

For Lease

CBRE

8100 Highway 79, Panama City Beach, FL 32413

1,500 to 14,932 SF Available

Medical Office | Office | Retail

Now under construction, this 27,767 SF two-story building offers an exceptional opportunity for medical office, general office and retail users.



Property Highlights:

- + Available suites from about 1,500 to 14,932 SF suitable for medical, office, or boutique retail uses
- + Tenant improvement allowance available with flexible terms to customize space
- + High visibility on Hwy 79 with strong demographics and signage opportunities
- + Five minutes from the 87 acre FSU Health and Tallahassee Memorial medical campus and minutes from Panama City Beach, offering convenience and strong retail and amenity demand with easy access less than 7 miles from Northwest Florida Beaches International Airport
- + Estimated completion in February 2027

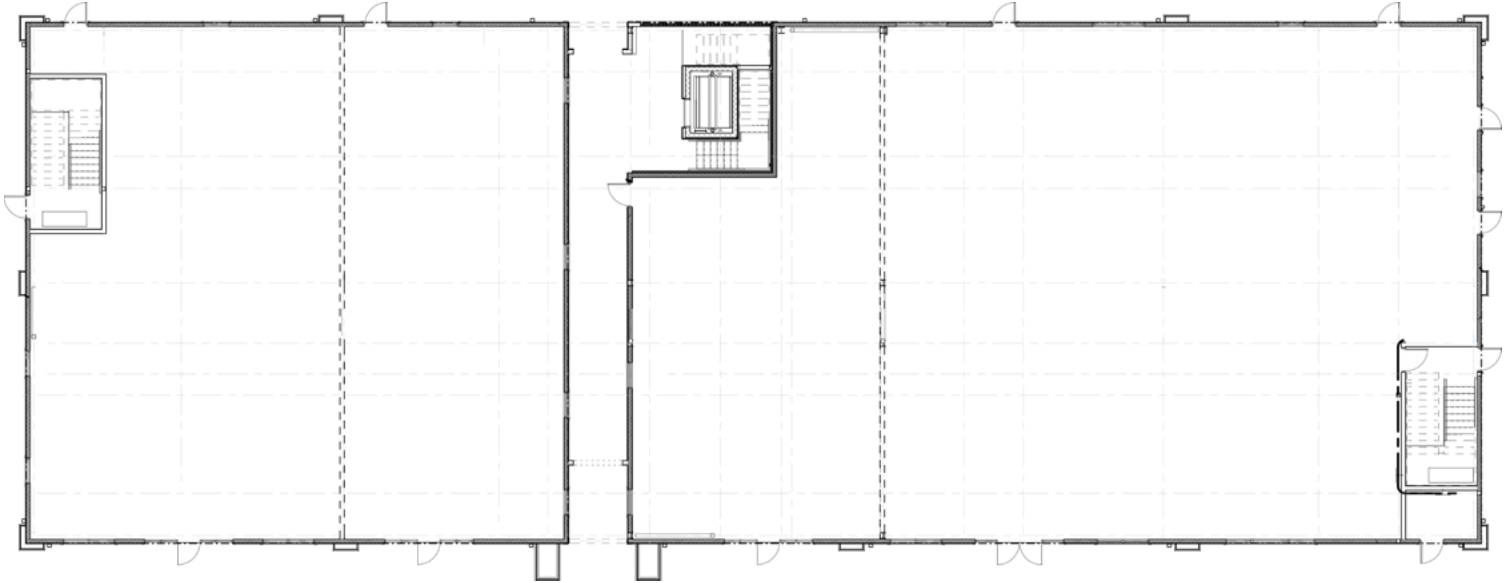
Offering Summary

Lease Rate:	Negotiable
Building Size:	27,767 SF
Available SF:	1,500 to 14,932 SF
Lot Size:	113,044 SF
Year Built:	2026
Zoning:	C-3

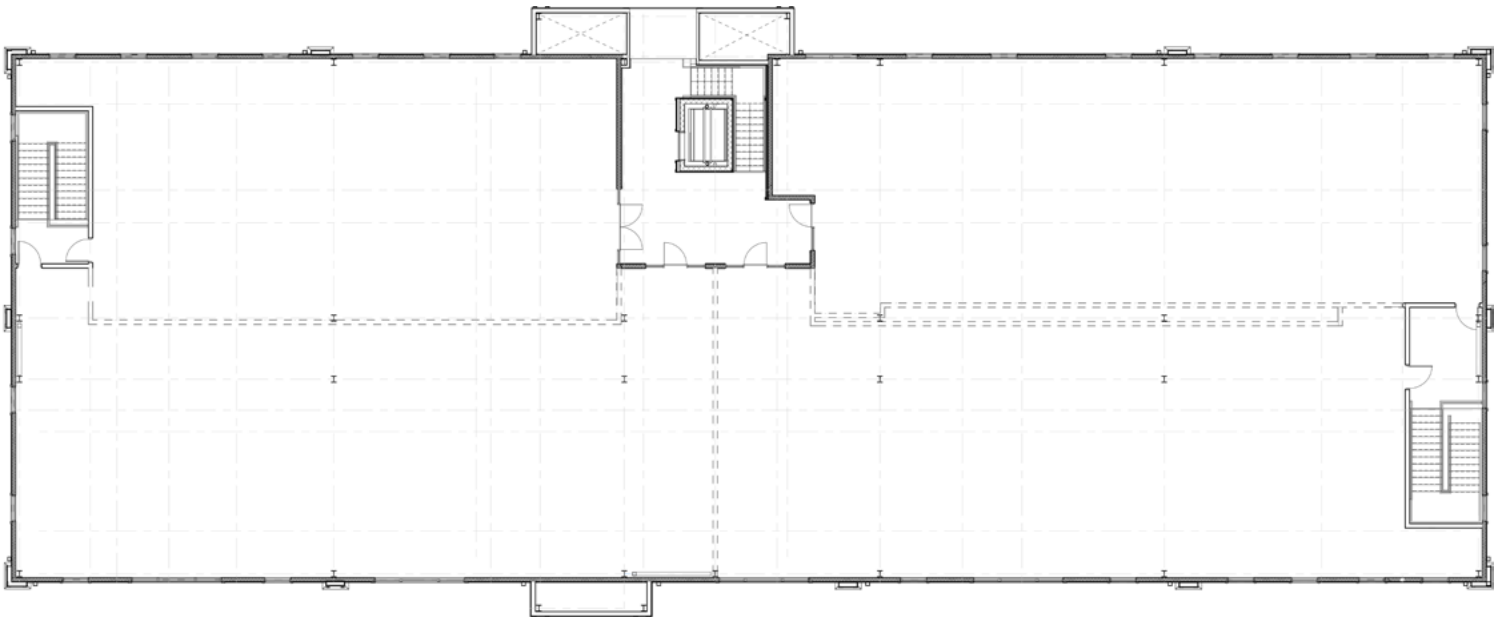
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First Floor



Second Floor



Overview



FRONT ELEVATION



DRIVE- SIDE ELEVATION



PARKING- SIDE ELEVATION



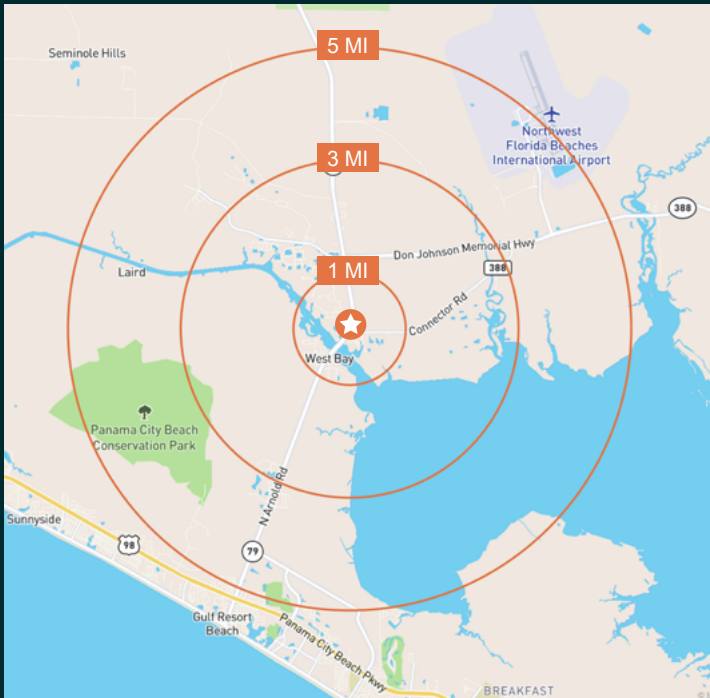
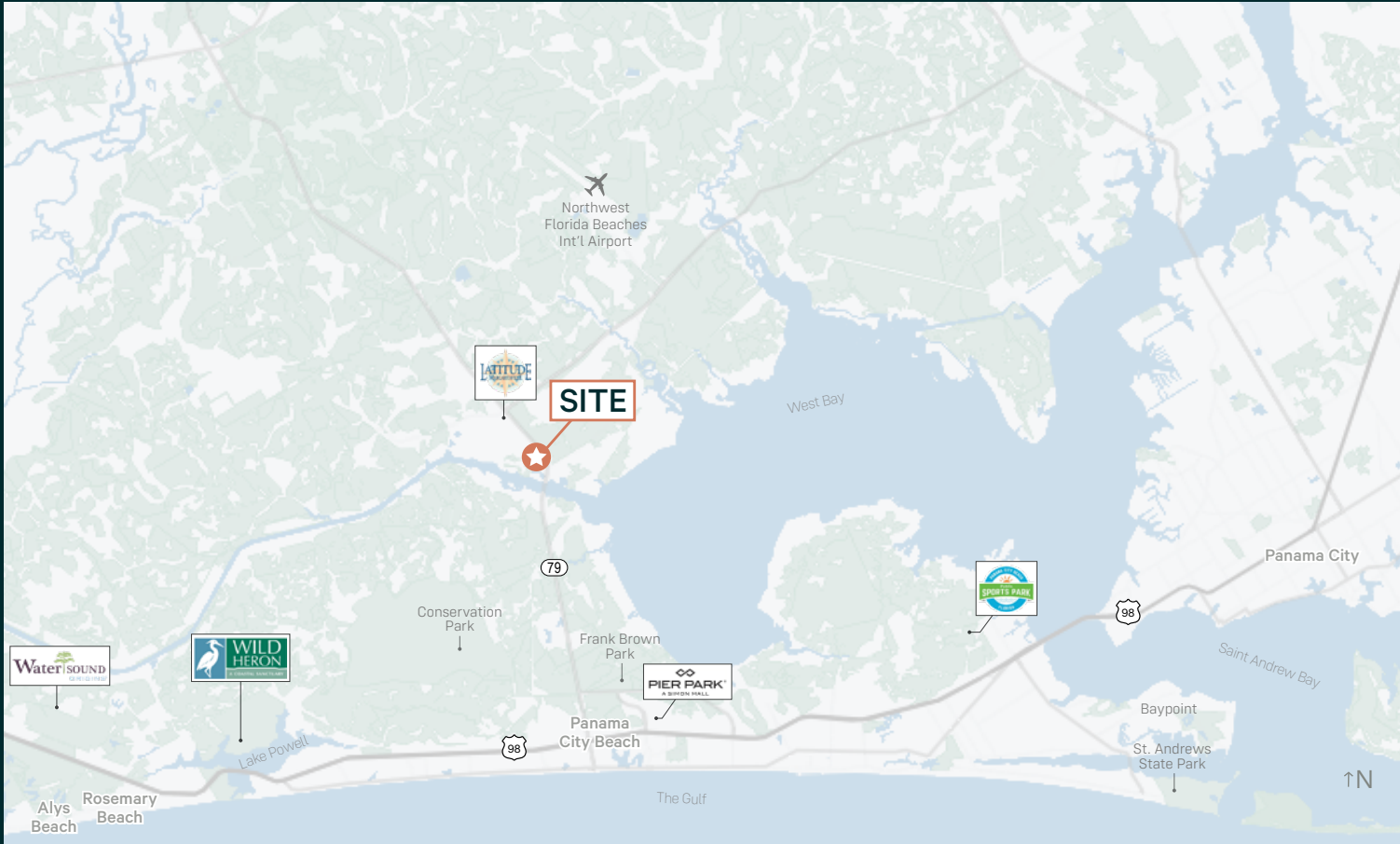
REAR ELEVATION

Now under construction, this 27,767 SF two-story building offers an exceptional opportunity for medical office, general office and retail users. Featuring ample parking and positioned in a fast-growing location at 8100 Hwy 79, this is a highly visible corridor with daily traffic counts of circa 15,000 vehicles.



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Prime Location

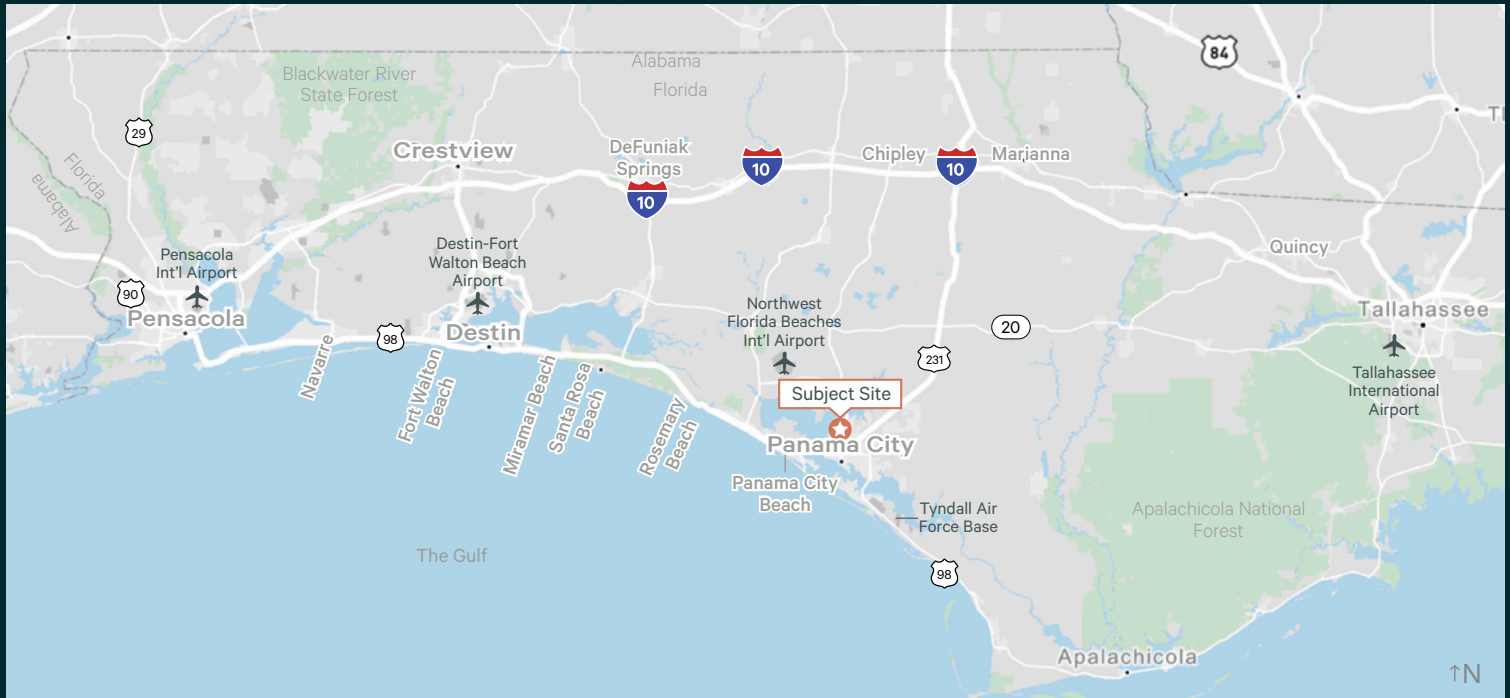


Demographics	1 Mile	3 Miles	5 Miles
Population	8,627	28,425	75,046
Five-Year Projection	8,743	30,263	78,795
Housing Units	4,257	14,934	43,735
Avg Household Income	\$77,765	\$93,843	\$96,099
Avg House Value	\$295,222	\$408,727	\$423,420

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Panama City Beach

Long known as one of Florida's major beach destinations for visitors throughout the country, Panama City Beach is quickly becoming a multifaceted economic center. With an unmatched climate and outdoor recreational lifestyle, strong educational institutions, and enormous investment in the area's infrastructure, Panama City Beach is attracting more business relocations and expansions every day, along with a rapidly growing stream of new residents. While the market area is diversifying its economy and expanding at an ever-faster pace, Panama City Beach continues to uphold the Gulf Coast culture for which it's always been known, and remains the "World's Most Beautiful Beach".

For More Information, Please Contact:

Chris Huskey

Senior Vice President

+1 850 630 4500

chris.huskey@cbre.com

**Click to Watch
the Video!**



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