



FOR LEASE

3K SF FREESTANDING MEDICAL OFFICE | 2567 HUNTCLIFF LANE

2567 Huntcliff Lane, Panama City, FL 32405

Kevin Wattenbarger, CCIM

Qualifying Broker
850.913.9133
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Anna Branch

Associate
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Anna@FiveBridgesRealEstate.com



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360° VIRTUAL TOUR

PROPERTY DESCRIPTION

2567 Huntcliff Lane is a professionally planned, ±2,921.5 SF freestanding medical office building undergoing a full renovation and refreshed landscaping to deliver a move-in-ready clinical space. The efficient single-story layout features seven exam rooms—all equipped with hand-washing sinks—multiple private offices, a central nurse station, a welcoming reception area, and a kitchenette/breakroom. NNN Operating Expenses (OpEx) estimated at \$6.63/ SF (2026)

Ideal for primary care, outpatient specialties, or wellness practices, the building includes an intuitive floor plan (provided) and a full 3D virtual tour for remote viewings. Situated just north of the 23rd Street and Jenks Avenue intersection, this location offers excellent access, ample surface parking, and proximity to both HCA Florida Gulf Coast Hospital and a strong cluster of healthcare providers and professional offices.

OFFERING SUMMARY

Lease Rate:	\$25.00 SF/yr (NNN)
Available SF:	2,921 SF
Lot Size:	0.366 Acres
Building Size:	2,921 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,945	18,962	32,709
Total Population	4,843	47,057	82,781
Average HH Income	\$91,816	\$80,813	\$85,253

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Building Name	3K SF Freestanding Medical Office 2567 Huntcliff Lane
Property Type	Office
Property Subtype	Office Building
APN	13005-050-000
Building Size	2,921 SF
Lot Size	0.366 Acres
Building Class	A
Year Built	1998
Year Last Renovated	2025

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- 2,921 +/- SF Medical Office
- Turnkey Medical-Ready
- Seven (7) Exam Rooms with/ Sinks
- Multiple Offices
- Professional Business Setting
- Floor Plan & 3D Tour Available

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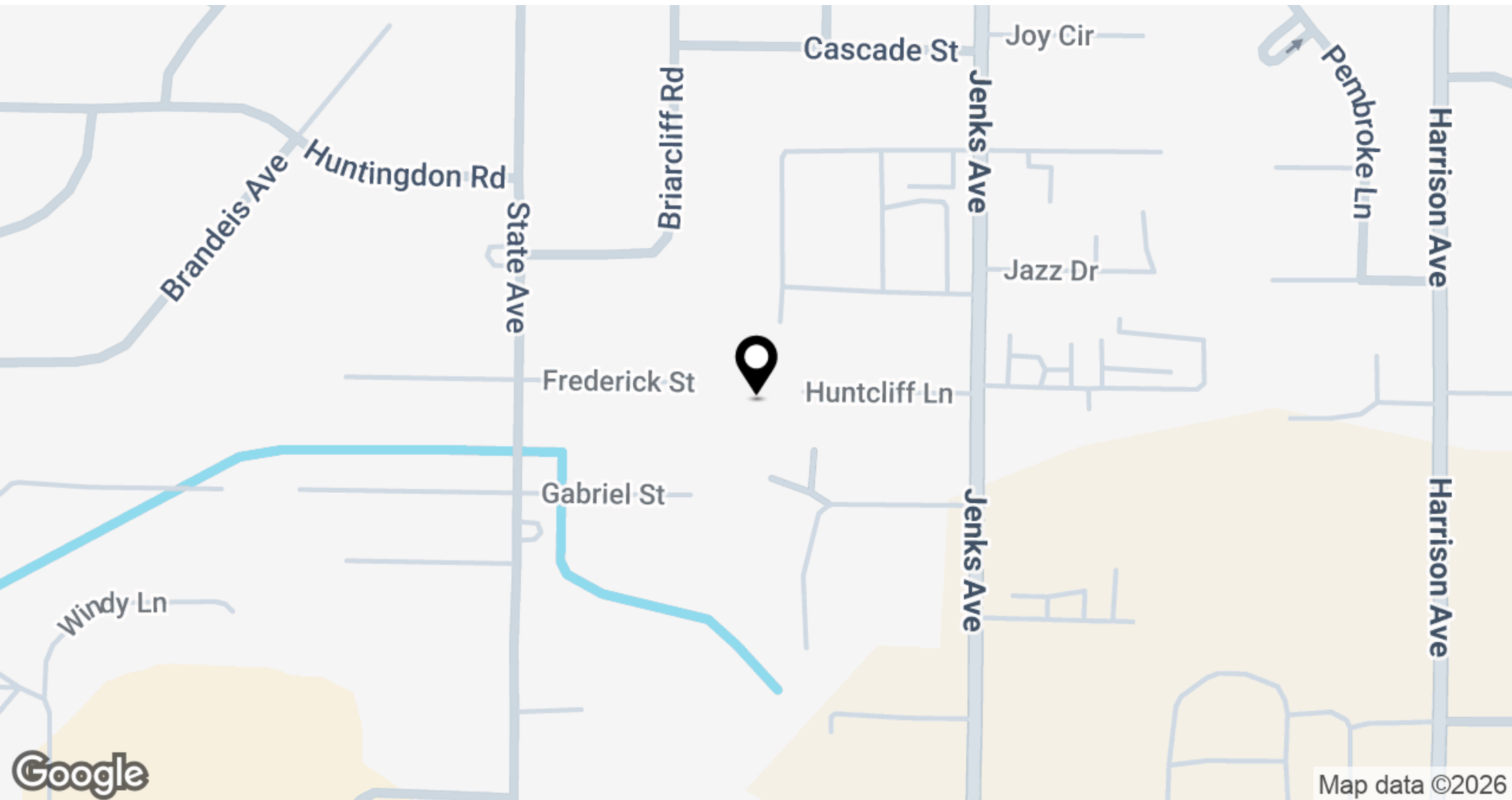


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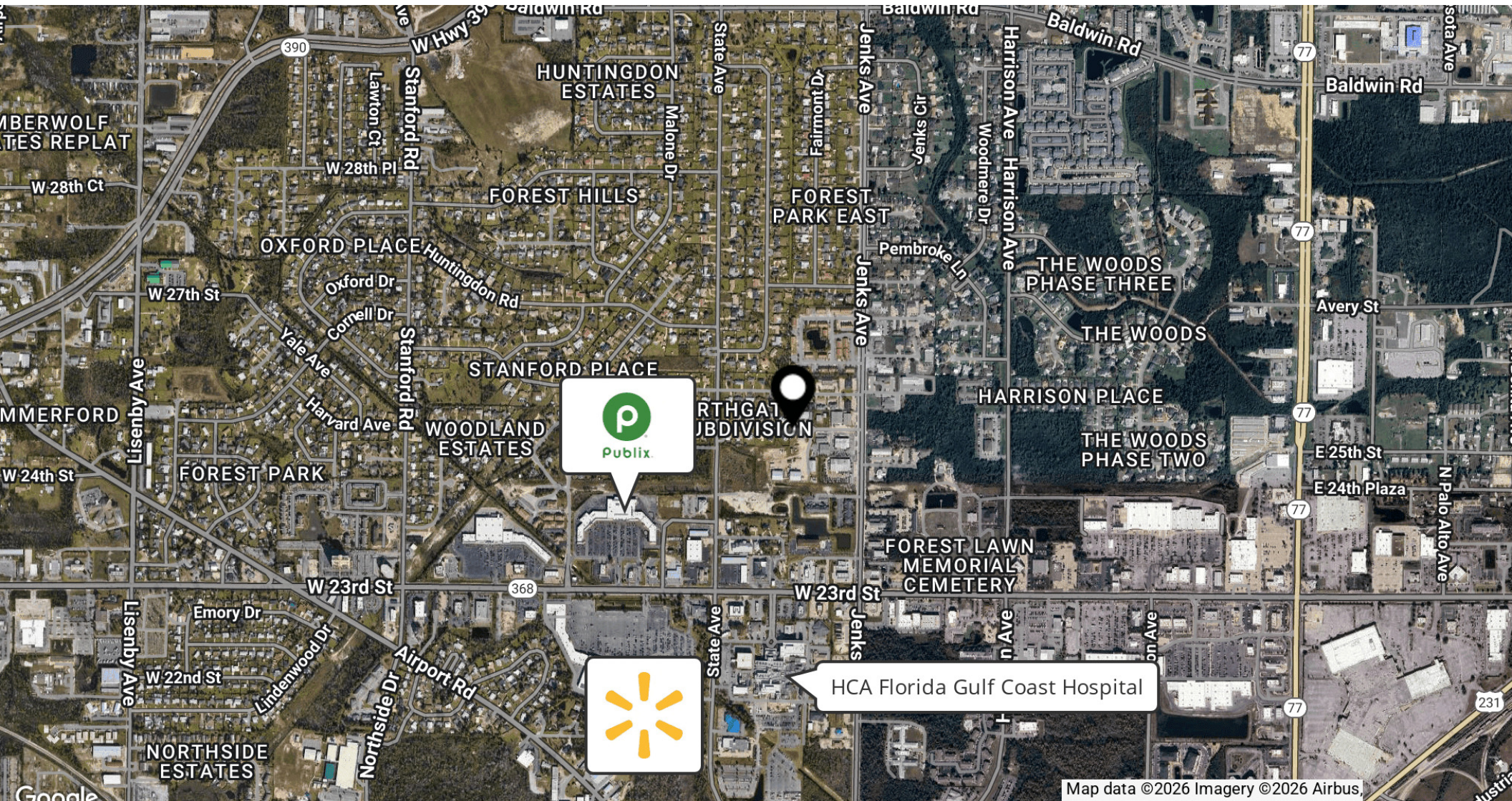


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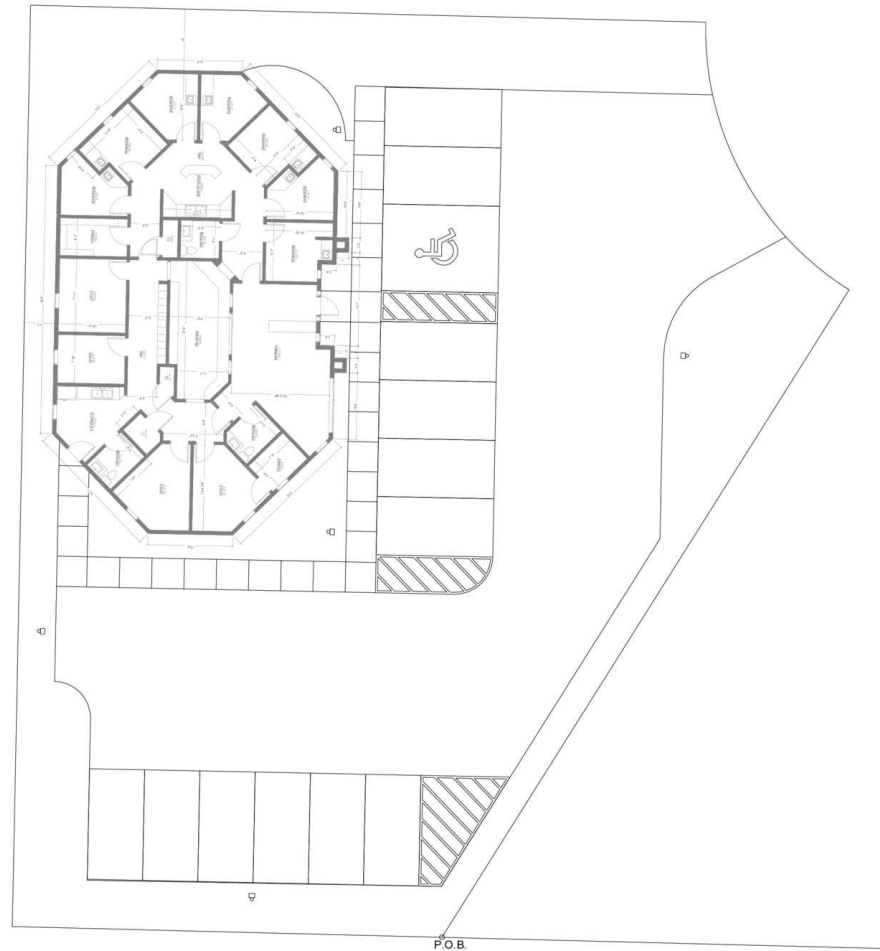
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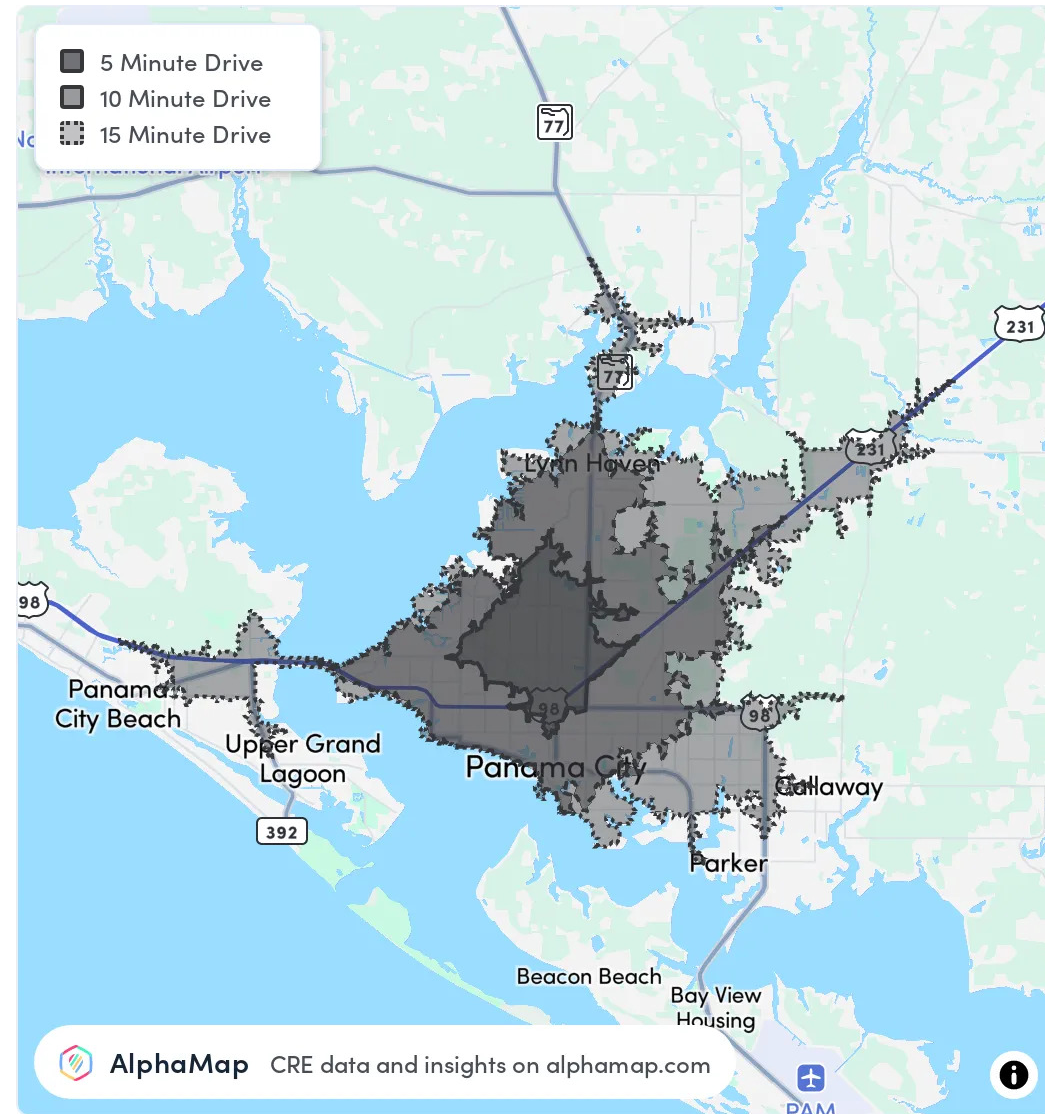
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POPULATION	5 MINUTES	10 MINUTES	15 MINUTES
Total Population	3,587	30,819	61,736
Average Age	44	42	41
Average Age (Male)	43	40	40
Average Age (Female)	45	43	42
HOUSEHOLD & INCOME	5 MINUTES	10 MINUTES	15 MINUTES
Total Households	1,451	12,595	24,453
Persons per HH	2.5	2.4	2.5
Average HH Income	\$93,747	\$82,114	\$83,694
Average House Value	\$342,254	\$286,985	\$294,888
Per Capita Income	\$37,498	\$34,214	\$33,477

Map and demographics data derived from AlphaMap



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KEVIN WATTENBARGER, CCIM

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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

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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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