

# 3157 West 23<sup>rd</sup> Street



Panama City, FL | ± 15,000 SF AVAILABLE FOR LEASE



# 3157 West 23<sup>rd</sup> Street

**Conner Verdell**

Conner.Verdell@aldi.us

**Dan McKinney**

Daniel.Mckinney@aldi.us

## DEMOGRAPHICS

### EST. POPULATION

3 mi 29,345 | 5 mi 76,209 | 7 mi 111,700

### EST. AVG HH INCOME

3 mi \$71,755 | 5 mi \$74,580 | 7 mi \$75,932

### EST. VPD

W 23<sup>rd</sup> St - 38,000 | Beck Ave - 5,000

## JOIN THESE AREA TENANTS



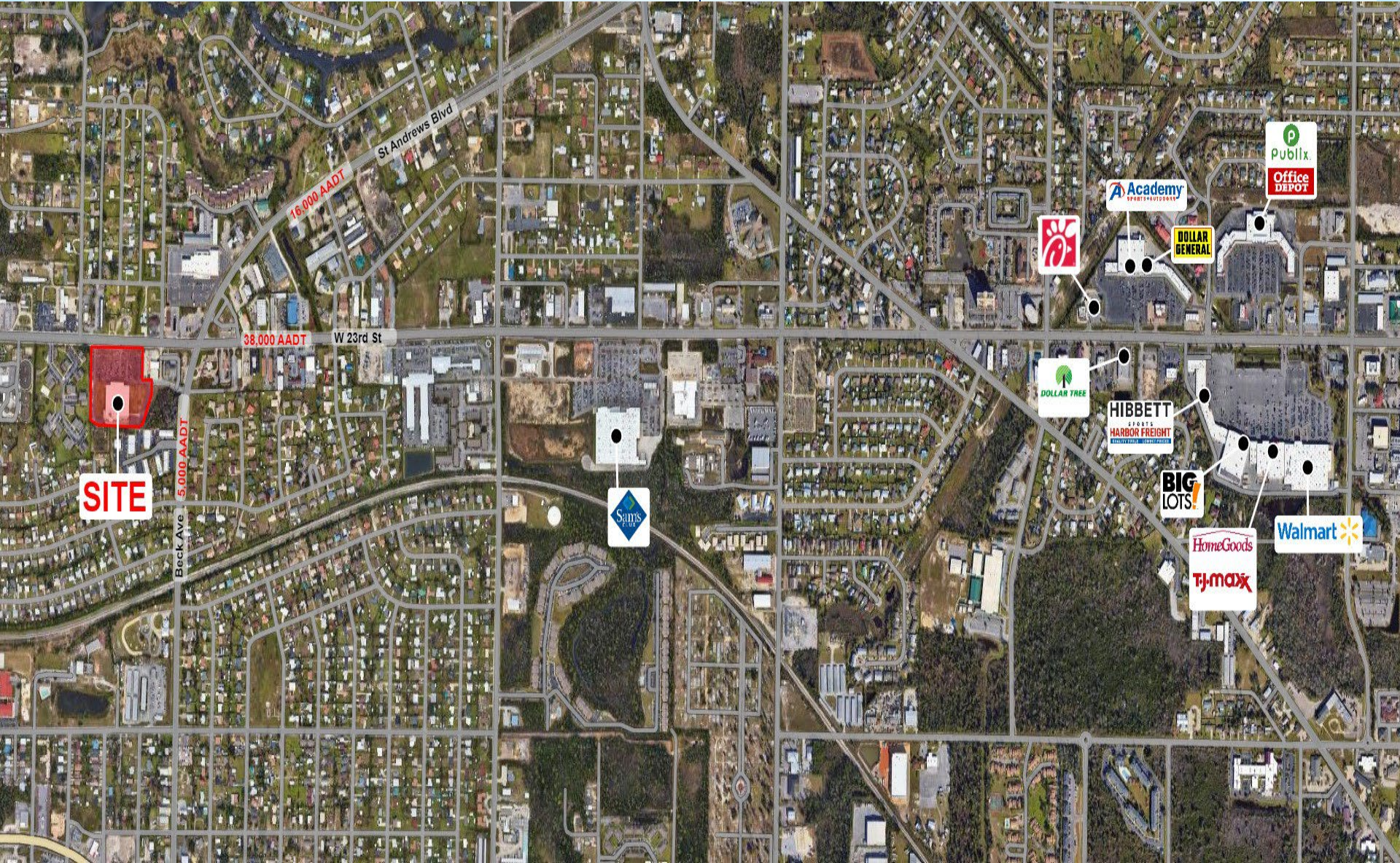
- Located adjacent to newly constructed ALDI store
- Excellent visibility from W 23<sup>rd</sup> St (38,000 VPD)
- Recessed loading dock available for tenant
- 72' of frontage



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**AVAILABLE Q1 2025!**

