



FOR SALE

HISTORIC LYNN HAVEN BANK BUILDING | 7,360 SF MIXED-USE REDEVELOPMENT OPPORTUNITY IN DOWNTOWN CORE

900 Florida Ave, Lynn Haven, FL 32444

Kevin Wattenbarger, CCIM

Qualifying Broker
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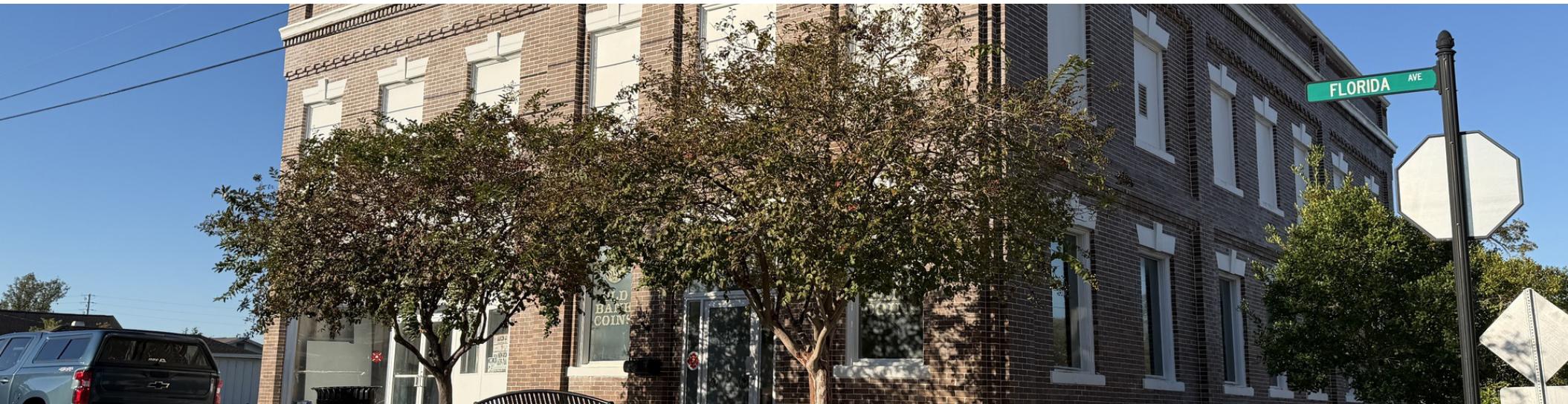
Anna Branch

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**360° VIRTUAL TOUR****PROPERTY DESCRIPTION**

The Old Bank Building at 900 Florida Avenue is one of Lynn Haven's most recognizable historic landmarks. Built circa 1912, this 7,360 SF two-story brick structure features dual storefronts on the ground floor and an open, unfinished second floor ideal for redevelopment into professional offices, loft apartments, or event space. With its exposed brick, high ceilings, and corner visibility, the property offers a rare opportunity for investors or owner-occupiers to restore a true piece of Bay County history.

Initial Marketing: Due to the unique and historic nature of the Old Bank Building at 900 Florida Avenue, ownership has elected to launch the property without a stated asking price. During this initial phase, offers will be evaluated based on overall terms, buyer credibility, and intended use, in addition to price. Preference will be given to uses that complement the community and preserve the building's historic exterior character.

OFFERING SUMMARY

Sale Price:	Subject to Offer
Number of Units:	1
Lot Size:	0.31 Acres
Building Size:	7,360 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,235	11,543	19,773
Total Population	5,747	29,777	51,239
Average HH Income	\$96,469	\$98,637	\$94,906

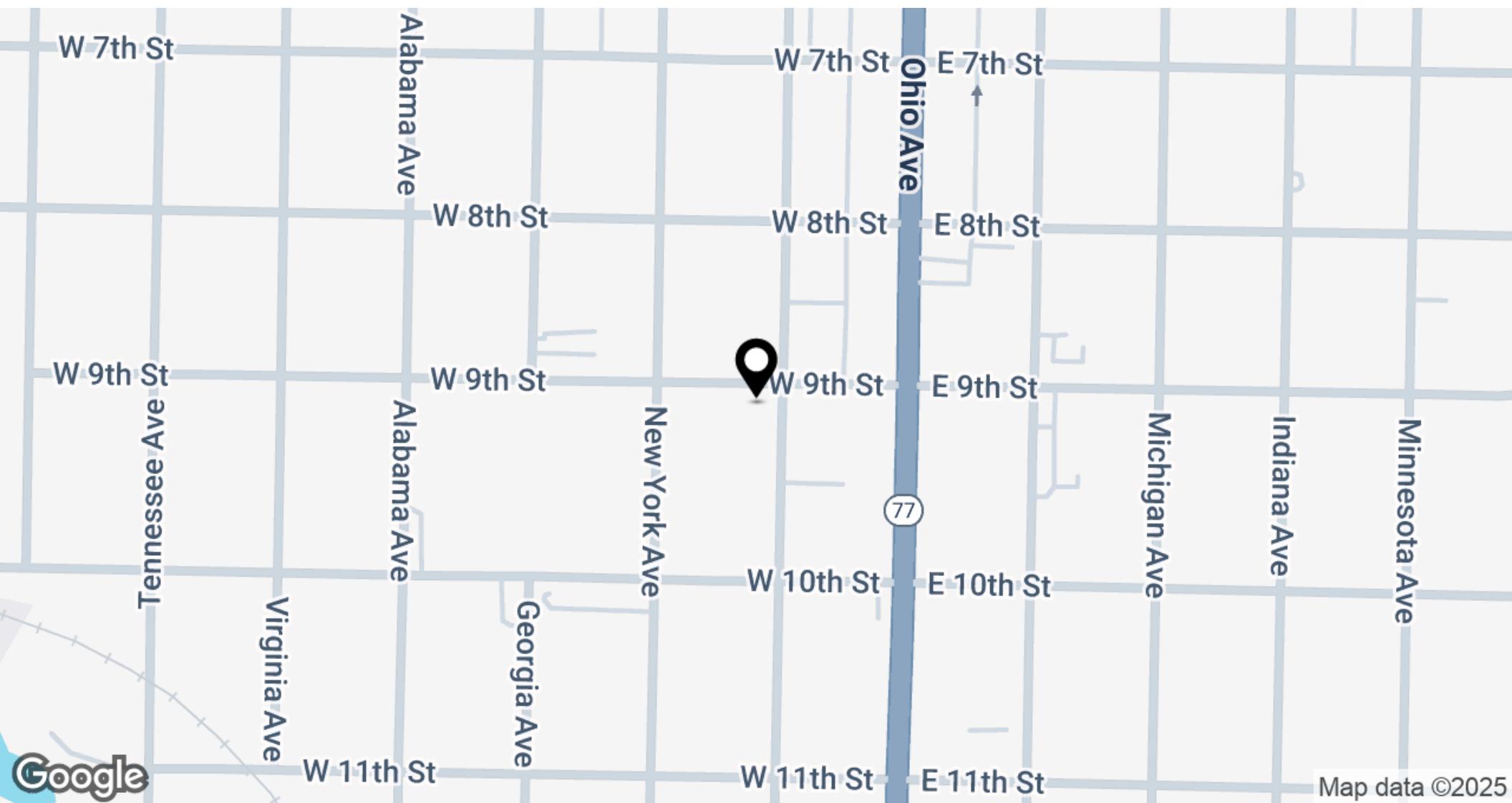
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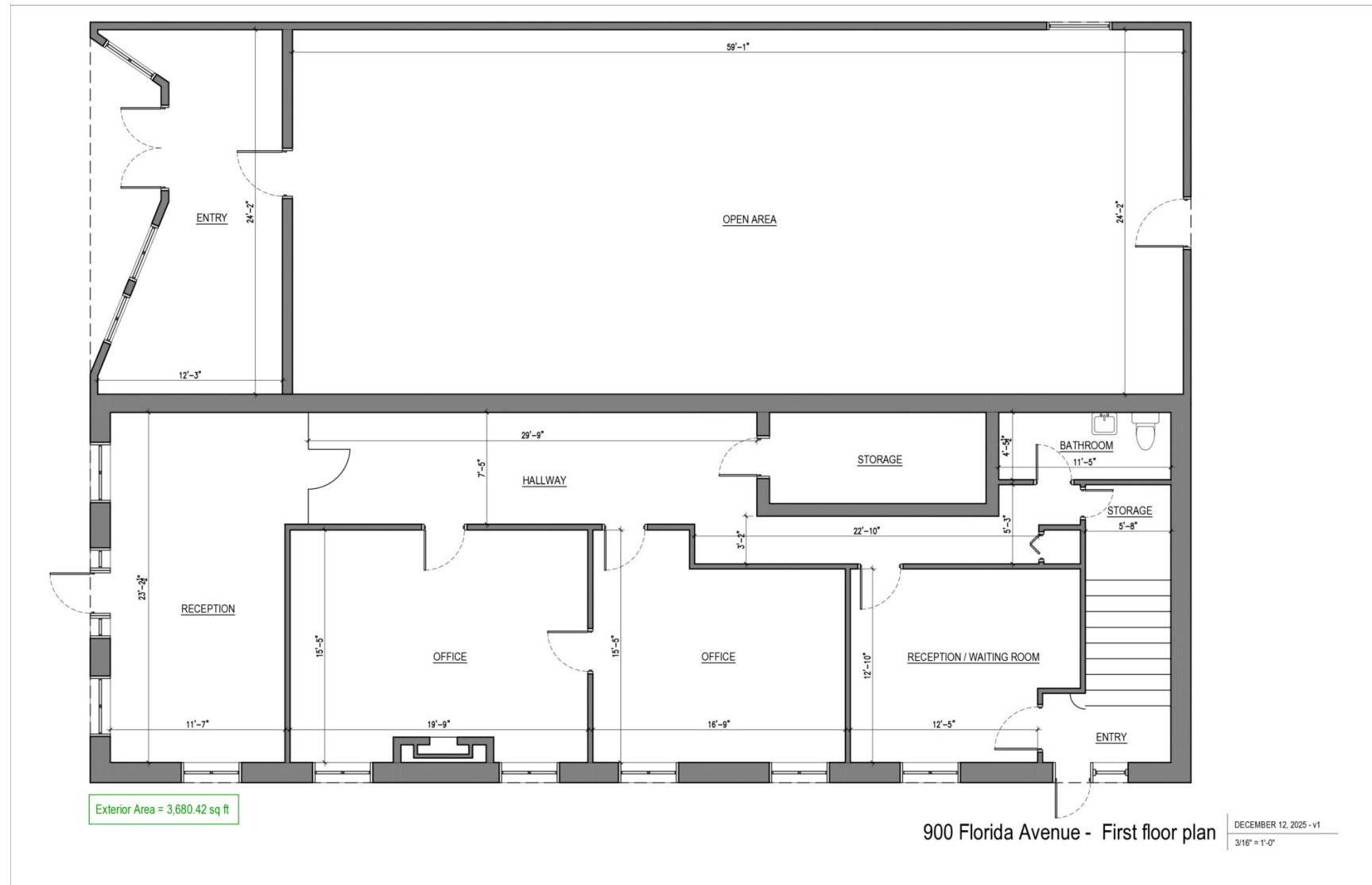
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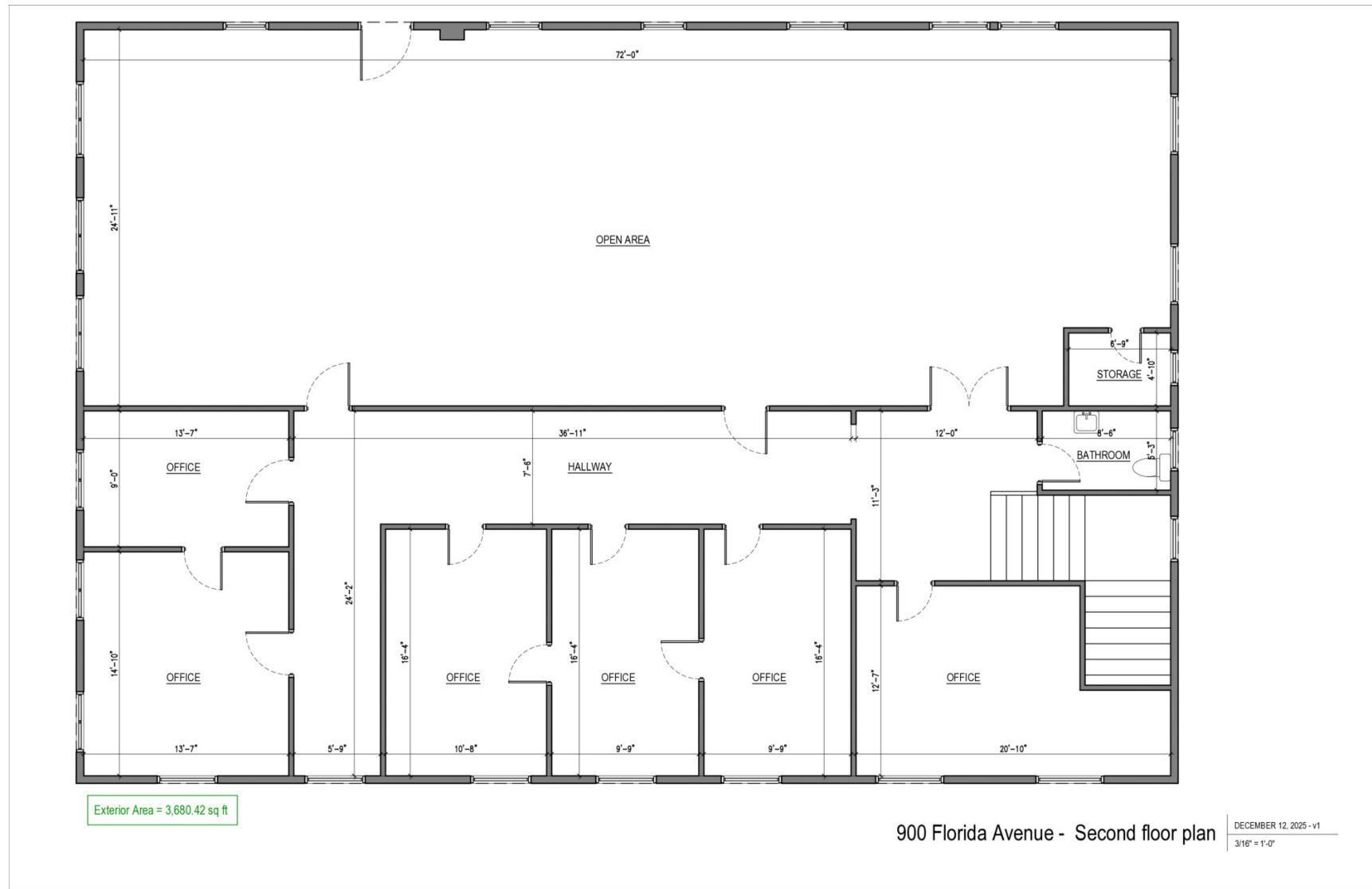
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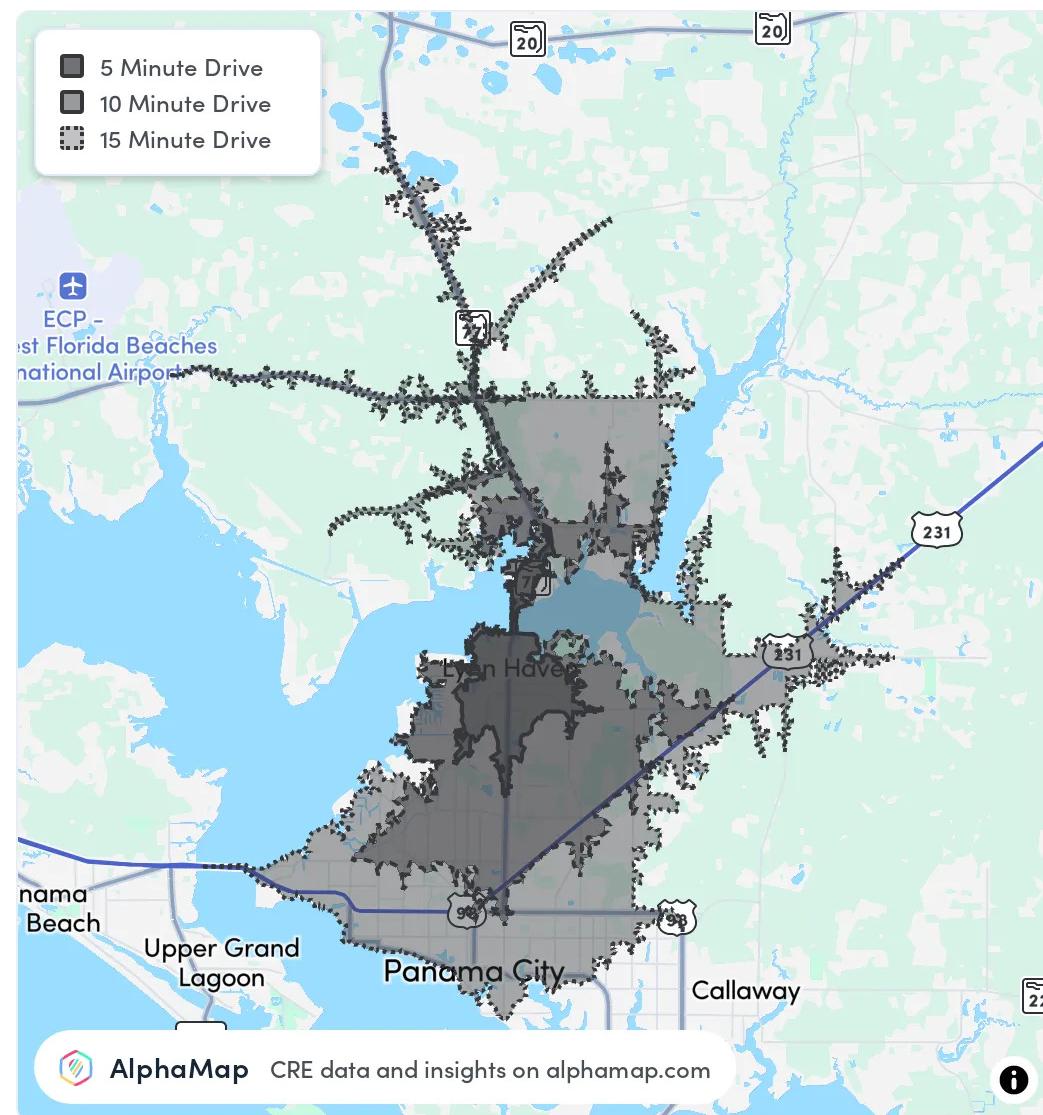
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POPULATION	5 MINUTES	10 MINUTES	15 MINUTES
Total Population	10,803	34,214	63,896
Average Age	42	42	41
Average Age (Male)	41	41	40
Average Age (Female)	44	43	42

HOUSEHOLD & INCOME	5 MINUTES	10 MINUTES	15 MINUTES
Total Households	4,205	13,332	24,949
Persons per HH	2.6	2.6	2.6
Average HH Income	\$95,494	\$96,835	\$83,925
Average House Value	\$331,424	\$329,997	\$297,001
Per Capita Income	\$36,728	\$37,244	\$32,278

Map and demographics data derived from AlphaMap



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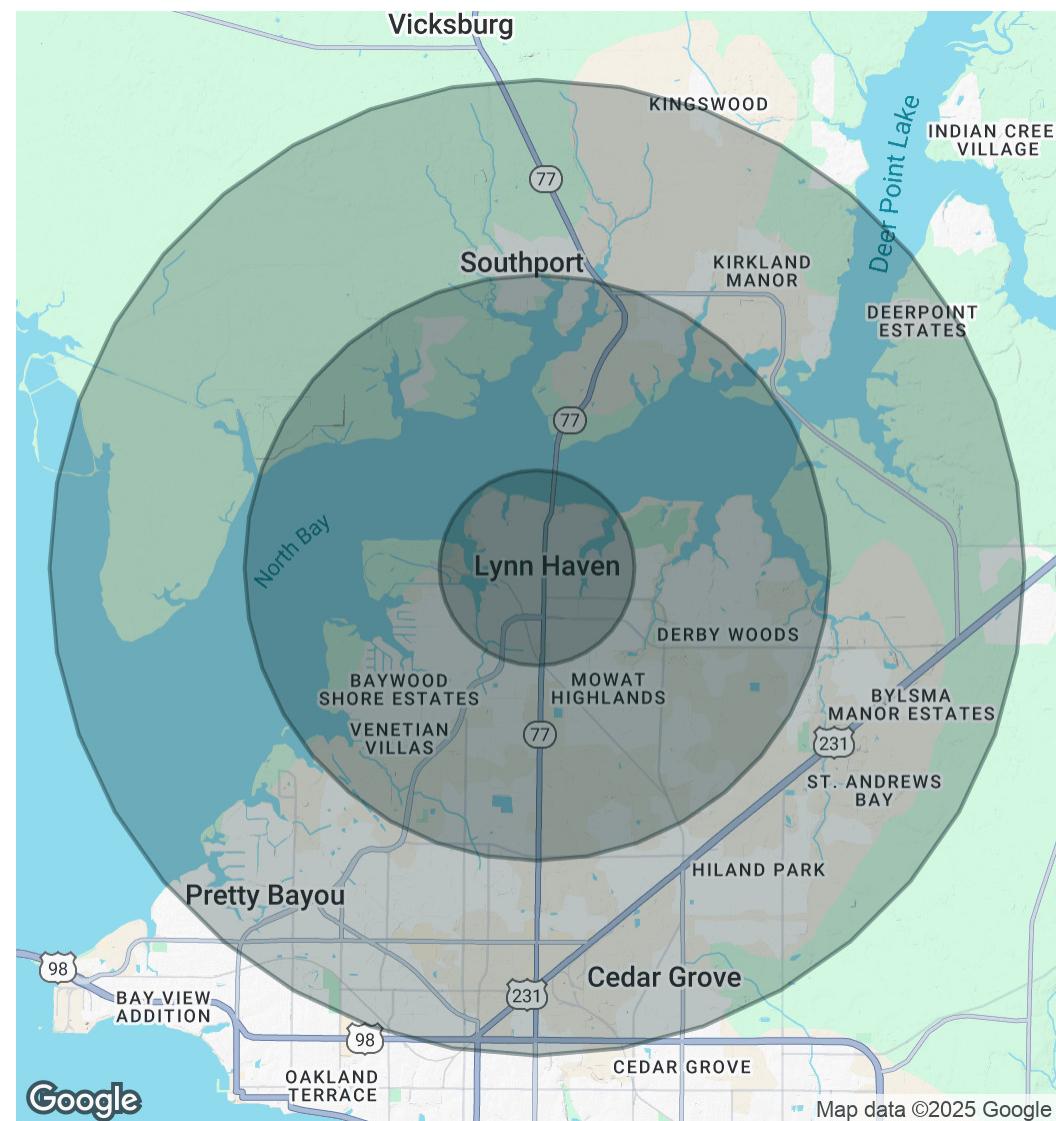
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,747	29,777	51,239
Average Age	43	42	42
Average Age (Male)	42	40	41
Average Age (Female)	44	43	43

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,235	11,543	19,773
# of Persons per HH	2.6	2.6	2.6
Average HH Income	\$96,469	\$98,637	\$94,906
Average House Value	\$338,362	\$338,099	\$323,523

Demographics data derived from AlphaMap



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KEVIN WATTENBARGER, CCIM

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FL #BK3424407

PROFESSIONAL BACKGROUND

Meet Kevin Wattenbarger, CCIM: Your Bay County Commercial Real Estate Expert at Five Bridges Real Estate

Kevin Wattenbarger, CCIM, leads Five Bridges Real Estate as the Managing Director and Qualifying Broker. With over two decades of experience in commercial real estate, Kevin specializes in retail, office, industrial, investment properties, and commercial land in Bay County, Florida.

His extensive background includes brokerage, development, construction management, asset management, and real estate investment partnership structures. Kevin's reputation as a trusted professional in northwest Florida is built on delivering insightful market intelligence and impeccable execution to achieve client objectives.

Before his career in commercial real estate, Kevin served as an infantryman in the United States Army, earning honors such as the Combat Infantryman's Badge (CIB), Army Commendation Medal (ARCOM), and recognition for meritorious service during Operation Iraqi Freedom.

With dual Bachelor of Science degrees in Real Estate and Finance from Florida State University (FSU) and the coveted Certified Commercial Investment Member (CCIM #15083) designation, Kevin excels in commercial brokerage, site selection, development, leasing, valuation, and investment analysis.

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ANNA BRANCH

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PROFESSIONAL BACKGROUND

Anna Branch is a licensed real estate professional with over ten years of hands-on experience managing and developing her family's residential and commercial properties throughout the Panama City area. Her personal investment work has given her a deep understanding of property ownership, leasing, renovation, and long-term value growth.

Anna's career background spans human resources, oral surgery assisting, and youth leadership, where she developed strong communication and organizational skills that now serve her well in real estate and community engagement.

Deeply involved in local schools and athletics, she has volunteered Bay High School Girls' wrestling coach, Booster Club President, Band Booster Vice President, and a Big Brothers Big Sisters mentor.

Married to her husband Allan Branch for more than 20 years, Anna is a proud mother of two children, Jimmy and Sarah, and continues to bring her dedication, integrity, and passion for helping others into every project she undertakes.

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