

# PARKWAY SELF-STORAGE

13911 Panama City Beach Parkway, Panama City Beach FL 32407



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# PROPERTY OVERVIEW

- Positioned directly on the high-visibility corridor of Panama City Beach Parkway, this well-maintained self-storage investment offers exceptional accessibility and long-term growth potential in one of Florida's most vibrant coastal markets.
- The property spans 2.75 acres and features 10 buildings comprised primarily of non-climate-controlled storage bays, along with outdoor storage options for RVs, boats, and vehicles—ideal for both full-time residents and seasonal visitors.
- Clean, well-maintained facility with secure fencing, lighting, and surveillance infrastructure in place.
- This area has been and is aggressively growing with new homes, condominiums and apartment complexes. The visibility and exposure to Panama City Beach Parkway presents many marketing ideas that have not yet been applied but are very feasible to the next buyer.
- A perfect opportunity for an investor seeking a stable cash-flowing asset or looking to expand your self-storage portfolio in a high-demand coastal market, this offering presents a rare opportunity.

**NOTE:**

*There are some significant and specific "added value" opportunities in this unique property that will be only disclosed upon receipt of an executed NDA to the broker.*

PRICE	\$4,500,000
NO. OF BUILDINGS	10
BUILDING SIZE (1-3)	20,340 SF (total)
BUILDING SIZE (4-10)	22,122 SF (total)
BUILDING TYPE	Self-Storage
ACREAGE	2.75 AC (combined total)
FRONTAGE	415'
TRAFFIC COUNT	51,000 ADT
YEAR BUILT	1990-1995
CONSTRUCTION TYPE	Concrete Block
ZONING	Commercial–High Density (CH)
LAND USE	Tourist District
PARCEL ID	33805-050-000
	33805-040-000

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# SITE PHOTOS



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# DEMOGRAPHICS

2024 Population Estimate		2024 Average Household Income		Average Age	
1 Mile	5,831	1 Mile	\$97,836	1 Mile	44.5
3 Mile	21,665	3 Mile	\$87,947	3 Mile	43.3
5 Mile	38,883	5 Mile	\$86,180	5 Mile	44
2029 Population Projection		2024 Median Household Income		Median Age	
1 Mile	6,580	1 Mile	\$79,988	1 Mile	47.3
3 Mile	24,847	3 Mile	\$68,595	3 Mile	44.4
5 Mile	44,385	5 Mile	\$65,873	5 Mile	45.8

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# AERIAL VIEW



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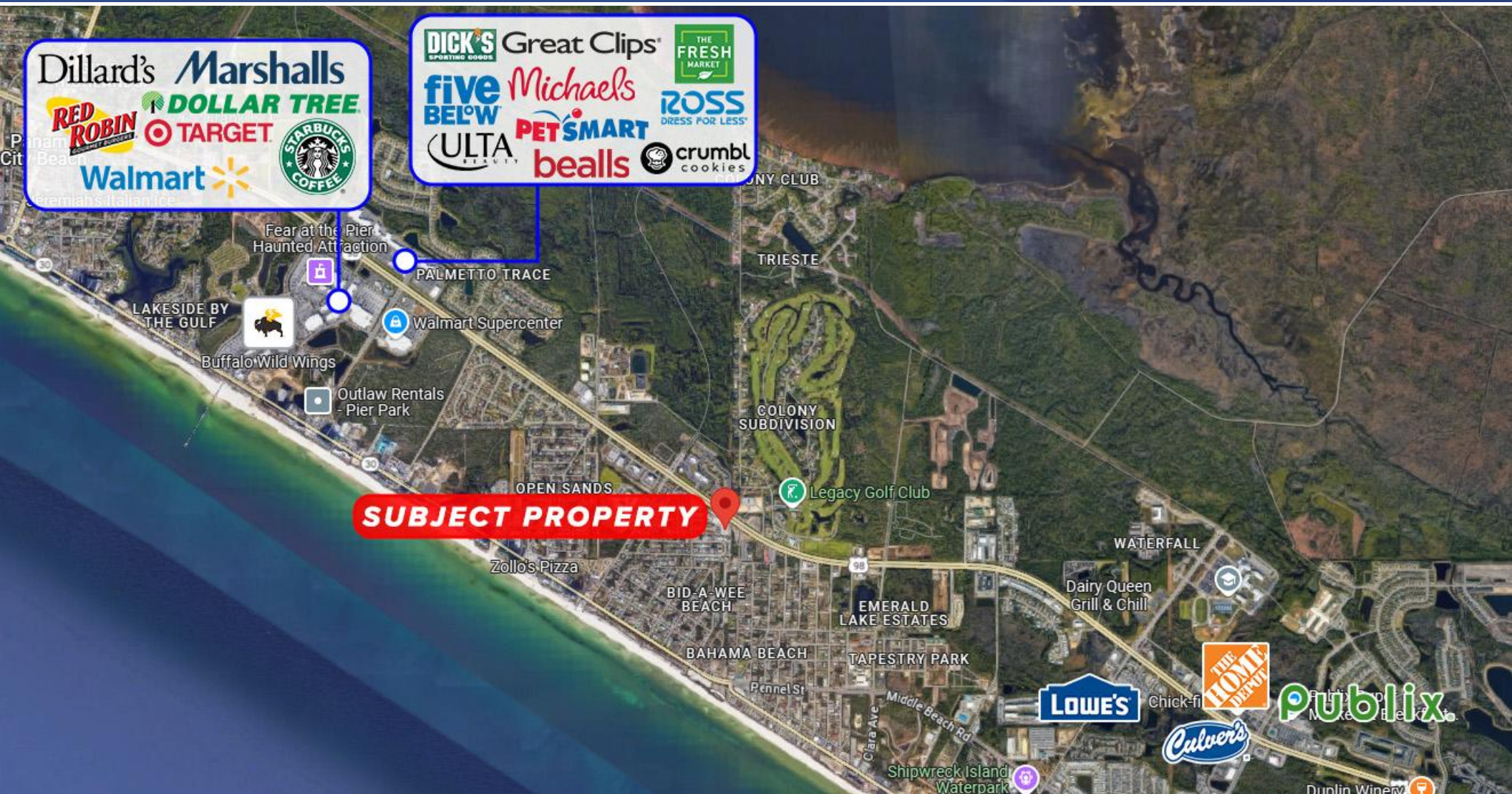
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# TRADE AREA MAP



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