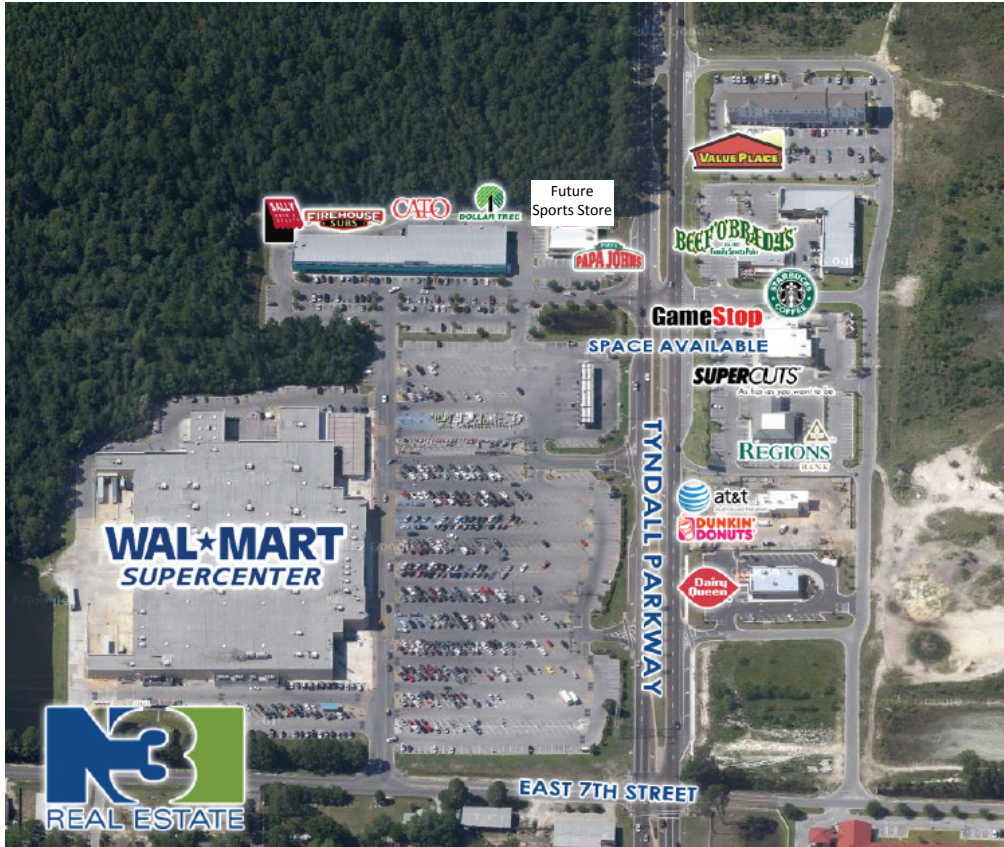


Callaway, Florida—Tyndall Pkwy / Hwy 98 & East 7th Street Available for Lease—1,632 SF Retail Space



Callaway, Florida is part of the greater Panama City overall market and is the closest retail trade area to the Tyndall Air Force Base and the Naval Support Activity. The available 1,632 SF space is approximately 5 miles from these active military bases employ over 21,000 military and civilian positions. The existing tenants in the center include Starbucks, Supercuts and Gamestop adjacent to the new Dairy Queen, AT&T and Dunkin Donuts. It is located on Tyndall Pkwy/Hwy 98, the major thoroughfare and state roadway with over 30,758 ADT, and across from Wal-Mart Supercenter, the dominant retailer and grocer for the immediate area.

Property Pricing

1,632 SF Available - \$22/SF plus estimated NNN \$5/SF

Radius	1 Mile	3 Mile	5 Mile	10 Mile
Population	4,936	34,634	57,501	117,891
Households	1,992	14,527	24,732	58,956
Income	\$43,115	\$50,581	\$54,328	\$61,636
Employees	1,800	10,455	41,860	71,891

For more information contact:

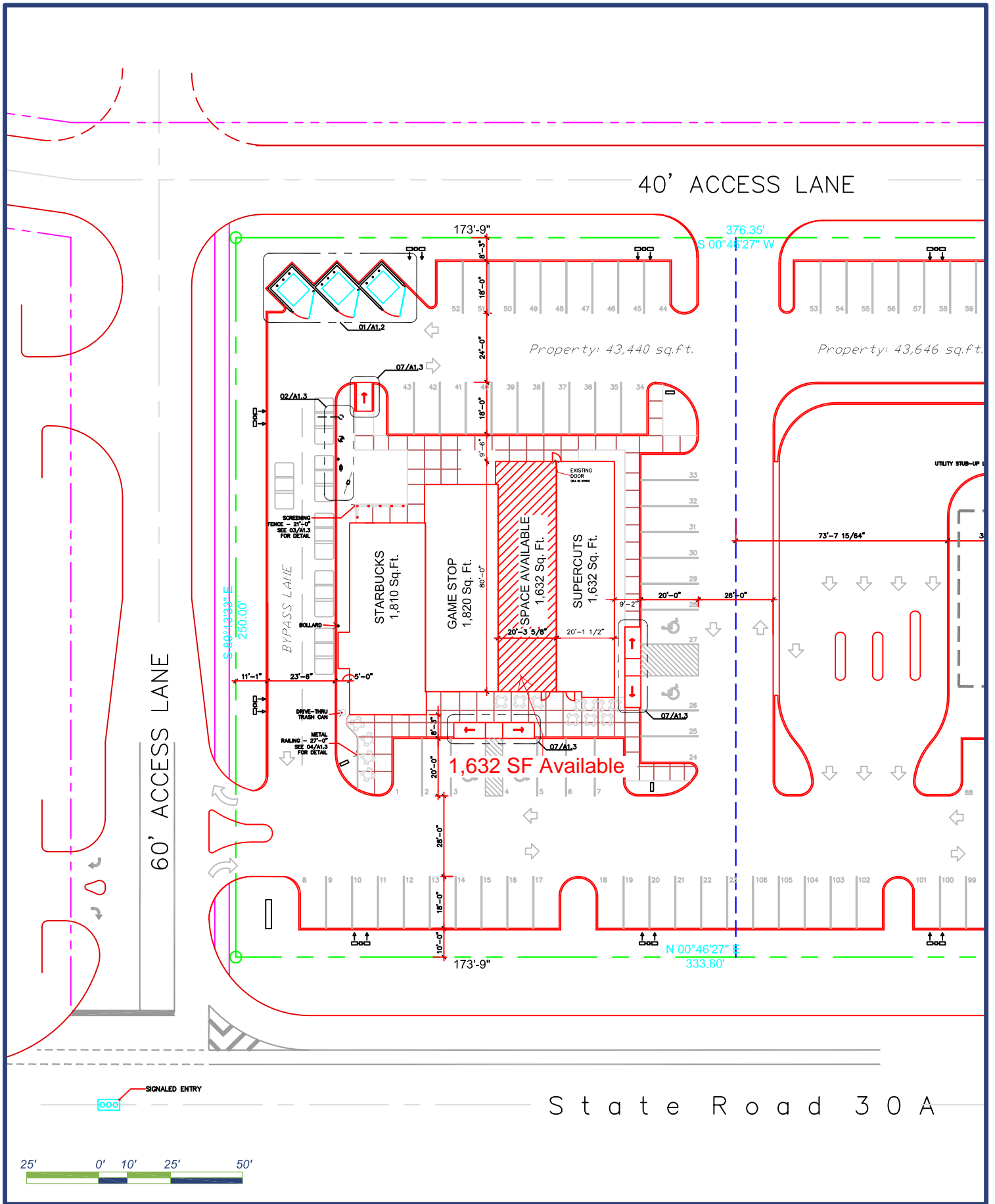
Harry Bell

850.240.0527—cell

850.434.2244—office

hbell@johnscarr.com





State Road 30A



This site plan is preliminary in nature and is subject to change. It is subject to governmental codes, tenant mix and civil engineering requirements as will be dictated by the governing city or municipality.

N³ REAL ESTATE
 620 E Southlake Blvd | Southlake, Texas 76092
 P: 817.348.8748 | F: 817.348.8468 | W: www.n3realestate.com

Retail Strip (6,894 S.F. Total)
 State Road 30A
 Callaway, Florida
 Date Created: 10/18/07