



FOR LEASE

MEDICAL OFFICE FOR LEASE | 2338 STATE AVENUE, PANAMA CITY, FL

2338 State Ave, Panama City, FL 32405

Kevin Wattenbarger, CCIM

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Anna Branch

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360° VIRTUAL TOUR

PROPERTY DESCRIPTION

2338 State Avenue offers a fully built-out medical office suite designed for healthcare providers seeking a move-in-ready location in the heart of Panama City. The space features seven exam rooms (with one additional exam currently configured as an office), a dedicated lab, a large private office, a reception desk, a lobby, a kitchen/breakroom, and multiple storage closets. Two restrooms, including one compact restroom, serve the suite.

The property offers a total of 29 dedicated parking spaces, with 16 spaces located in front (including two ADA-compliant spaces) and 13 in the rear, providing excellent accessibility for patients and staff. The efficient layout and professional finishes make this medical office an ideal choice for practices ready to establish or expand in the market. Operating Expense \$6.35/SF (2025 Estimated). [\$5,498.37 Monthly / \$65,980.40 Annual plus Utilities and Lawn Care]

OFFERING SUMMARY

| | |
|------------------|--------------------|
| Lease Rate: | \$20.00 SF/yr (NN) |
| Number of Units: | 1 |
| Available SF: | 2,504 SF |
| Lot Size: | 0.41 Acres |
| Building Size: | 2,504 SF |

| DEMOGRAPHICS | 1 MILE | 3 MILES | 5 MILES |
|-------------------|----------|----------|----------|
| Total Households | 2,063 | 18,699 | 32,709 |
| Total Population | 5,035 | 45,982 | 82,781 |
| Average HH Income | \$88,100 | \$79,157 | \$85,253 |

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| | |
|---------------------|---|
| Building Name | Medical Office for Lease 2338 State Avenue, Panama City, FL |
| Property Type | Office |
| Property Subtype | Medical |
| APN | 13011-011-000 |
| Building Size | 2,504 SF |
| Lot Size | 0.41 Acres |
| Building Class | B |
| Year Last Renovated | 2022 |
| Number of Floors | 1 |
| Number of Buildings | 1 |

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- 7 exam rooms (with 1 additional office/exam option)
- Reception desk, lobby, and waiting area
- Large private office plus dedicated lab space
- Kitchen/breakroom and 3 storage closets
- 2 restrooms (1 full-size, 1 compact)
- 29 total parking spaces (16 front, 13 rear, including 2 HC) | 11.6:1,000
- Move-in ready medical office layout in central Panama City

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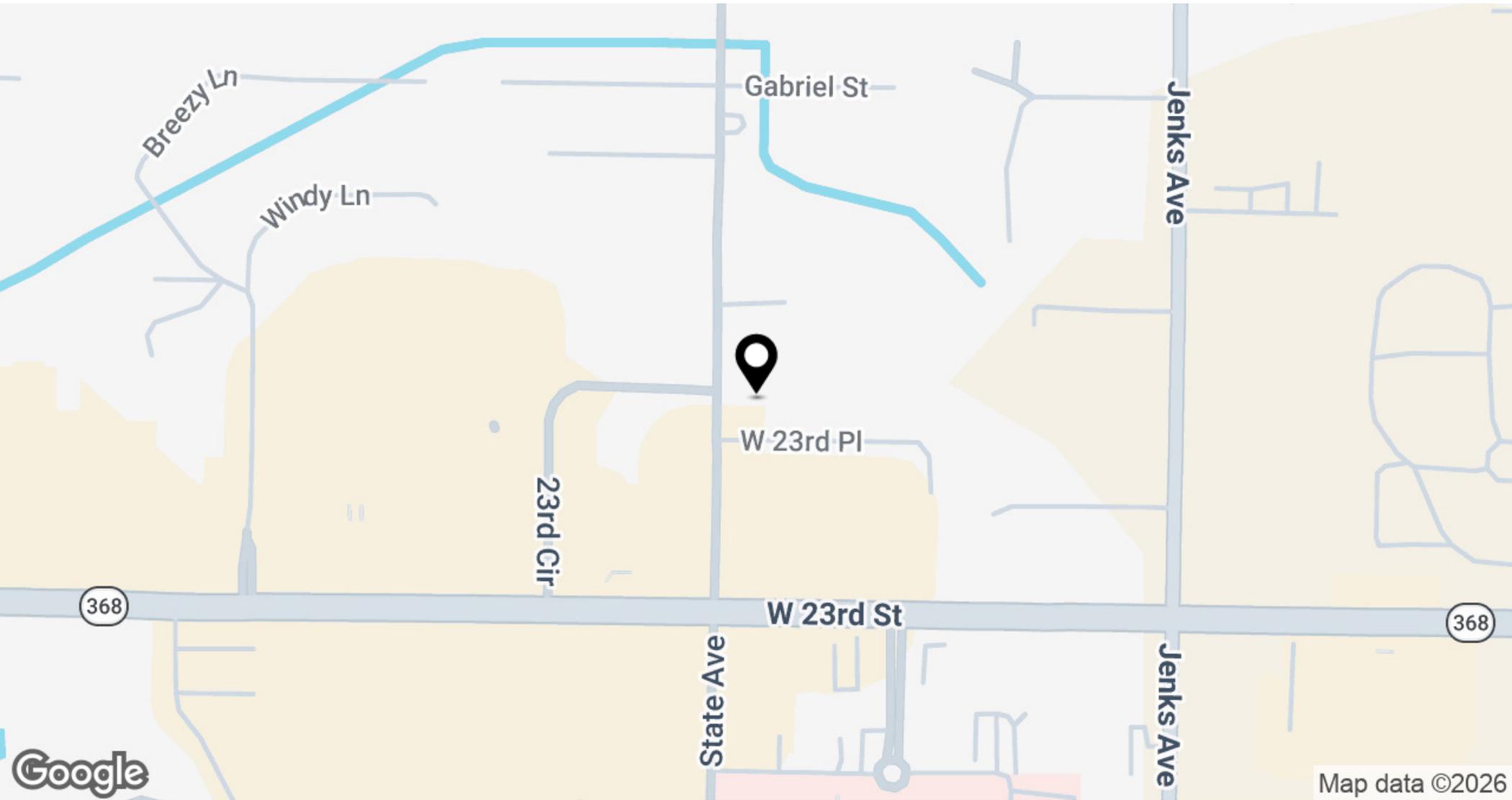
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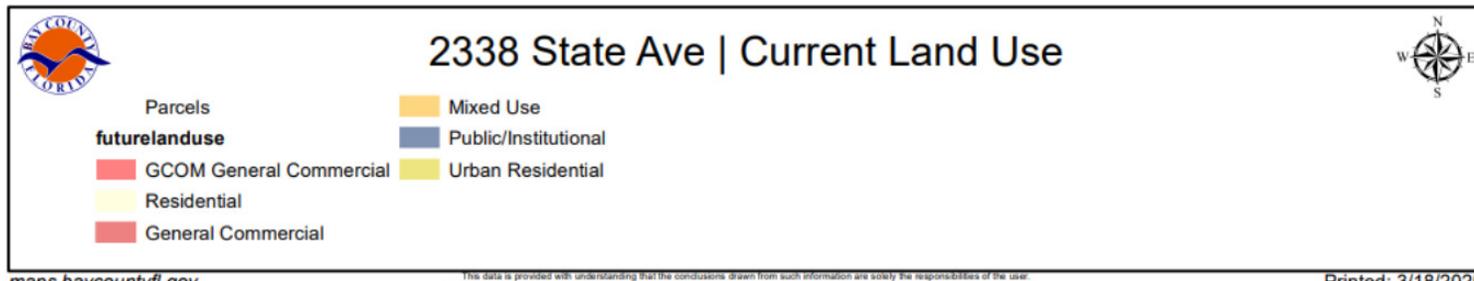
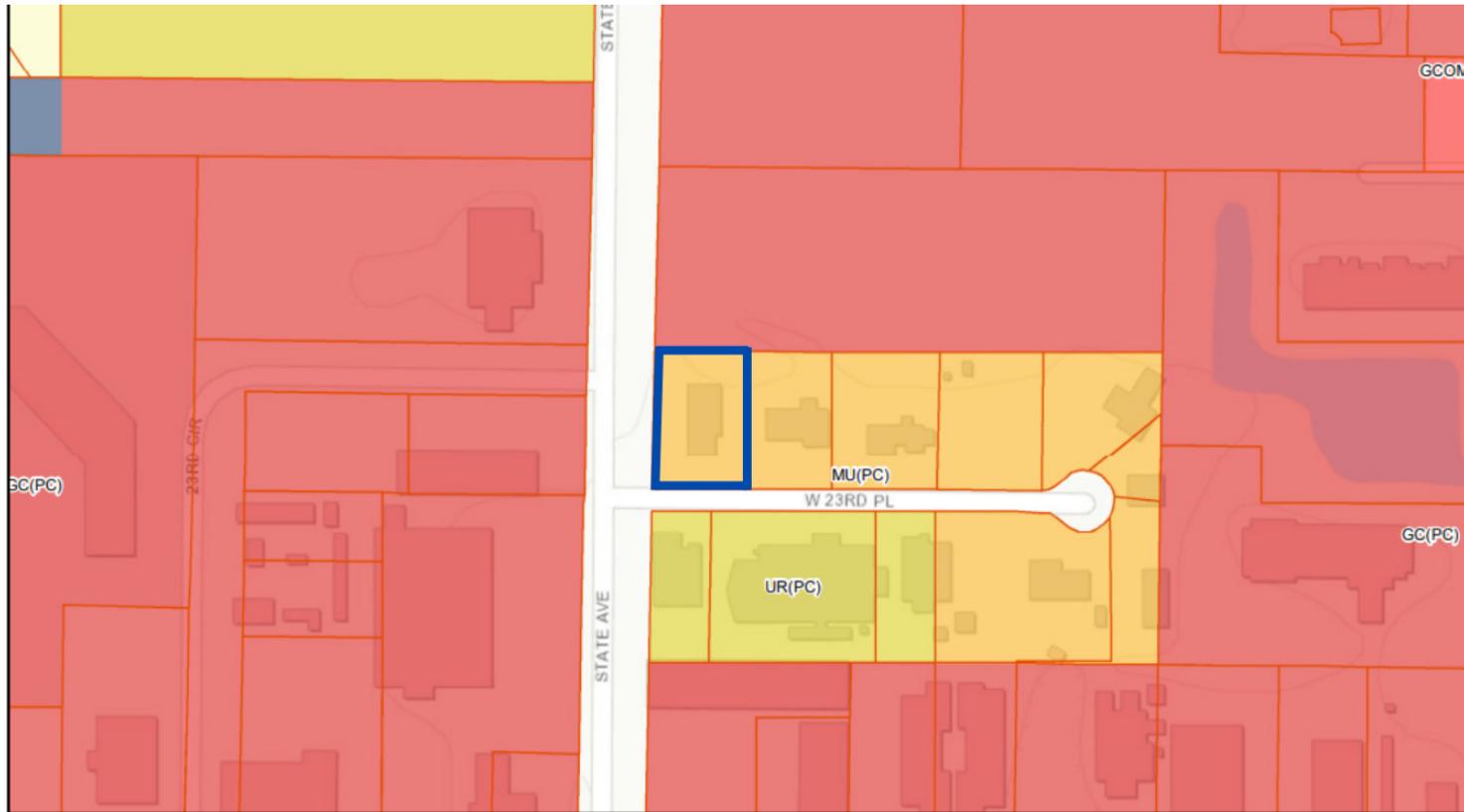
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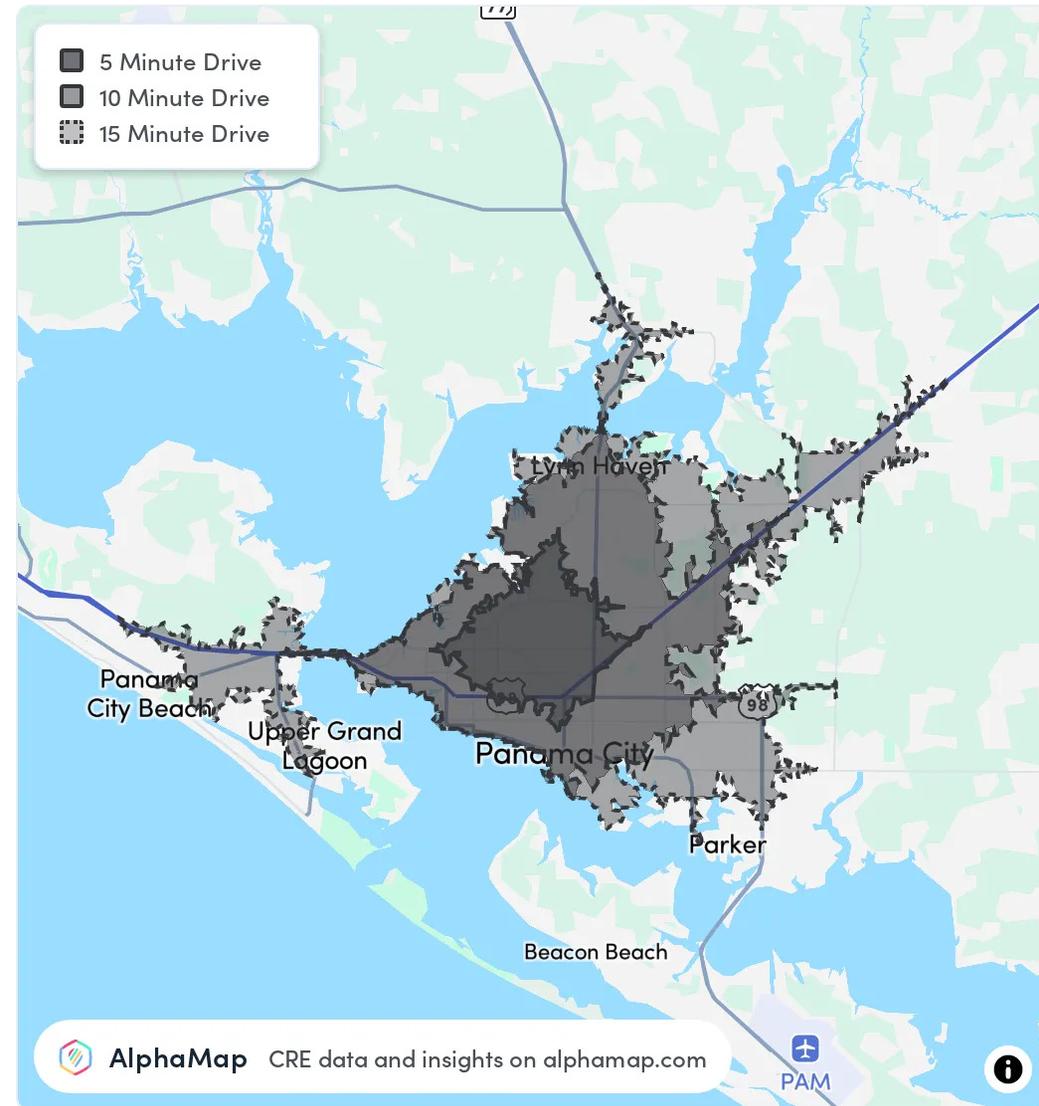
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| POPULATION | 5 MINUTES | 10 MINUTES | 15 MINUTES |
|----------------------|-----------|------------|------------|
| Total Population | 12,120 | 49,096 | 64,777 |
| Average Age | 42 | 41 | 41 |
| Average Age (Male) | 40 | 40 | 40 |
| Average Age (Female) | 43 | 42 | 42 |

| HOUSEHOLD & INCOME | 5 MINUTES | 10 MINUTES | 15 MINUTES |
|---------------------|-----------|------------|------------|
| Total Households | 4,914 | 19,664 | 25,534 |
| Persons per HH | 2.5 | 2.5 | 2.5 |
| Average HH Income | \$84,248 | \$78,949 | \$78,907 |
| Average House Value | \$290,946 | \$284,892 | \$284,993 |
| Per Capita Income | \$33,699 | \$31,579 | \$31,562 |

Map and demographics data derived from AlphaMap



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