



# CONFIDENTIAL OFFERING MEMORANDUM



	1 Mile	3 Miles	5 Miles
Total Households:	99	266	1,493
Total Population:	259	712	3,578
Average HH Income:	\$162,599	\$123,875	\$112,469

# Panama City Beach Medical Center

8100 Highway 79, Panama City Beach, FL 32413

**CHRIS L. HUSKEY, SIOR, CCIM**

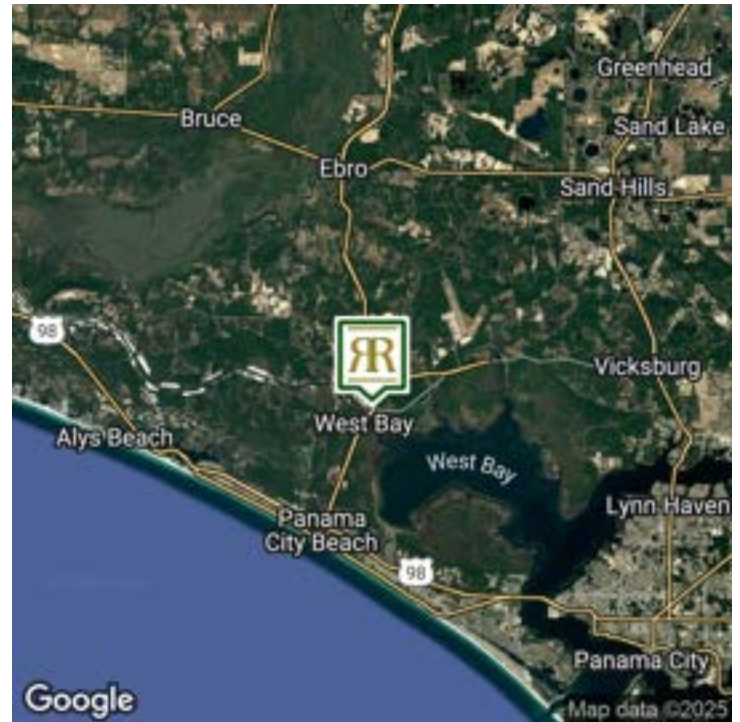
Broker  
850.630.4500  
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8100 Highway 79, Panama City Beach, FL 32413

## OFFICE PROPERTY FOR LEASE



### OFFERING SUMMARY

Lease Rate:	Negotiable
Building Size:	30,000 SF
Available SF:	1,500 - 14,932 SF
Lot Size:	113,044 SF
Year Built:	2026
Zoning:	C-3

### PROPERTY OVERVIEW

Now under construction, this 30,000 SF two-story building offers an exceptional opportunity for medical office, general office and retail users. Featuring ample parking and positioned in a fast-growing location at 8100 Hwy 79, this is a highly visible corridor with daily traffic counts of circa 15,000 vehicles.

### PROPERTY HIGHLIGHTS

- Available lease spaces range from approximately 1,500 SF up to 8,000 SF — ideal for medical practices, ancillary health services, professional offices or boutique retail/amenities.
- Tenant improvement allowance available (terms negotiable) to customize space for medical, office, or retail uses.
- High visibility frontage on Hwy 79, excellent signage potential and strong demographics in the immediate trade area.
- Located 5 minutes away from the newly developed 87-acre medical campus led by Tallahassee Memorial HealthCare and Florida State University ("FSU Health") at the intersection of Hwy 79 and Philip Griffiths Sr. Parkway.
- Situated just minutes from the resort-residential zone of Panama City Beach's white-sand Gulf coast — providing convenience for physicians, staff and patients alike, as well as retail/amenity demand.
- Located less than 7 miles (≈10 minutes) from Northwest Florida Beaches International Airport (ECP) — providing excellent access for regional/visiting providers, patients and families.

### RESOURCE REALTY GROUP

2101 Northside Drive, Suite 104  
Panama City, FL 32405  
O: 850.630.4500

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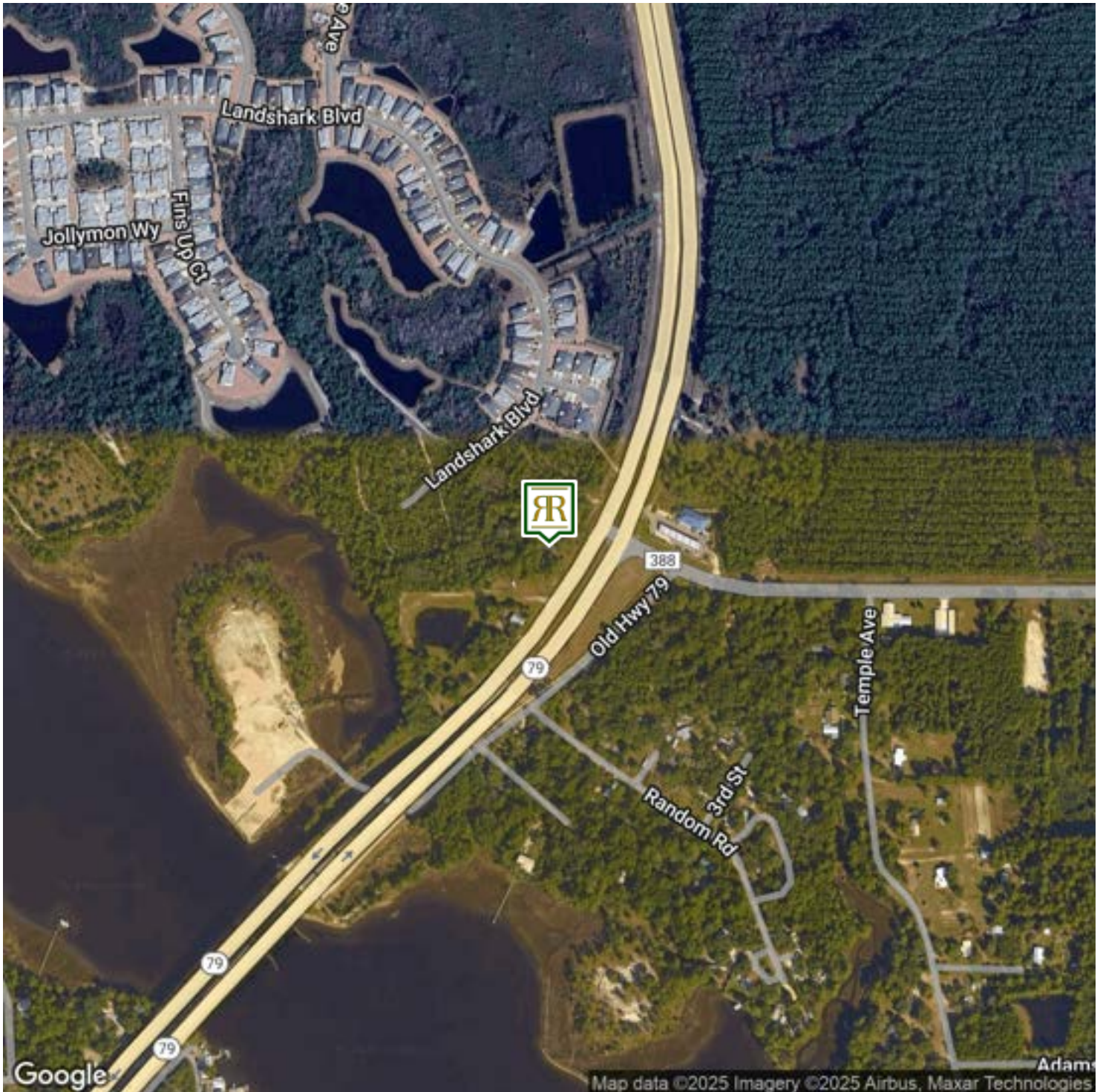
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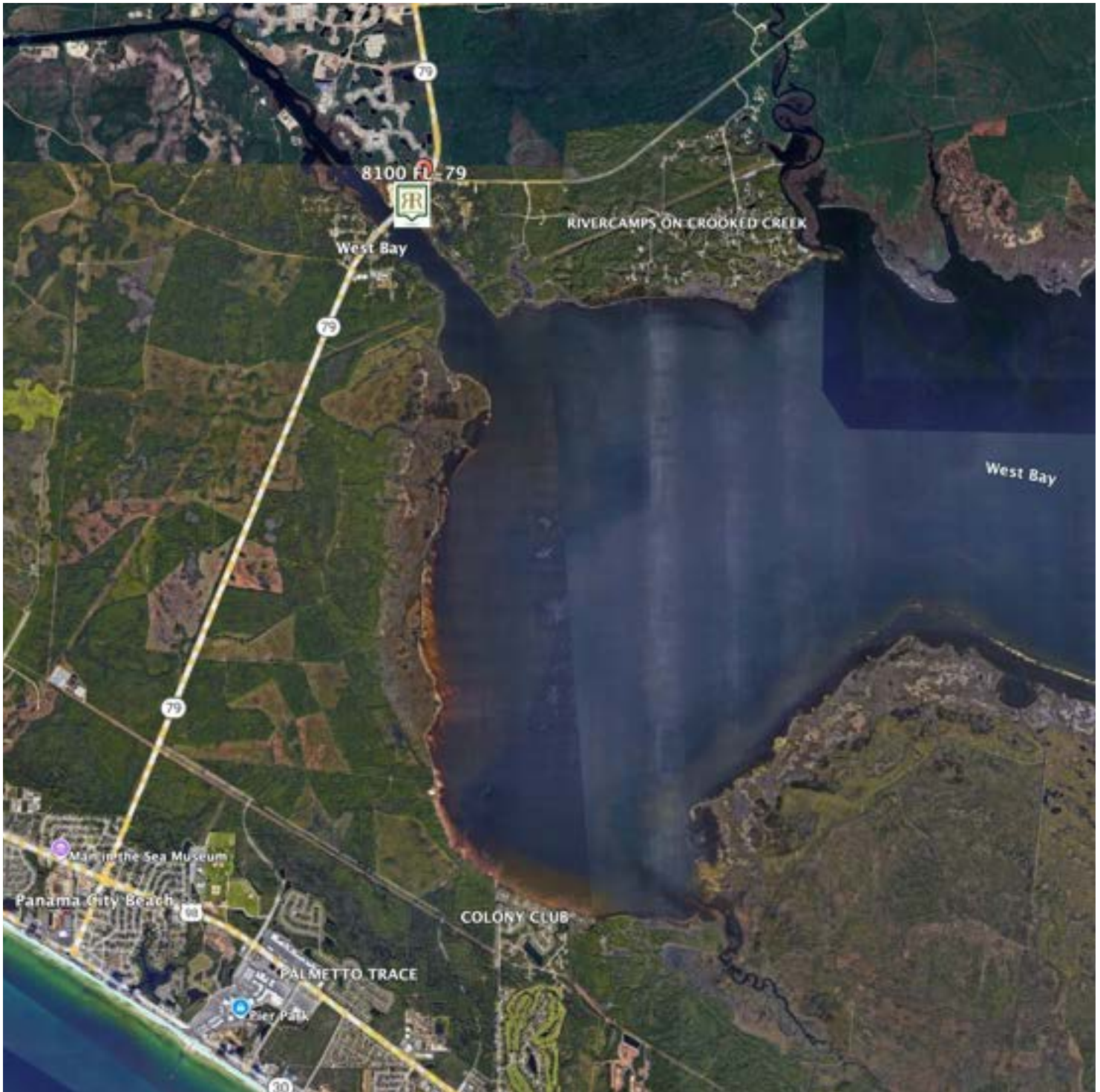
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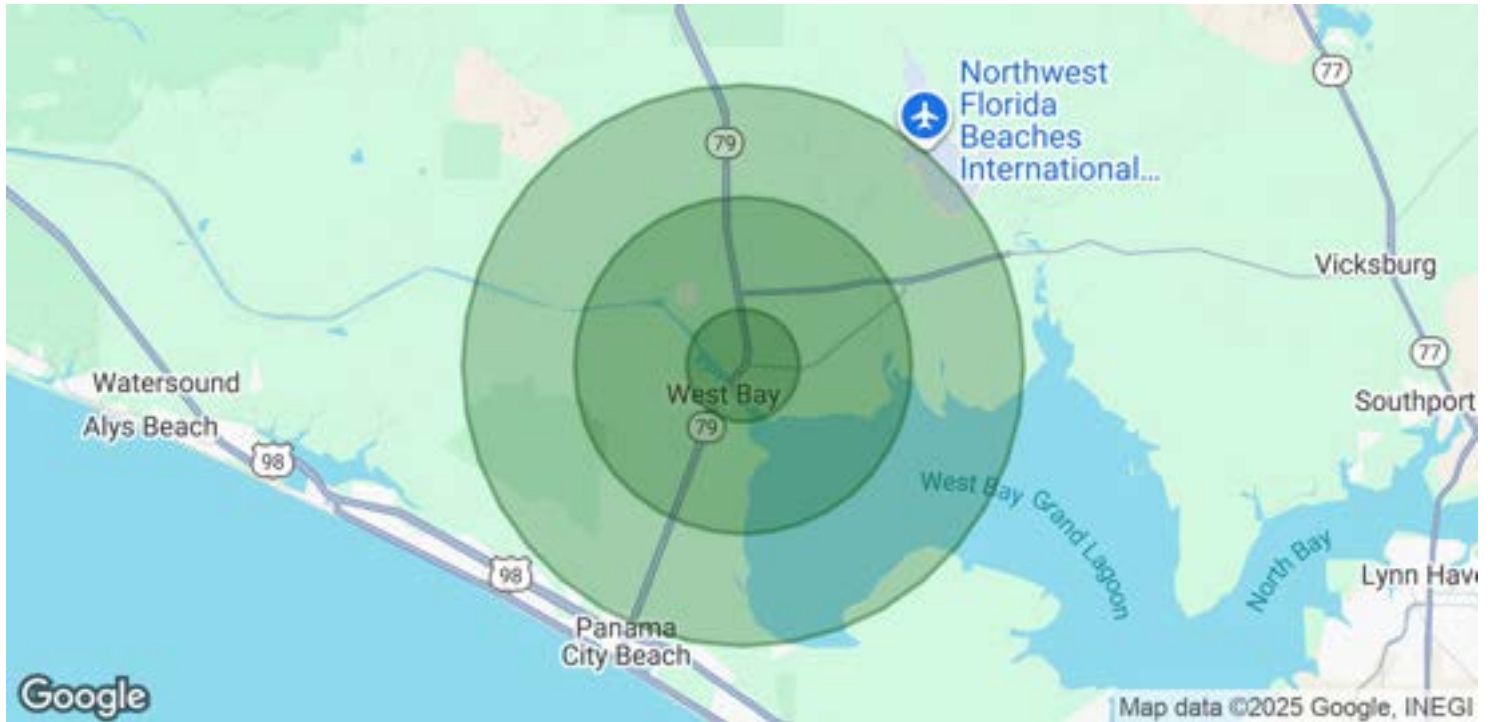
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	259	712	3,578
Average Age	46	44	45
Average Age (Male)	45	43	44
Average Age (Female)	47	44	45

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	99	266	1,493
# of Persons per HH	2.6	2.7	2.4
Average HH Income	\$162,599	\$123,875	\$112,469
Average House Value	\$471,888	\$374,320	\$396,797

Demographics data derived from AlphaMap

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