

FOR LEASE

# 565 HARRISON AVE

565 Harrison Ave, Panama City, FL 32401

**Kevin Wattenbarger, CCIM**

Qualifying Broker  
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kevin@kwa-cre.com

**Anna Branch**

Associate  
850.913.9133  
Anna@FiveBridgesRealEstate.com



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## PROPERTY DESCRIPTION

Introducing 565 Harrison Ave, a prime commercial property located in Panama City, FL, available for lease. This spacious property offers a versatile floor plan suitable for various business needs, making it ideal for retail, office, or restaurant use. With its prominent location and high visibility, this property provides an excellent opportunity to establish a thriving business. The modern architecture, ample parking, and proximity to major amenities make it an attractive choice for prospective tenants. Don't miss the chance to secure this sought-after space for your business. Inquire today and make 565 Harrison Ave the future home of your successful enterprise.

Available: Early 2026

Size: 1,892 SF

Base Rent: \$22.00/SF

Estimated NNN: \$6.14/SF

## OFFERING SUMMARY

Lease Rate:	\$22.00 SF/yr (NNN)
Number of Units:	1
Available SF:	1,892 SF
Lot Size:	3,551 SF
Building Size:	1,892 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,083	12,240	30,794
Total Population	4,704	29,888	76,816
Average HH Income	\$62,542	\$65,302	\$79,256

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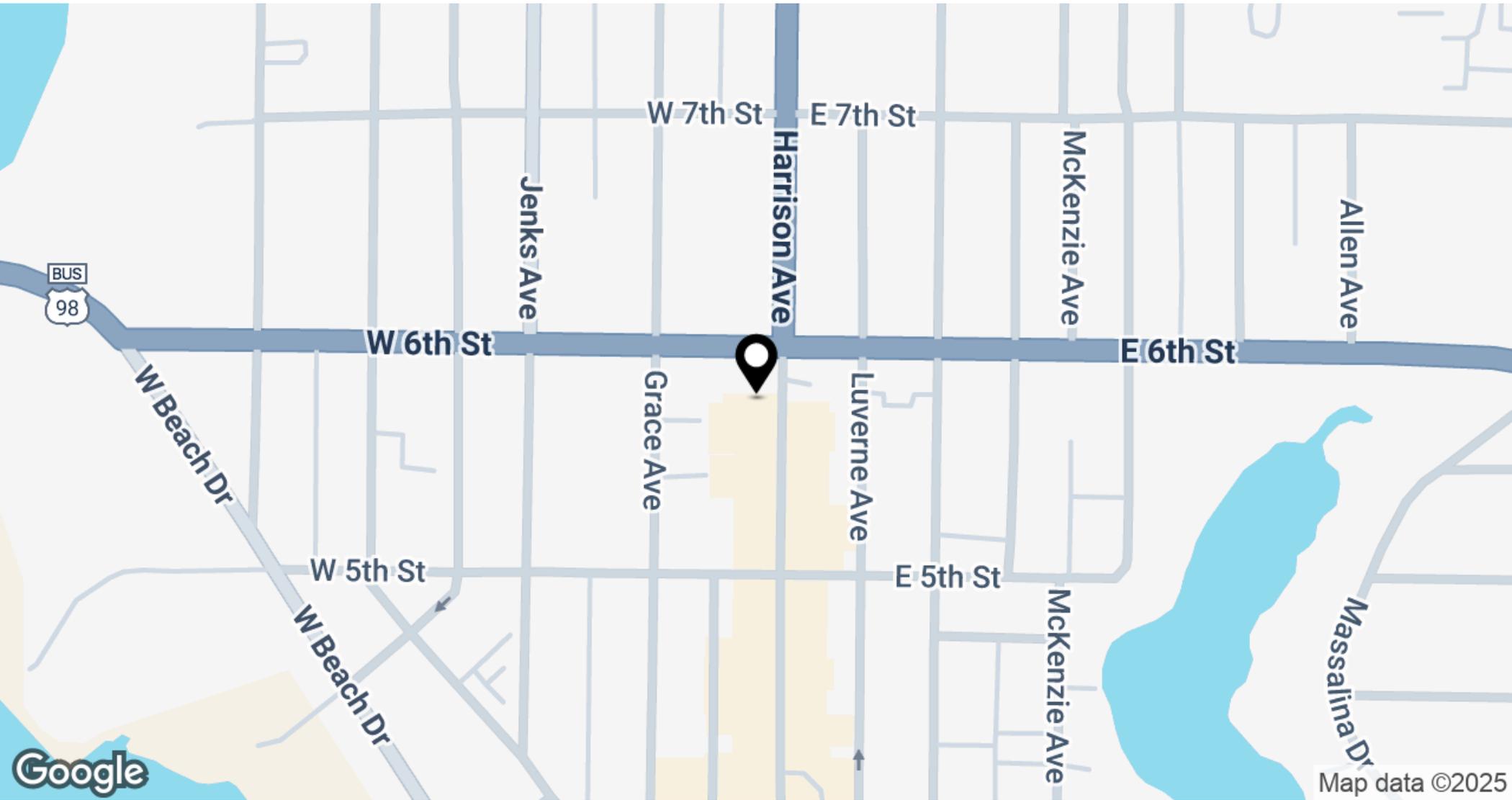
### Anna Branch

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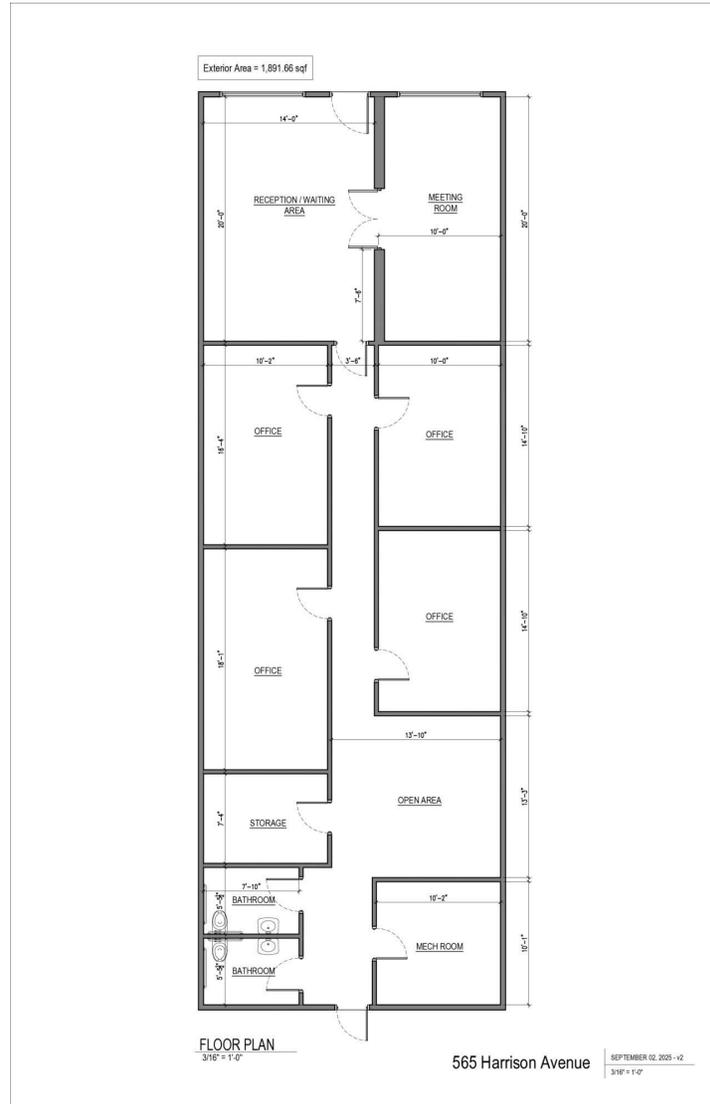
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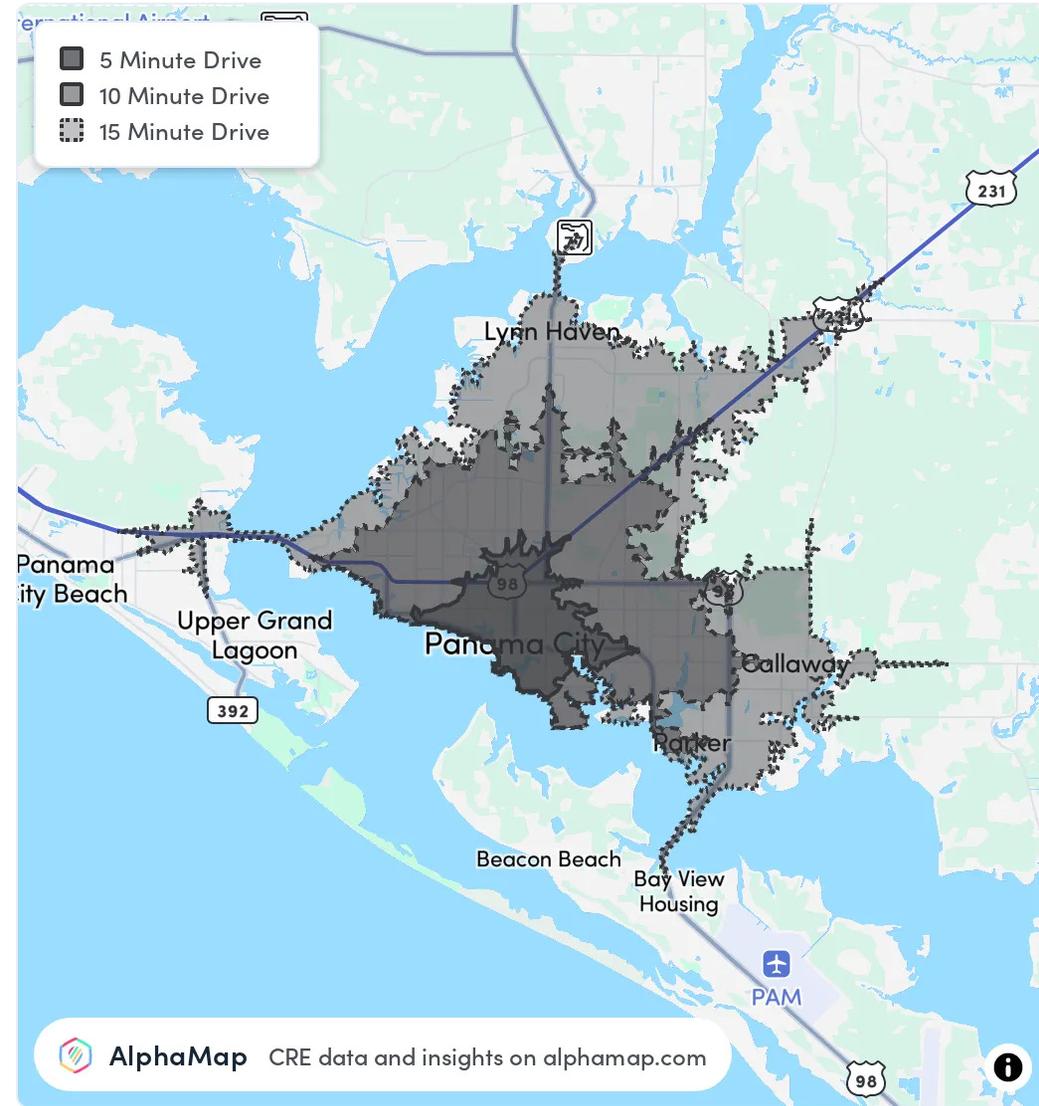
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POPULATION	5 MINUTES	10 MINUTES	15 MINUTES
Total Population	8,766	46,552	78,646
Average Age	43	41	41
Average Age (Male)	41	40	40
Average Age (Female)	44	42	42

HOUSEHOLD & INCOME	5 MINUTES	10 MINUTES	15 MINUTES
Total Households	3,755	18,736	30,952
Persons per HH	2.3	2.5	2.5
Average HH Income	\$57,499	\$70,558	\$79,426
Average House Value	\$254,577	\$271,788	\$278,116
Per Capita Income	\$24,999	\$28,223	\$31,770

Map and demographics data derived from AlphaMap



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## ANNA BRANCH

Associate

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Direct: 850.913.9133 | Cell: 850.960.3418

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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**KEVIN WATTENBARGER, CCIM**

Qualifying Broker

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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.

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