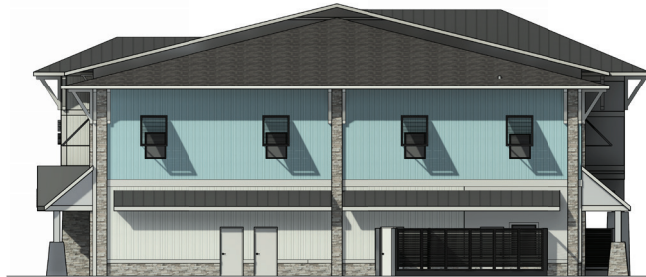


# PANAMA CITY BEACH MEDICAL CENTER | MOB SPACE FOR LEASE

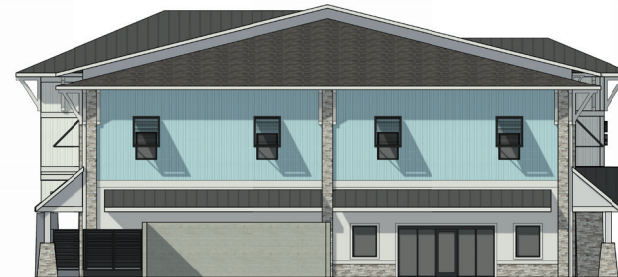
8033 SR-79, PANAMA CITY BEACH, FL 32413



FRONT ELEVATION



DRIVE-SIDE ELEVATION



PARKING-SIDE ELEVATION



REAR ELEVATION



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# PROPERTY OVERVIEW

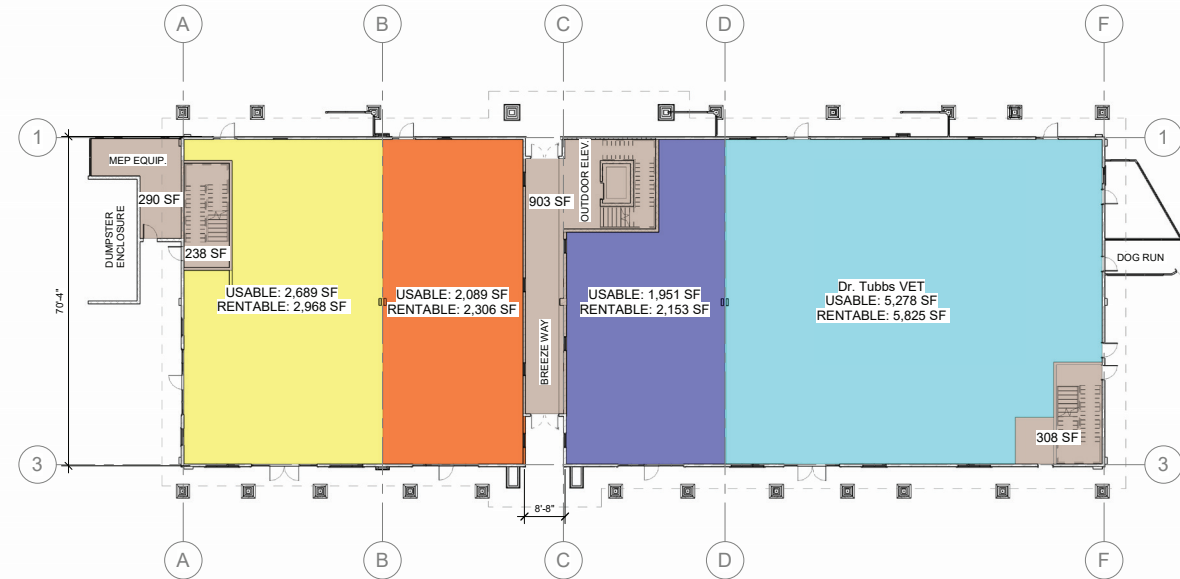
**8033 SR-79  
PANAMA CITY BEACH, FL 32413**

## PROPERTY DETAILS

Lease Rate	Call For Pricing
NNN	\$12.00/SF
Total	27,500 SF
Available	7,312 SF

## 2023 DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
Population	3,395	32,522	113,706
Median Age	44.6	42.2	43.10
Avg. Household Income	\$106,768	\$98,230	\$96,065



1ST FLOOR PLAN

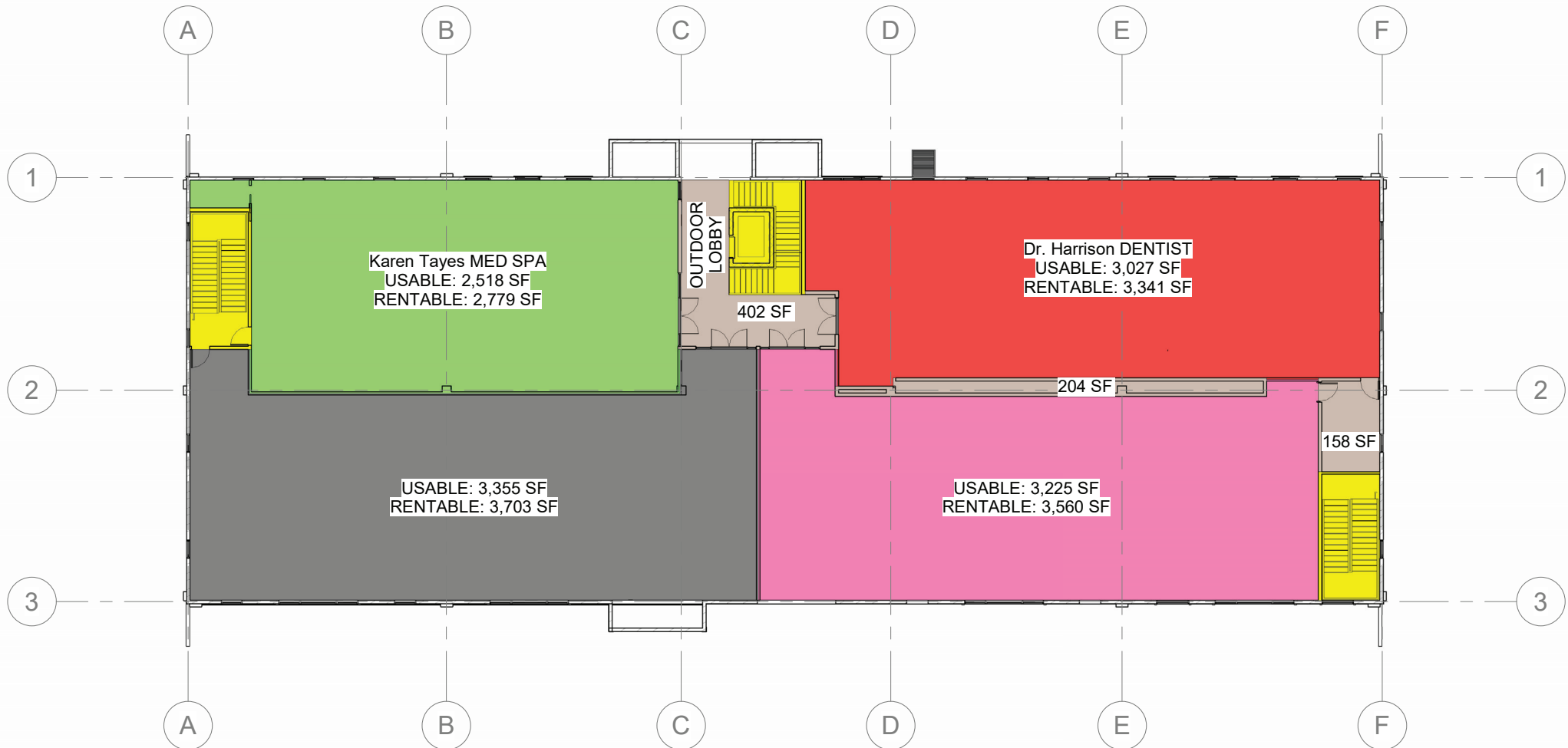
**MOB SPACE FOR LEASE**  
Co-Tenants: Various medical users  
Parking Count: TBD  
Completion Date: Q2 2025  
**PANAMA CITY BEACH  
MEDICAL CENTER**

**DELIVERY CONDITION:**  
Warm gray shell to include RTU set  
Electric panel set  
Slab poured  
5' leave-out  
Utilities stubbed

The images provided throughout this package are a representation of the current design intent only. The images may not reflect variations in color, tone, hue, line, shading, ambient light intensity, materials, texture, contrast, font style and construction variations required by building codes or inspectors, material availability or final design detailing. All images and artwork associated/provided should be reviewed by the client with their print and/or production vendors and adjusted as needed during the proof and shop drawing submittals. Those client-approved drawings take precedence and provide final direction for design, printing and production.

# 2ND FLOOR PLAN

**8033 SR-79**  
**PANAMA CITY BEACH, FL 32413**



# MARKET OVERVIEW

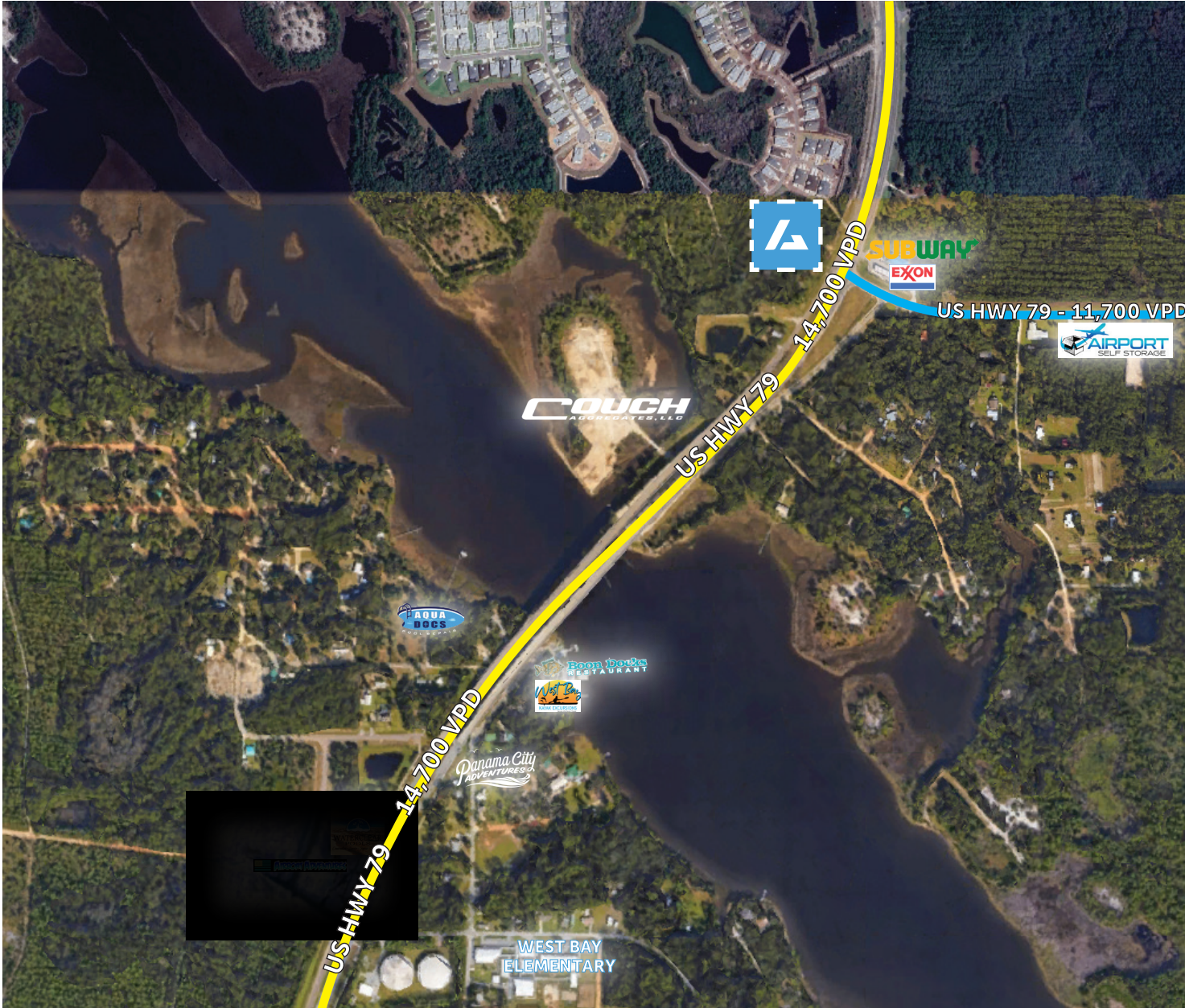
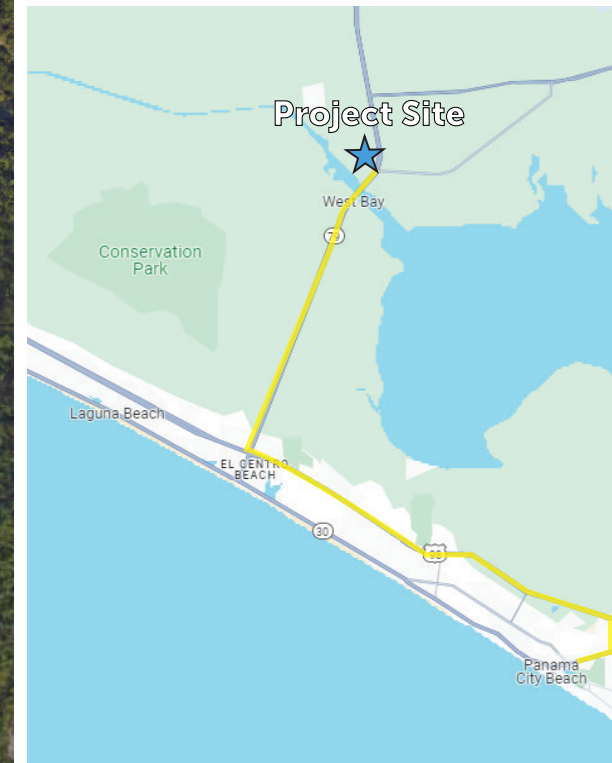
**8033 SR-79**  
**PANAMA CITY BEACH, FL 32413**

## AREA HIGHLIGHTS

- Rare medical lease space in Bay County
- Near new Margaritaville village
- Publix development adjacent to site

## TRAFFIC COUNTS

US HWY 79 - 14,700 VPD  
US HWY 388 - 11,100 VPD



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