



FOR LEASE

2,180 SF FREESTANDING COMMERCIAL OFFICE BUILDING ON 1/2 ACRE - HWY 389, LYNN HAVEN
4740 Highway 389, Lynn Haven, FL 32444

Kevin Wattenbarger, CCIM

Qualifying Broker
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Anna Branch

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360° VIRTUAL TOUR

PROPERTY DESCRIPTION

Established stand-alone professional office available for lease in Lynn Haven. Approximately 2,180 SF with yard area and potential for additional detached storage, on-site parking, C-3 zoning, and Flood Zone X designation. Ideal for professional or field service-oriented occupiers.

PROPERTY HIGHLIGHTS

- ±2,180 SF commercial office space available for lease
- Flexible floor plan suitable for professional or service users
- Excellent visibility and access along Highway 389 (East Avenue)
- Ample on-site parking for employees and visitors

OFFERING SUMMARY

Lease Rate:	To Be Established
Number of Units:	1
Available SF:	2,180 SF
Lot Size:	0.48 Acres
Building Size:	2,180 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,318	12,930	24,546
Total Population	6,235	33,695	64,853
Average HH Income	\$109,462	\$98,017	\$89,962

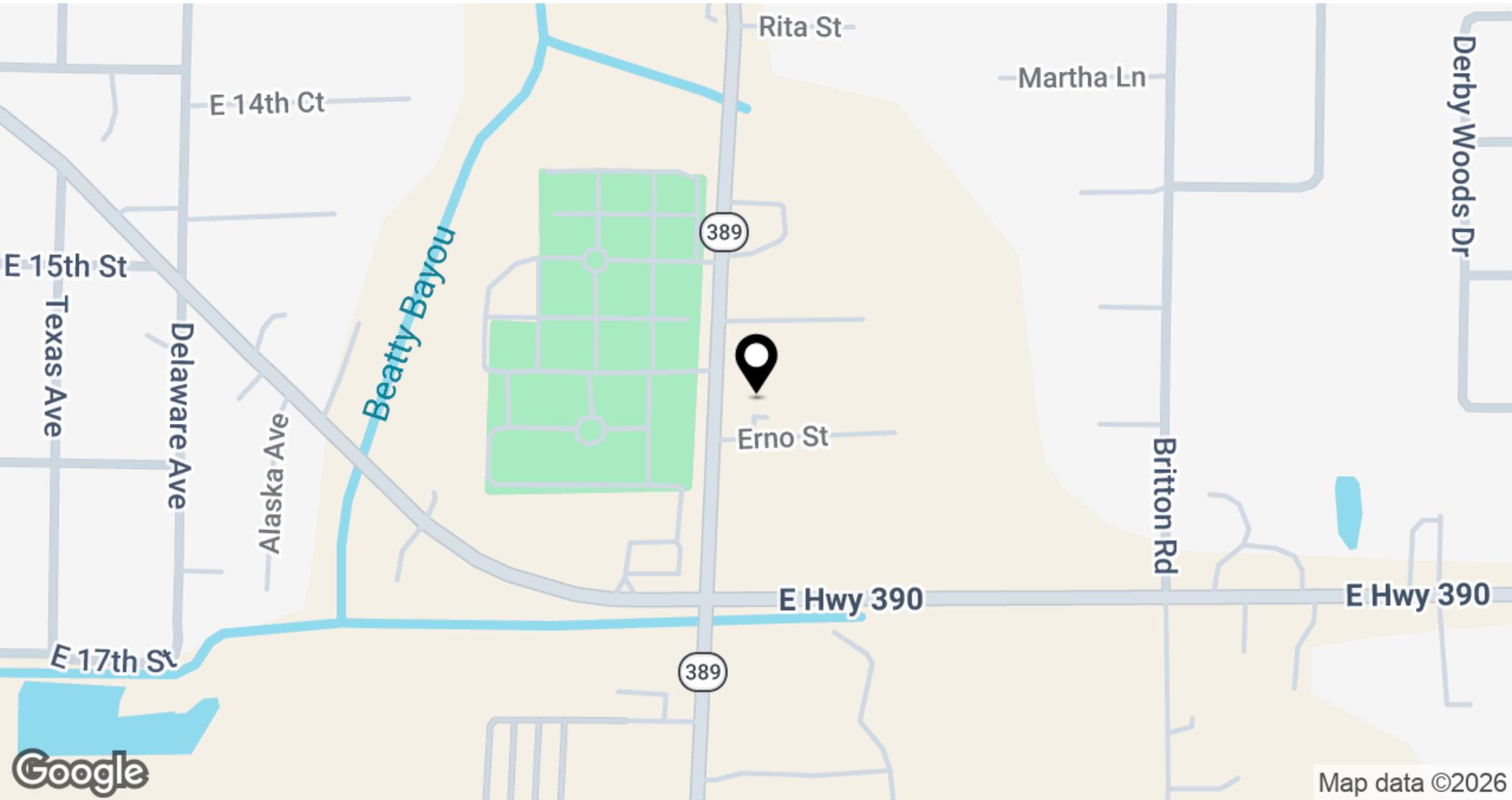
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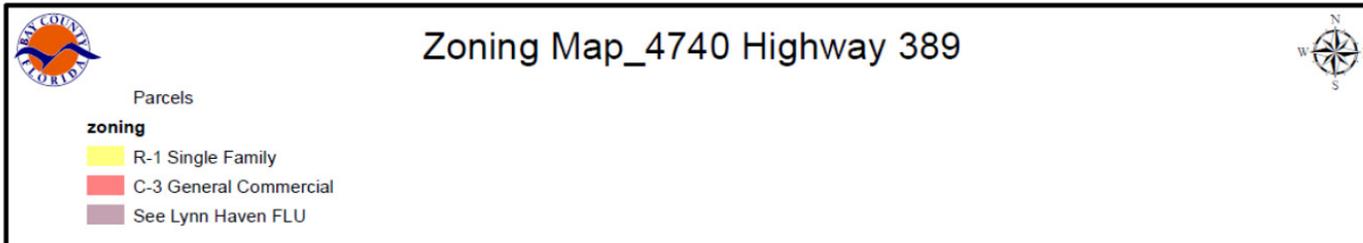
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maps.baycountyfl.gov

This data is provided with understanding that the conclusions drawn from such information are solely the responsibility of the user. The GIS data is not a legal representation of the features depicted, and any assumption of the legal status of this data is hereby disclaimed.

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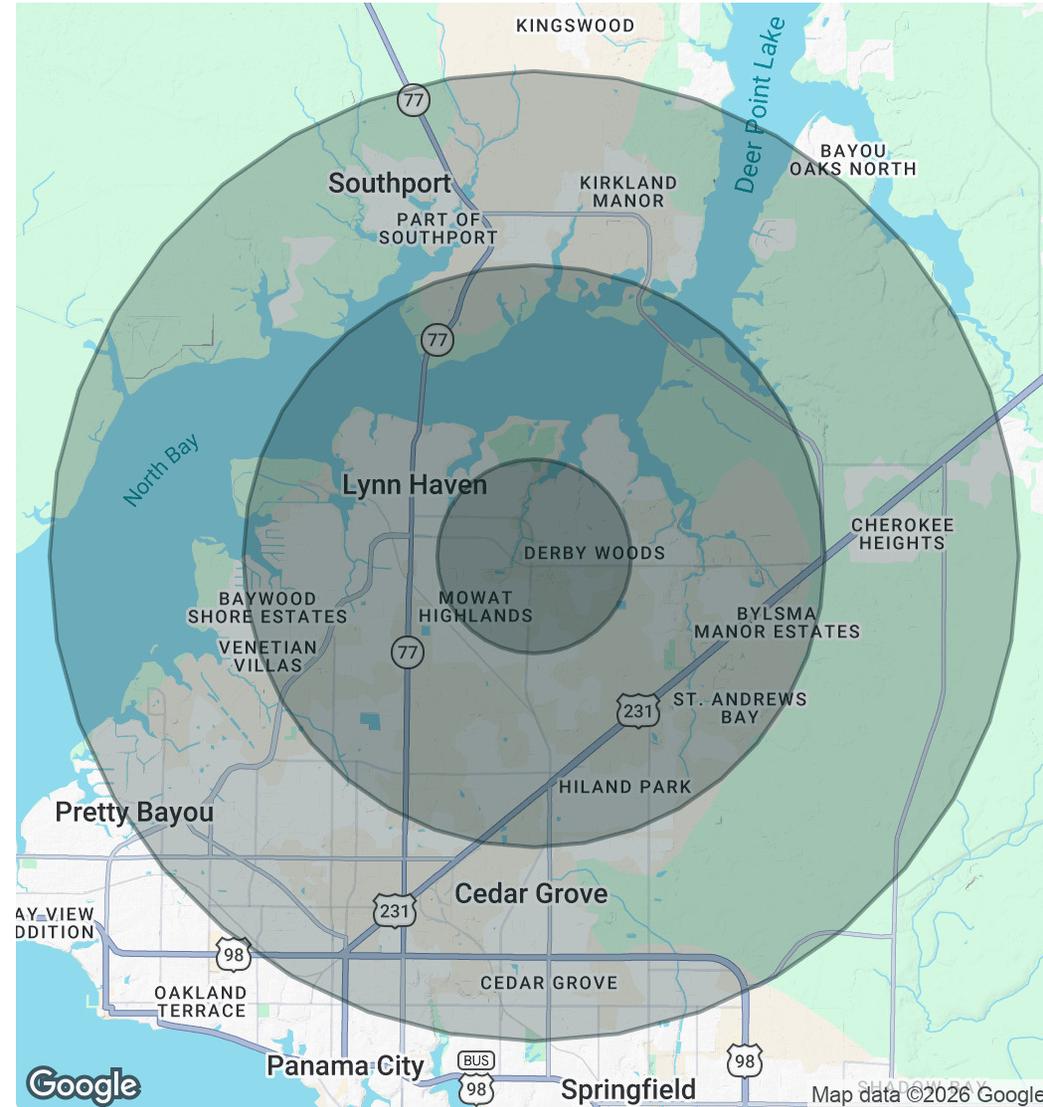
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,235	33,695	64,853
Average Age	42	41	41
Average Age (Male)	41	40	40
Average Age (Female)	43	42	42

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,318	12,930	24,546
# of Persons per HH	2.7	2.6	2.6
Average HH Income	\$109,462	\$98,017	\$89,962
Average House Value	\$357,778	\$326,358	\$314,138

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

Associate

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FL #SL3643916

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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