



FOR LEASE

1,345 SF FREESTANDING OFFICE BUILDING WITH FENCED YARD & OUTDOOR STORAGE

726 Airport Road, Panama City, FL 32405

Kevin Wattenbarger, CCIM

Qualifying Broker
850.913.9133
kevin@kwa-cre.com

Anna Branch

Associate
850.913.9133
Anna@FiveBridgesRealEstate.com



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360° VIRTUAL TOUR

PROPERTY DESCRIPTION

Now available for lease! This 1,350 ± SF freestanding office building offers exceptional visibility and accessibility along Airport Road, just south of 23rd Street, a prime business corridor in Panama City.

The property features a functional floor plan with three private offices, a kitchenette, and a private ADA accessible restroom. The site is secured with a 6 foot chain link fence and dual gate access, and includes two storage buildings, a 400 SF wired shed and a cargo style storage container offering additional flexibility for equipment or supplies.

This is a turnkey, standalone office with excellent on-site parking and immediate availability. It is perfect for businesses seeking independence, visibility, and convenience in a central Bay County location.

PROPERTY HIGHLIGHTS

- 1,350 SF single tenant office building
- Three private offices, kitchenette, ADA restroom
- Fenced Yard - 0.33 Acres
- 14kw Generac Generator
- Includes wired 400 SF shed + cargo storage container
- Excellent location, central to 23rd Street & Hwy 98 with high traffic counts

OFFERING SUMMARY

Lease Rate:	\$3,250.00 per month (MG)
Number of Units:	1
Available SF:	1,345 SF

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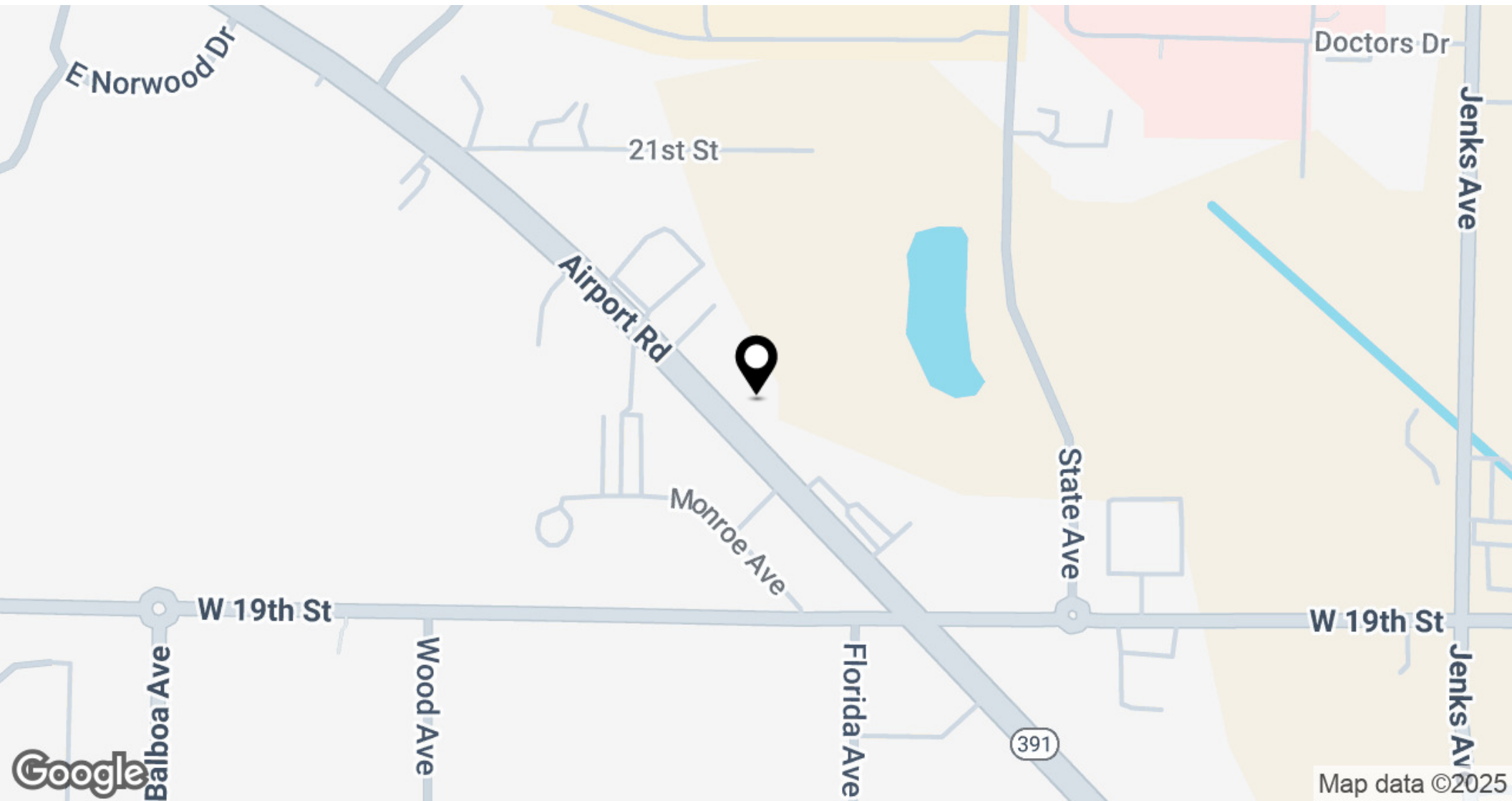
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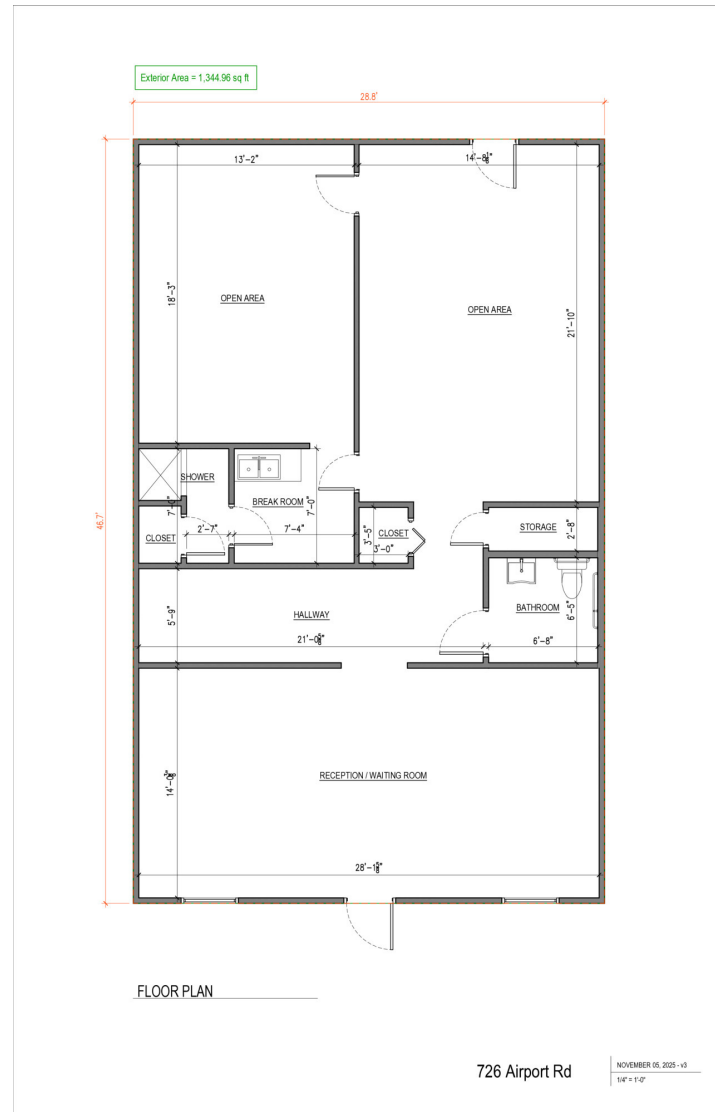
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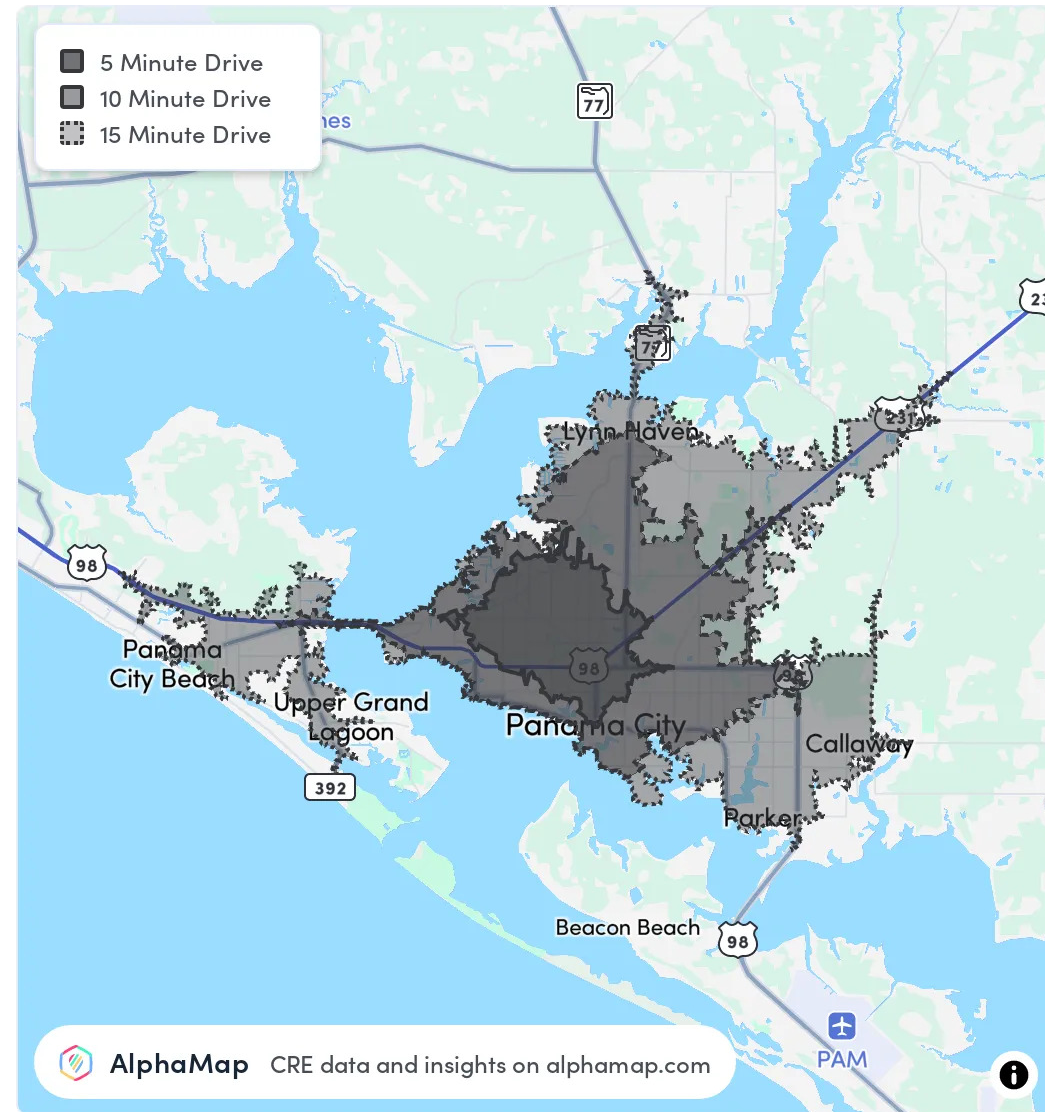
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POPULATION	5 MINUTES	10 MINUTES	15 MINUTES
Total Population	17,127	41,212	73,547
Average Age	42	41	41
Average Age (Male)	41	40	40
Average Age (Female)	43	42	42

HOUSEHOLD & INCOME	5 MINUTES	10 MINUTES	15 MINUTES
Total Households	7,008	16,655	29,059
Persons per HH	2.4	2.5	2.5
Average HH Income	\$75,787	\$74,839	\$78,229
Average House Value	\$269,526	\$275,494	\$281,015
Per Capita Income	\$31,577	\$29,935	\$31,291

Map and demographics data derived from AlphaMap



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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.

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ANNA BRANCH

Associate

Anna@FiveBridgesRealEstate.com

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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