



FOR LEASE

NEW CONSTRUCTION RETAIL/WAREHOUSE ON LYNN HAVEN'S MAIN STREET - SUITE A COMING SOON!

1519 Ohio Avenue, Lynn Haven, FL 32444

Kevin Wattenbarger, CCIM

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Anna Branch

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**VIDEO****360° VIRTUAL TOUR****PROPERTY DESCRIPTION**

New Construction / Recently Renovated - 1519 Ohio Avenue - Suite B COMING SOON. 1519 Ohio Avenue is a multi-tenant 4,315 +/- SF L-shaped retail/warehouse building located on a corner lot in Lynn Haven's main retail corridor. The building has two (2) units: Suite A is 2,396 SF +/-, and Suite B is 1,919 SF +/- (4,315 SF +/- total). Suite A is 100% air-conditioned and is available For Lease. 3D Tour and building floor plan are available in the documents section. Both units are individually metered for power and possess grade-level roll-up door(s), private offices, and an ADA restroom. The building's floor plan is provided in the Document Section, Estimated Operating Expenses \$5.55/ SF (2026)

PROPERTY HIGHLIGHTS

- Hwy 77/Ohio Ave - Lynn Haven's Main Street Renovated 2022
- Suite B- 1,919 +/- SF Retail/ Warehouse (Available 4th QY 2025)

OFFERING SUMMARY

Lease Rate:	\$22.00 SF/yr (NN)
Number of Units:	2
Available SF:	1,919 SF
Lot Size:	0.34 Acres
Building Size:	4,315 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,202	13,129	28,281
Total Population	7,976	33,766	73,213
Average HH Income	\$89,447	\$99,050	\$86,385

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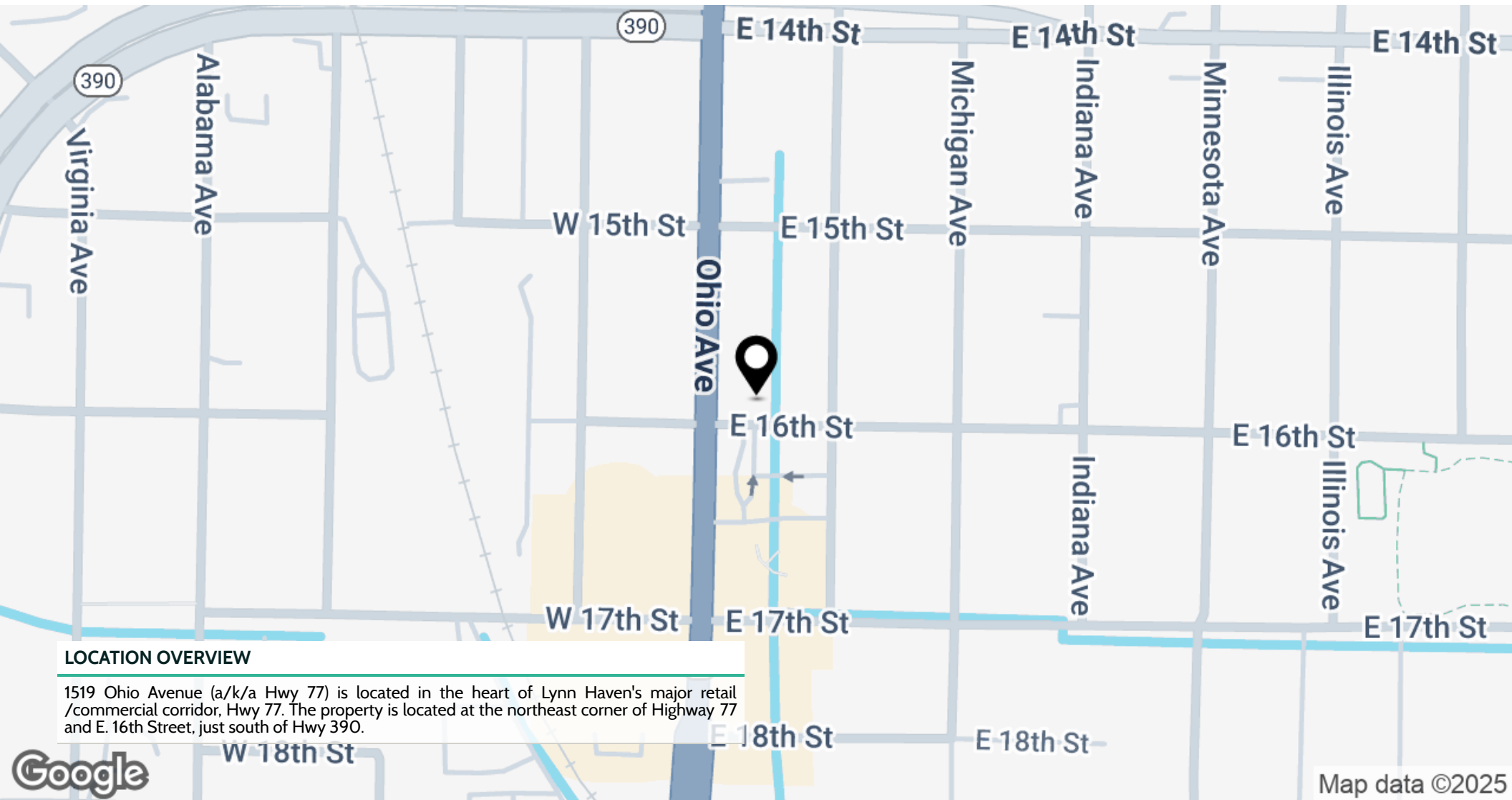
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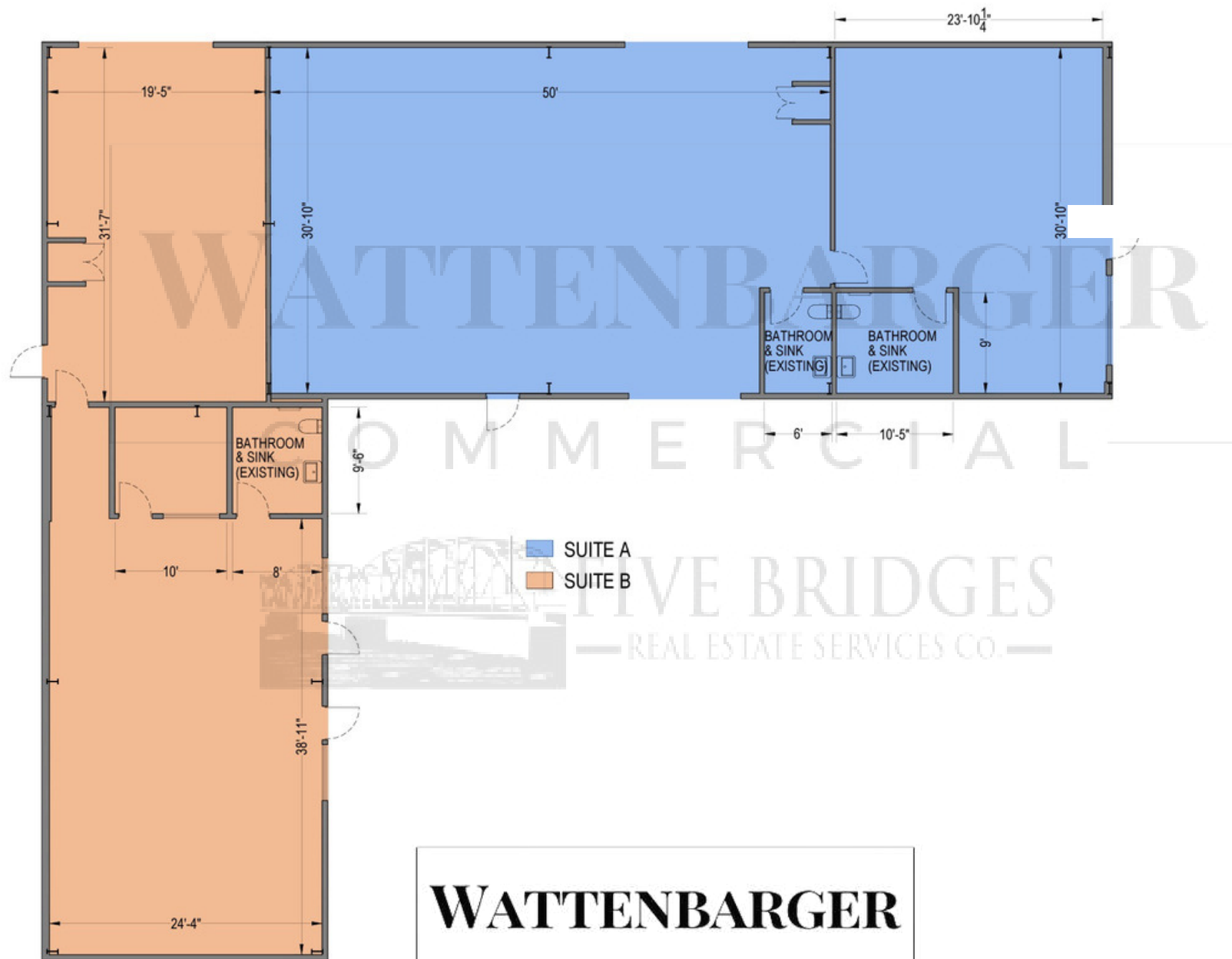
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LOCATION OVERVIEW

1519 Ohio Avenue (a/k/a Hwy 77) is located in the heart of Lynn Haven's major retail /commercial corridor, Hwy 77. The property is located at the northeast corner of Highway 77 and E. 16th Street, just south of Hwy 390.



WATTENBARGER

COMMERCIAL



FIVE BRIDGES
— REAL ESTATE SERVICES Co. —

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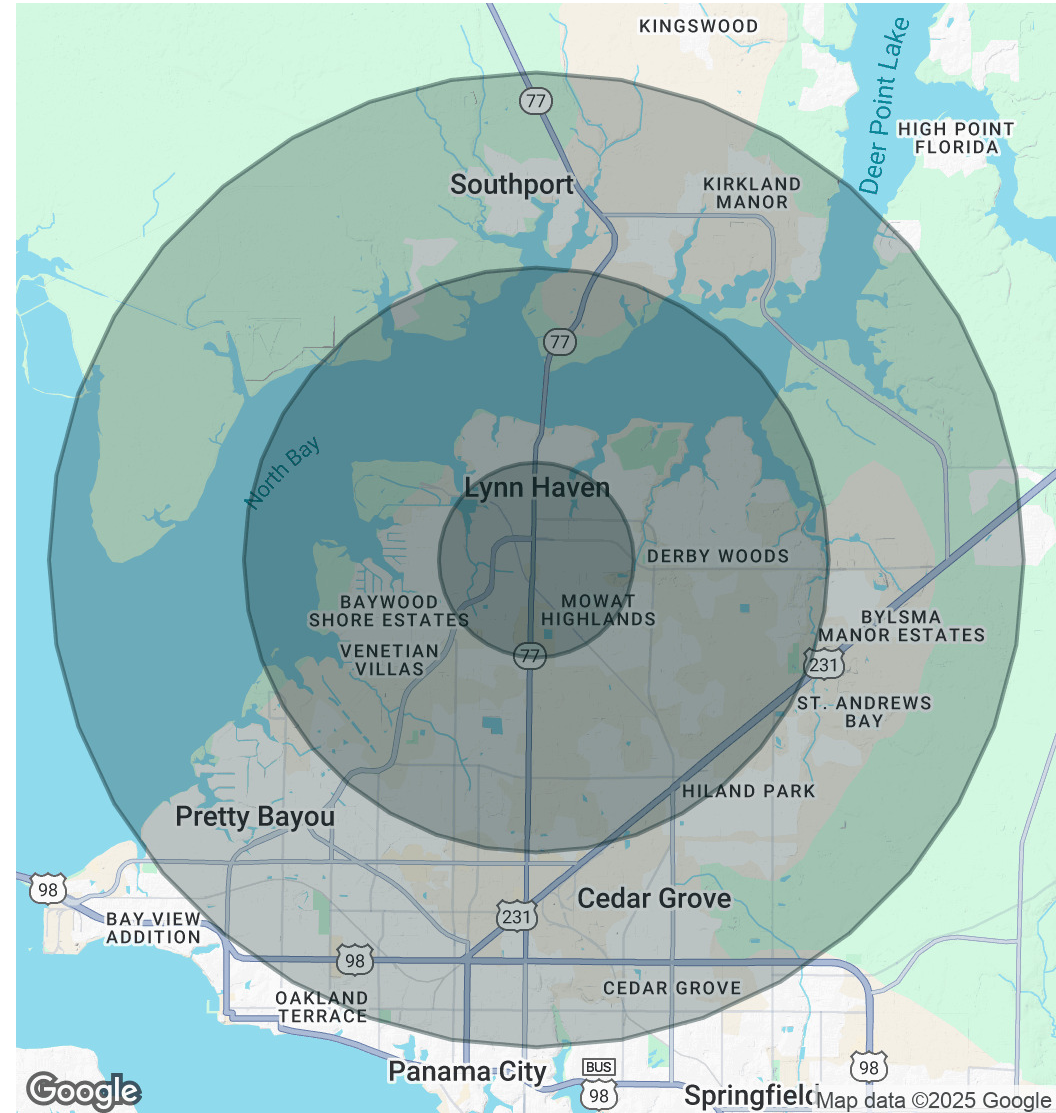
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,976	33,766	73,213
Average Age	41	42	41
Average Age (Male)	39	41	40
Average Age (Female)	42	43	42
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,202	13,129	28,281
# of Persons per HH	2.5	2.6	2.6
Average HH Income	\$89,447	\$99,050	\$86,385
Average House Value	\$306,645	\$336,987	\$303,587

Demographics data derived from AlphaMap



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KEVIN WATTENBARGER, CCIM

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FL #BK342407

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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ANNA BRANCH

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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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