

# FOR SALE

2507 Harrison Ave Panama City, FL 32405

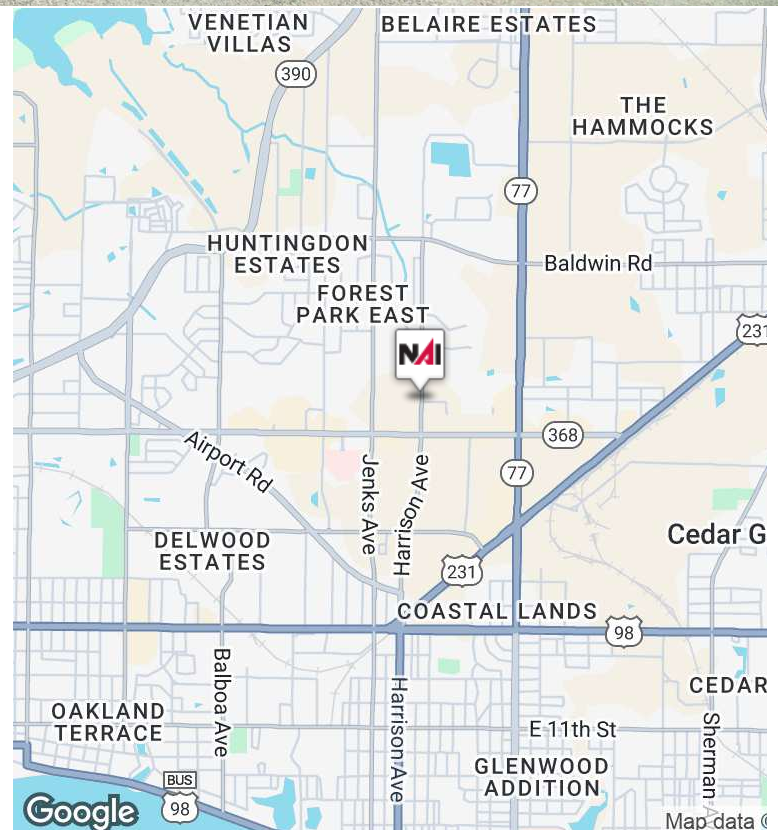
# NAI TALCOR



## Medical Office Suite

- Fully leased +/- 3,500 rsf medical office condo occupied by a national healthcare provider
- Prime location proximate to HCA Gulf Coast Medical and Ascension Sacred Heart
- Situated just off intersection of 23rd Street which is the busiest retail/commercial corridor in Panama City with 35,000 ADT
- On site surface parking

**Sale Price: \$975,000**



✉ **Brent Faison**  
+1 850 814 4490  
brent@talcor.com

✉ **Wendy Partie**  
+1 601 405 9820  
wpartie@talcor.com

No Warranty Or Representation, Express Or Implied, Is Made As To The Accuracy Of The Information Contained Herein And The Same Is Submitted Subject To Errors, Omissions, Change Of Price, Rental Or Other Conditions, Prior Sale, Lease Or Financing, Or Withdrawal Without Notice, And Of Any Special Listing Conditions Imposed By Our Principals No Warranties Or Representations Are Made As To The Condition Of The Property Or Any Hazards Contained Therein Are Any To Be Implied.



**NAI TALCOR**  
17216 Panama City Beach Pkwy  
talcor.com



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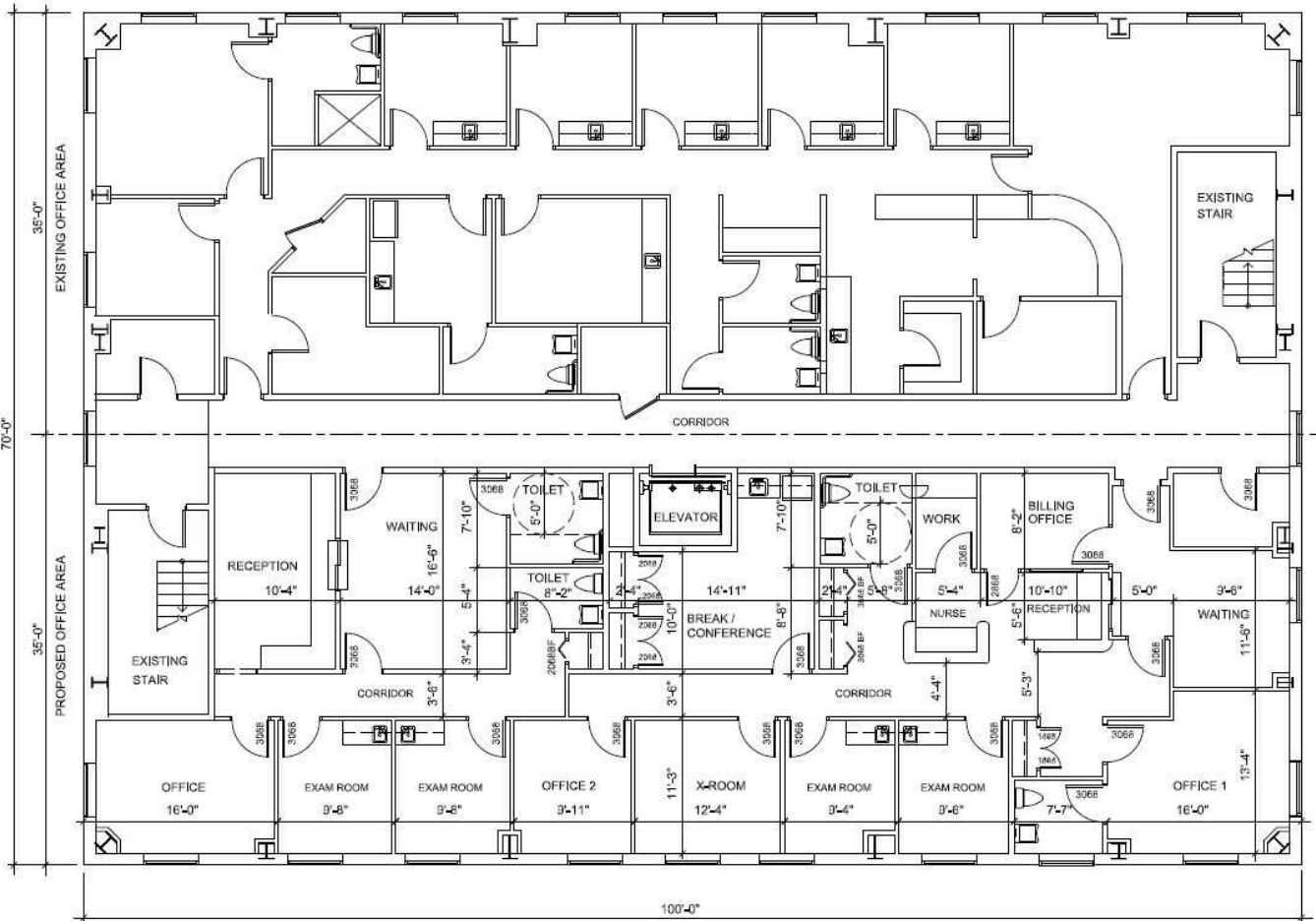
**NAITACOR**



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2507 Harrison Ave Panama City, FL 32405

Richard Molenaar  
ARCHITECT  
AR-000365



## SECOND FLOOR PLAN

SCALE: 1/4"=1'-0"

ALL WORK SHALL COMPLY WITH THE FOLLOWING:

1. 2010 FLORIDA BUILDING CODE EXISTING BUILDING, SECTION 404 ALTERATION-LEVEL 2.
2. 2010 ADA ACCESSIBILITY GUIDELINES (ADAAG) SECTION 4.1.6. ACCESSIBLE BUILDINGS: ALTERATIONS

PROJECT NAME  
SECOND FLOOR BUILDING "B"  
INTERIOR ALTERATIONS PLAN  
PANAMA CITY, FLORIDA

DATE YTD  
FLOOR PLAN  
PROJECT NO. 1207 0000  
ISSUE NO. 1  
DATE 5-7-2012  
A1.1

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## DEMOGRAPHICS

POPULATION	1 MILE	5 MILES	10 MILES
Total population	4,855	86,825	144,094
Median age	42.0	39.6	40.2
Median age (male)	40.1	38.3	38.9
Median age (Female)	42.5	41.5	41.8
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	2,268	40,454	78,423
# of persons per HH	2.1	2.1	1.8
Average HH income	\$71,619	\$61,804	\$55,060
Average house value	\$190,671	\$177,504	\$191,620

\* Demographic data derived from 2020 ACS - US Census

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