

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

1519 Ohio Avenue, Lynn Haven, FL 32444



VIDEO

360° VIRTUAL TOUR

## PROPERTY DESCRIPTION

New Construction / Recently Renovation - 1519 Ohio Avenue is a 4,315 +/- SF L-shaped retail/ warehouse building, a corner lot on 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 B 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. 2024 Estimated Operating Expenses \$5.19/ SF

## PROPERTY HIGHLIGHTS

- Hwy 77/ Ohio Ave - Lynn Haven's Main Street Renovated 2022
- Suite B - 1,919 +/- SF (Retail/ Warehouse | Available January 2025)
- 1,000 +/- Retail Floor Area

## OFFERING SUMMARY

Lease Rate:	\$24.00 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	5 MILES	10 MILES
Total Households	2,917	29,005	74,602
Total Population	7,365	64,562	145,706
Average HH Income	\$61,424	\$65,901	\$58,296

**Kevin Wattenbarger, CCIM**

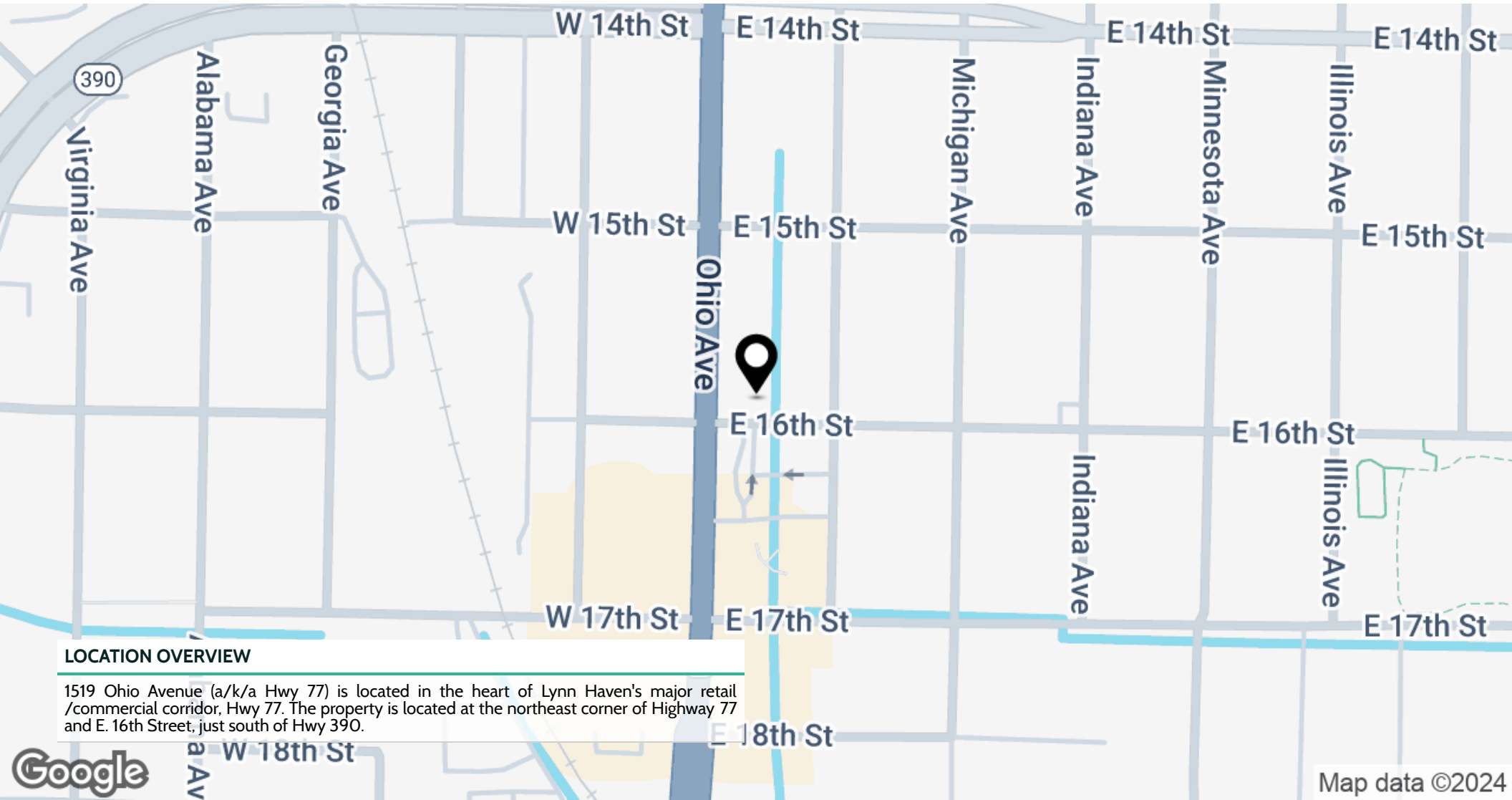
Qualifying Broker  
850.913.9133  
kevin@kwa-cre.com

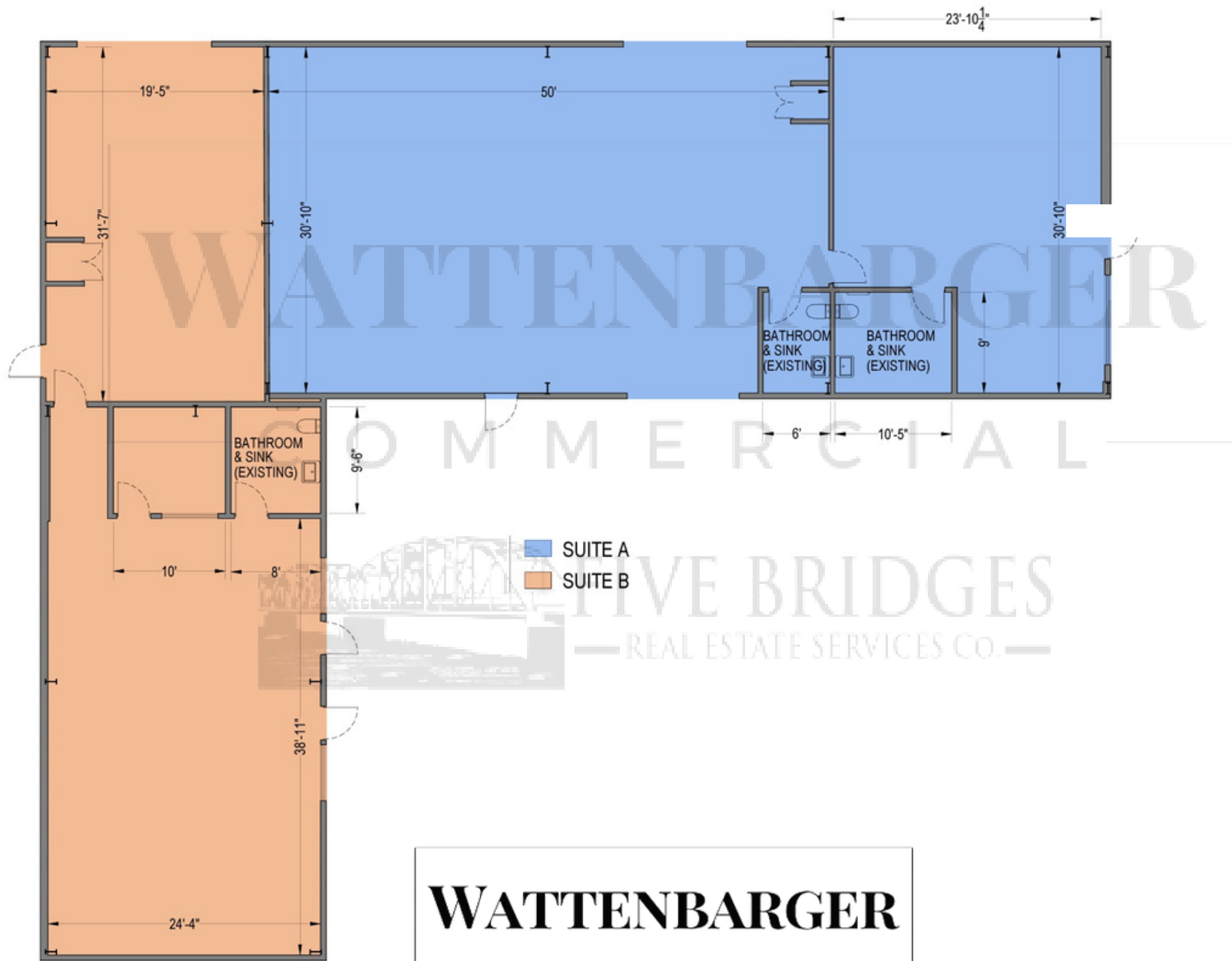


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■ SUITE A  
 ■ SUITE B

**WATTENBARGER**

COMMERCIAL



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 REAL ESTATE SERVICES Co.

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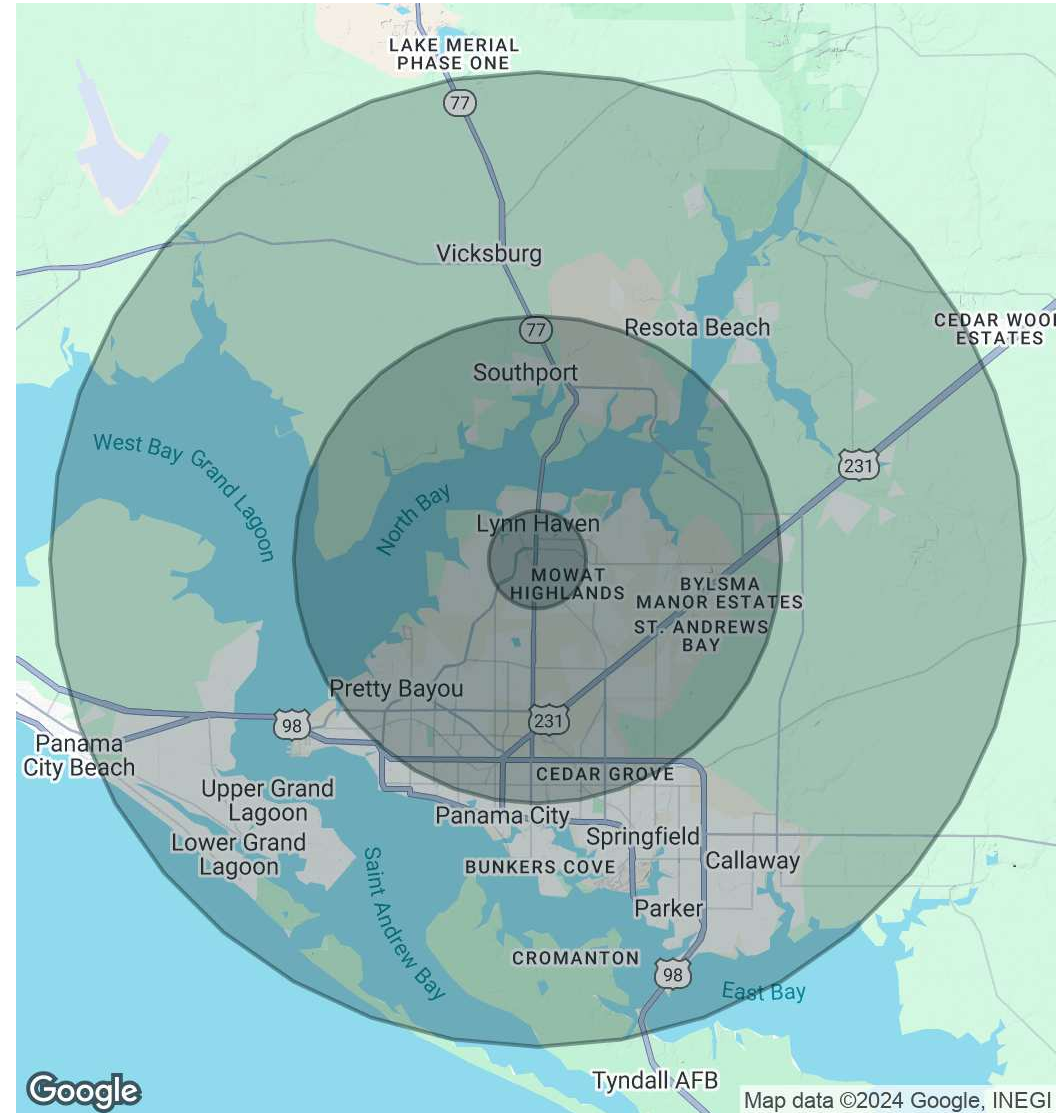
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	7,365	64,562	145,706
Average Age	35.4	39.0	40.2
Average Age (Male)	35.1	38.4	38.9
Average Age (Female)	36.2	40.1	41.7

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	2,917	29,005	74,602
# of Persons per HH	2.5	2.2	2.0
Average HH Income	\$61,424	\$65,901	\$58,296
Average House Value	\$192,991	\$186,647	\$189,572

2020 American Community Survey (ACS)



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### 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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