



FOR SALE

MOVE-IN READY 4,500 SF MEDICAL OFFICE BUILDING WITH ABUNDANT PARKING- IDEAL FOR HEALTHCARE PROVIDERS NEAR HCA GULF COAST  
2101 Jenks Avenue, Panama City, FL 32405

**Kevin Wattenbarger, CCIM**

Qualifying Broker  
850.913.9133  
kevin@kwa-cre.com





**MOVE-IN READY 4,500 SF MEDICAL OFFICE BUILDING WITH ABUNDANT PARKING- IDEAL FOR HEALTHCARE PROVIDERS NEAR HCA GULF COAST**  
 2101 Jenks Avenue, Panama City, FL 32405



**360° VIRTUAL TOUR**

**PROPERTY DESCRIPTION**

For Sale: Prime Medical Office Building | 2101 Jenks Avenue, Panama City, FL

Available now, this well-appointed medical office building at 2101 Jenks Avenue offers an exceptional opportunity for healthcare providers seeking a modern and accessible facility in the heart of Panama City's medical core.

**Key Features:**

Total Space: Approximately 4,480 +/- SF of flexible medical office space.

Location: Strategically located on Jenks Avenue, just minutes from major hospitals, medical centers, and Panama City's main retail corridors

**Interior Layout:**

- Welcoming reception and waiting area
- Multiple examination rooms, several equipped with plumbing
- Spacious physician offices with a private bathroom including a shower
- Nurses' stations and private administrative areas
- Breakroom and restroom facilities

Second Floor conference rooms or open administrative areas with additional bathroom

Parking: Ample on-site parking with easy access for patients and staff.

**Building Highlights:** Recently updated with modern finishes, ADA-compliant, and designed for efficient patient flow.

**Ideal Uses:** Medical office, dental practice, outpatient care facility, or specialty medical services.

This property is move-in ready for any healthcare professional or group practice looking to establish or expand their presence in Panama City's growing medical district.

For additional information or to schedule a private tour, contact:

**Kevin Wattenbarger, CCIM**

Qualifying Broker

850.913.9133

kevin@kwa-cre.com

**OFFERING SUMMARY**

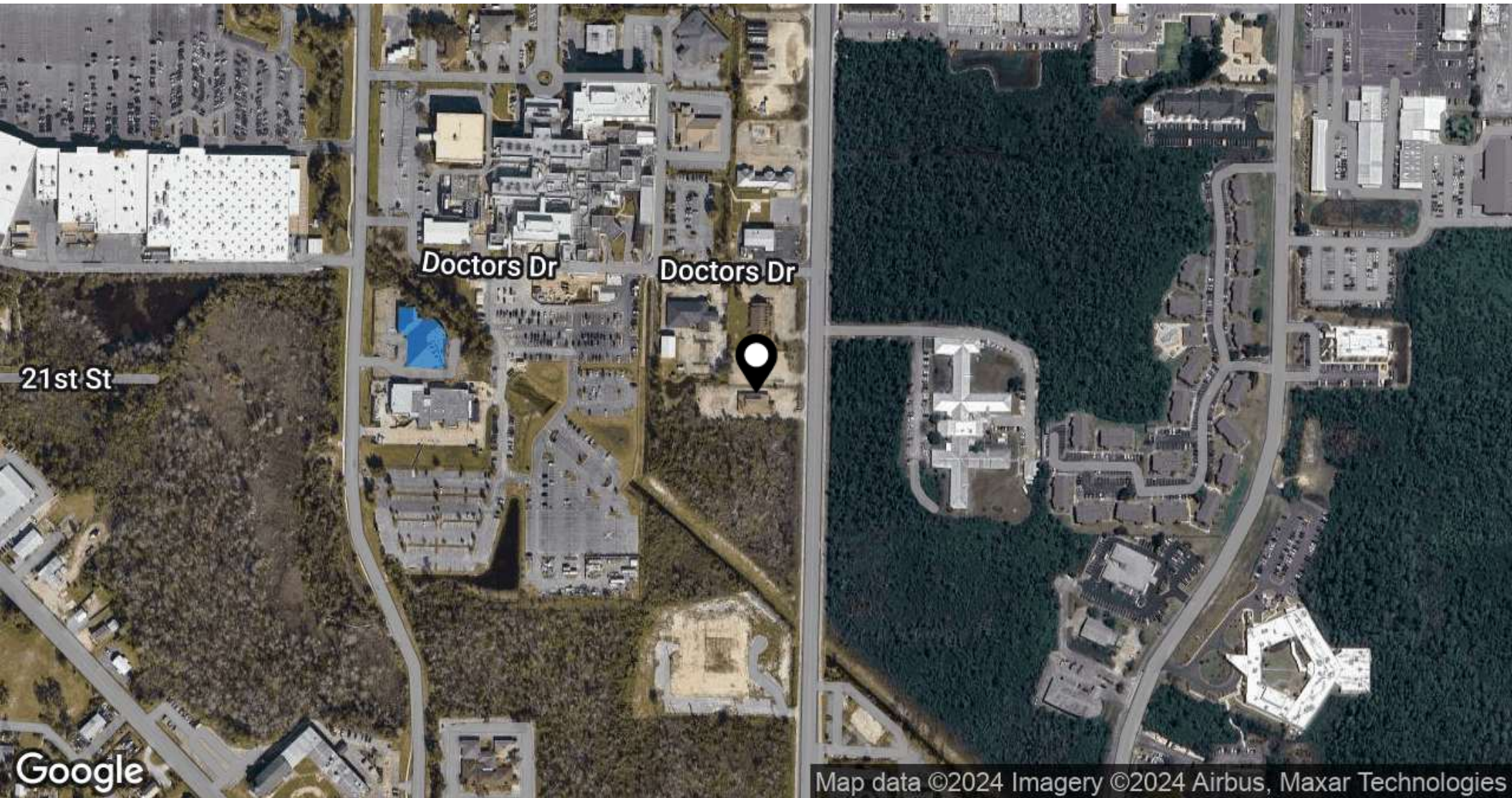
Sale Price:	\$1,420,000
Number of Units:	1
Lot Size:	0.69 Acres
Building Size:	4,480 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,181	21,747	40,270
Total Population	4,596	44,170	85,639
Average HH Income	\$63,197	\$54,756	\$61,129





MOVE-IN READY 4,500 SF MEDICAL OFFICE BUILDING WITH ABUNDANT PARKING- IDEAL FOR HEALTHCARE PROVIDERS NEAR HCA GULF COAST  
2101 Jenks Avenue, Panama City, FL 32405



Kevin Wattenbarger, CCIM  
Qualifying Broker  
850.913.9133  
kevin@kwa-cre.com



FiveBridgesRealEstate.com



MOVE-IN READY 4,500 SF MEDICAL OFFICE BUILDING WITH ABUNDANT PARKING- IDEAL FOR HEALTHCARE PROVIDERS NEAR HCA GULF COAST  
2101 Jenks Avenue, Panama City, FL 32405



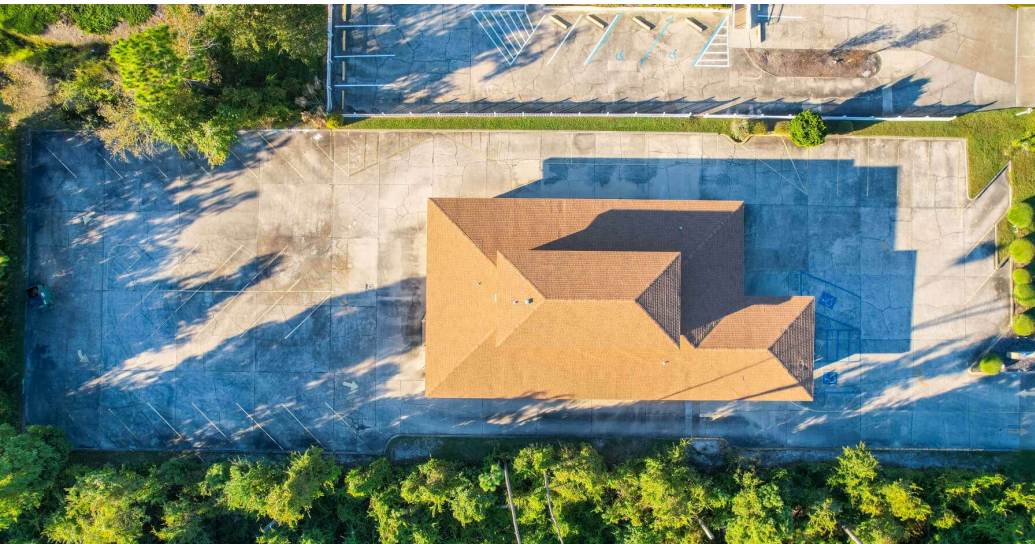
**Kevin Wattenbarger, CCIM**  
Qualifying Broker  
850.913.9133  
kevin@kwa-cre.com



FiveBridgesRealEstate.com



MOVE-IN READY 4,500 SF MEDICAL OFFICE BUILDING WITH ABUNDANT PARKING- IDEAL FOR HEALTHCARE PROVIDERS NEAR HCA GULF COAST  
2101 Jenks Avenue, Panama City, FL 32405



**Kevin Wattenbarger, CCIM**  
Qualifying Broker  
850.913.9133  
kevin@kwa-cre.com



FiveBridgesRealEstate.com



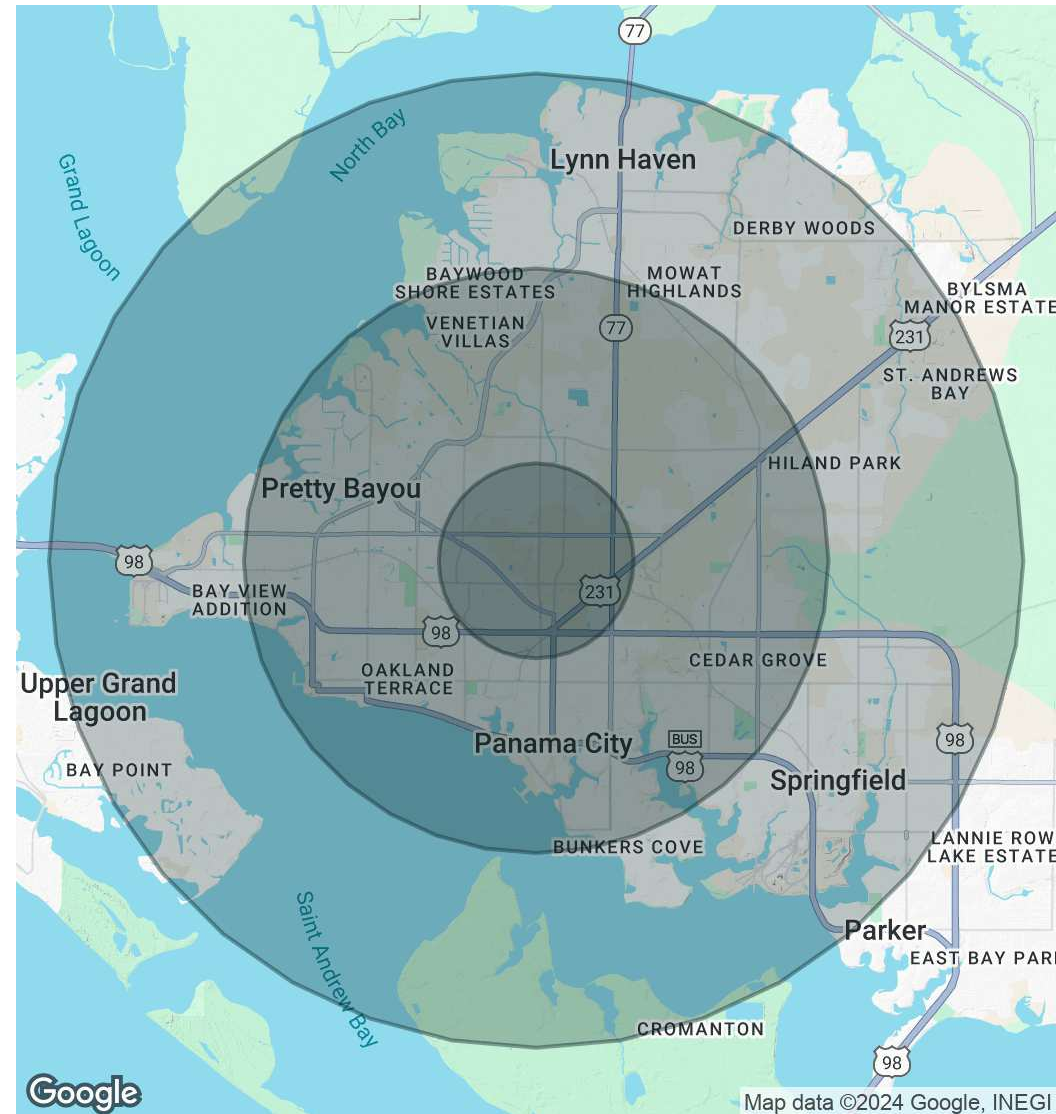
**MOVE-IN READY 4,500 SF MEDICAL OFFICE BUILDING WITH ABUNDANT PARKING- IDEAL FOR HEALTHCARE PROVIDERS NEAR HCA GULF COAST**  
 2101 Jenks Avenue, Panama City, FL 32405

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,596	44,170	85,639
Average Age	39.8	39.7	39.8
Average Age (Male)	39.5	38.3	38.3
Average Age (Female)	40.8	41.8	41.8

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,181	21,747	40,270
# of Persons per HH	2.1	2.0	2.1
Average HH Income	\$63,197	\$54,756	\$61,129
Average House Value	\$170,564	\$157,717	\$178,031

2020 American Community Survey (ACS)



**Kevin Wattenbarger, CCIM**  
 Qualifying Broker  
 850.913.9133  
 kevin@kwa-cre.com



FiveBridgesRealEstate.com

**MOVE-IN READY 4,500 SF MEDICAL OFFICE BUILDING WITH ABUNDANT PARKING- IDEAL FOR HEALTHCARE PROVIDERS NEAR HCA GULF COAST**  
2101 Jenks Avenue, Panama City, FL 32405



**KEVIN WATTENBARGER, CCIM**

Qualifying Broker

kevin@kwa-cre.com

Direct: 850.913.9133 | Cell: 850.532.5454

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.

Five Bridges Real Estate Services Co.  
3108 West 23rd Street  
Panama City, FL 32405  
850.913.9133

**Kevin Wattenbarger, CCIM**

Qualifying Broker

850.913.9133

kevin@kwa-cre.com



FiveBridgesRealEstate.com