- Publix
- Starbucks
- Tropical Cafe
- Dunkin'
- Supercuts
- Papa John's
- Waffle House
- GNC
- Office Depot
- OfficeMax
- First Watch

The Shoppes at Edgewater

- Subway
- Cicis Pizza
- Taco Bell
- Waffle House

SITE

22,100 VPD(2025)

47,200 VPD(2025)

25,900 VPD(2025)

Front Beach Rd

Middle Beach Rd

Front Beach Rd

Thomas Dr

N Lagoon Dr

S Thomas Dr



JLL

Sherri Wilson

Senior Vice President

sherri.wilson@jll.com

+1 404 995 2274

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