



KEVIN L. WATTENBARGER
& ASSOCIATES
COMMERCIAL REAL ESTATE ADVISORS

1600 JENKS AVENUE | MEDICAL & ADMINISTRATIVE OFFICE SPACE | MULTI-TENANT

1600 JENKS AVENUE
PANAMA CITY, FL 32405

Kevin Wattenbarger, CCIM
Market Director | Senior Advisor
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Property Summary



OFFERING SUMMARY

Available SF:	1,000 - 6,544 SF
Lease Rate:	\$13.00 - 18.00 SF/yr [NN; NNN]
Lot Size:	4.613 Acres
Year Built:	1985
Building Size:	12,942 SF
Renovated:	2019
Market:	Panama City
Submarket:	Medical

PROPERTY OVERVIEW

Kevin Wattenbarger & Associates | SVN Southland Commercial Real Estate are pleased to present the medical office building located at 1600 Jenks Avenue available for lease. Approximate half of the 13,000 SF medical office building is occupied by Clearway Pain Management and Clearway Surgery Center. The remaining 6,544 +/- SF of medical office space has the potential to be demised into three units or occupied by a single user [Suites Option in the Spaces Tab]. The property's current configuration for the medical office has its own primary entrance and contains multiple treatment rooms, private offices, restrooms, large waiting areas, retail optical showroom, conference room with kitchen, and reception/records area. This well-located property sits at the signalized intersection of Jenks Avenue and Airport Road, between the major thoroughfares of 23rd St, US Hwy 98, and US Hwy 231. This building is also located in close proximity to Gulf Coast Regional Medical Center and many other medical facilities.

PROPERTY HIGHLIGHTS

- 6,500 +/- SF Multi-Tenant Medical Office and Accredited ASC License Facility
- Convenient to Gulf Coast Regional Medical Center [less than 1.0 Mile] & Bay Medical Center [2 Miles]
- Multiple Entrances
- Convenient Ingress and Egress at Signalized Intersection
- Ample Parking [80 +/- Parking Spaces]
- Possible to Subdivide

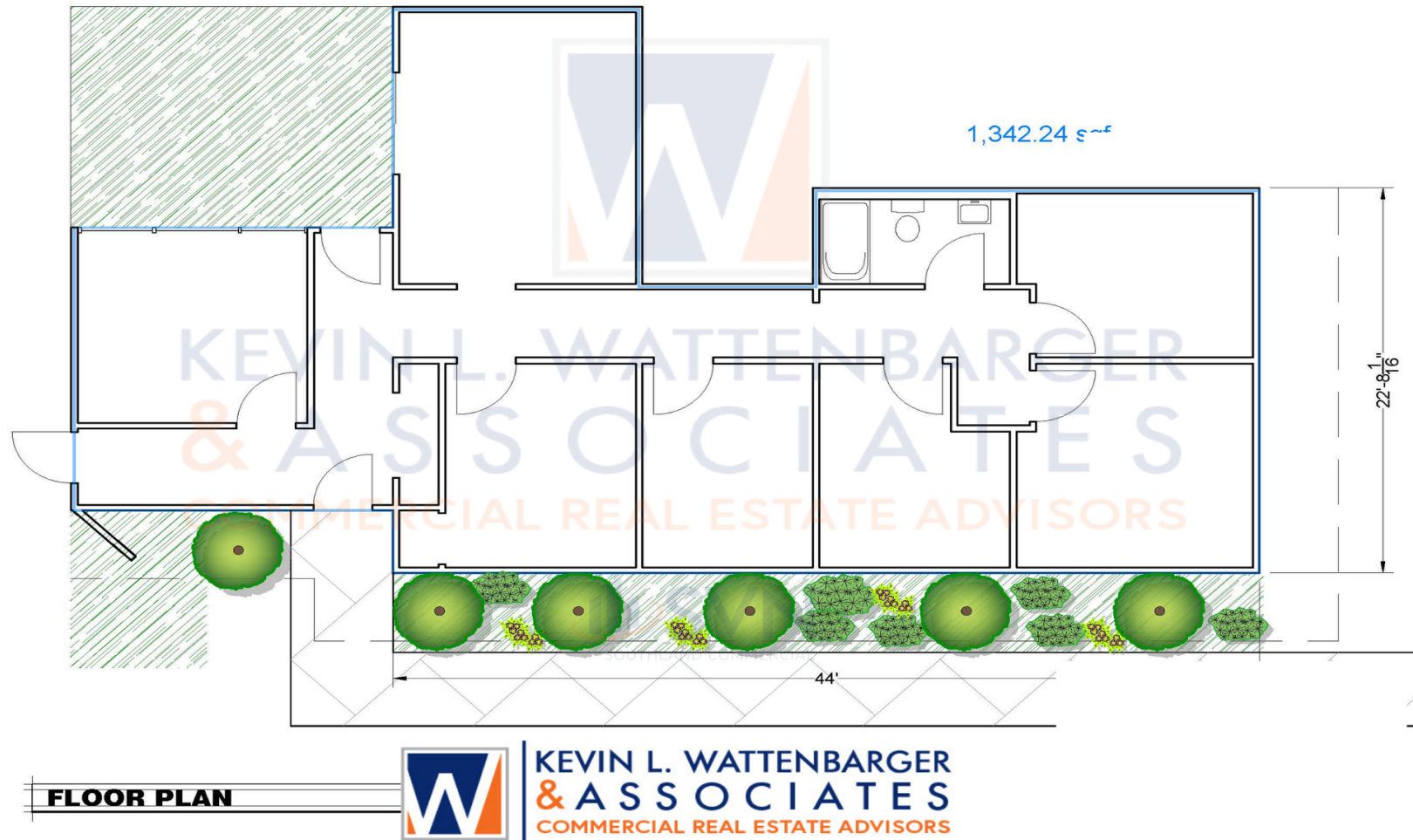
Additional Photos



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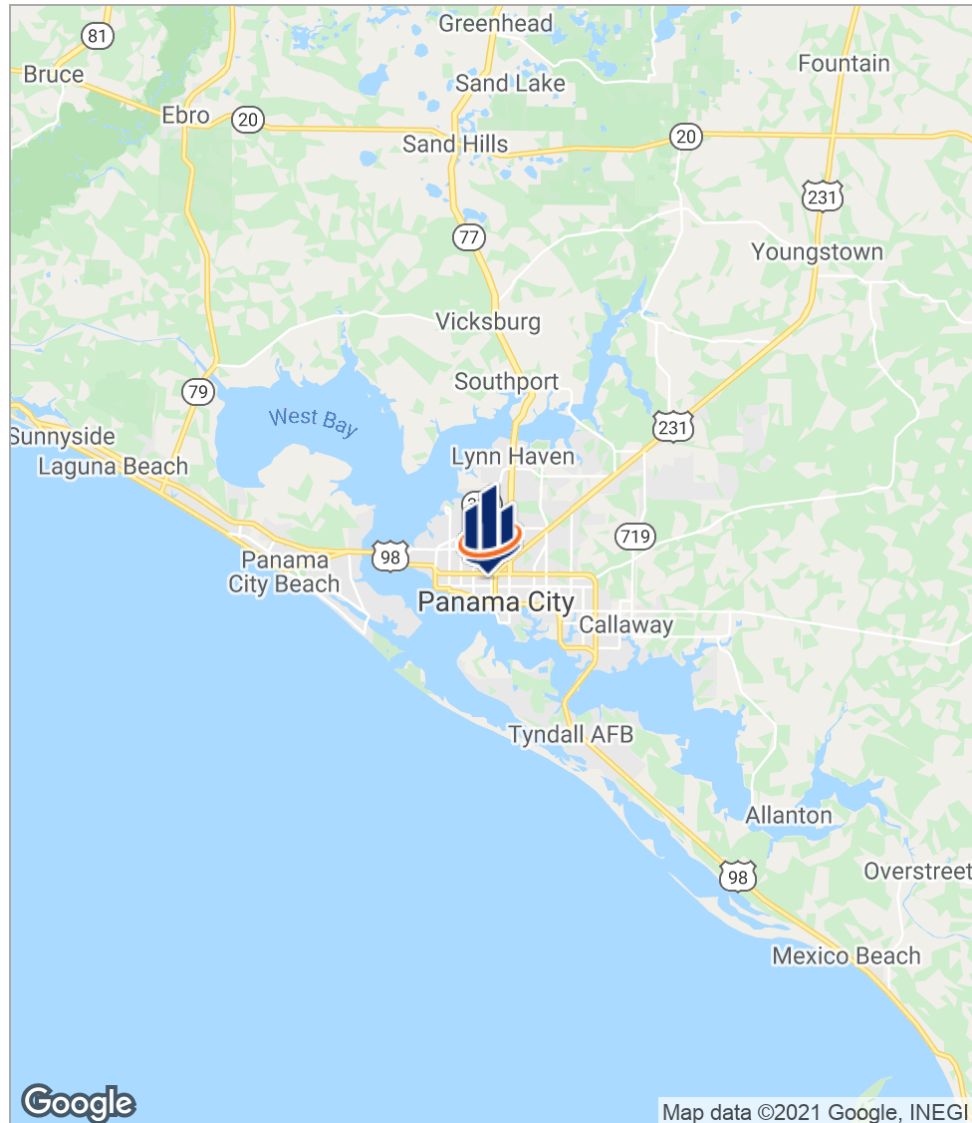
SUITE 5



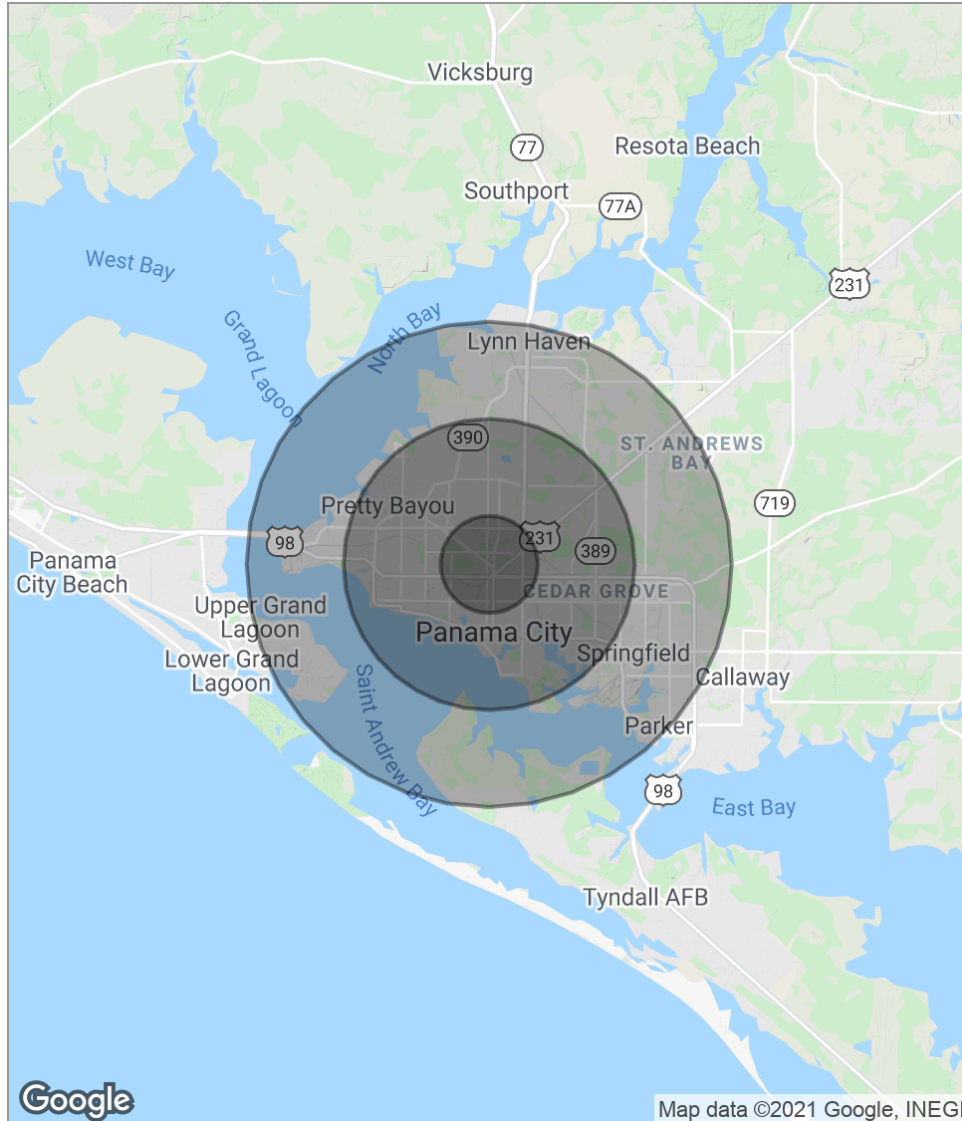
SUITE 3



Location Maps



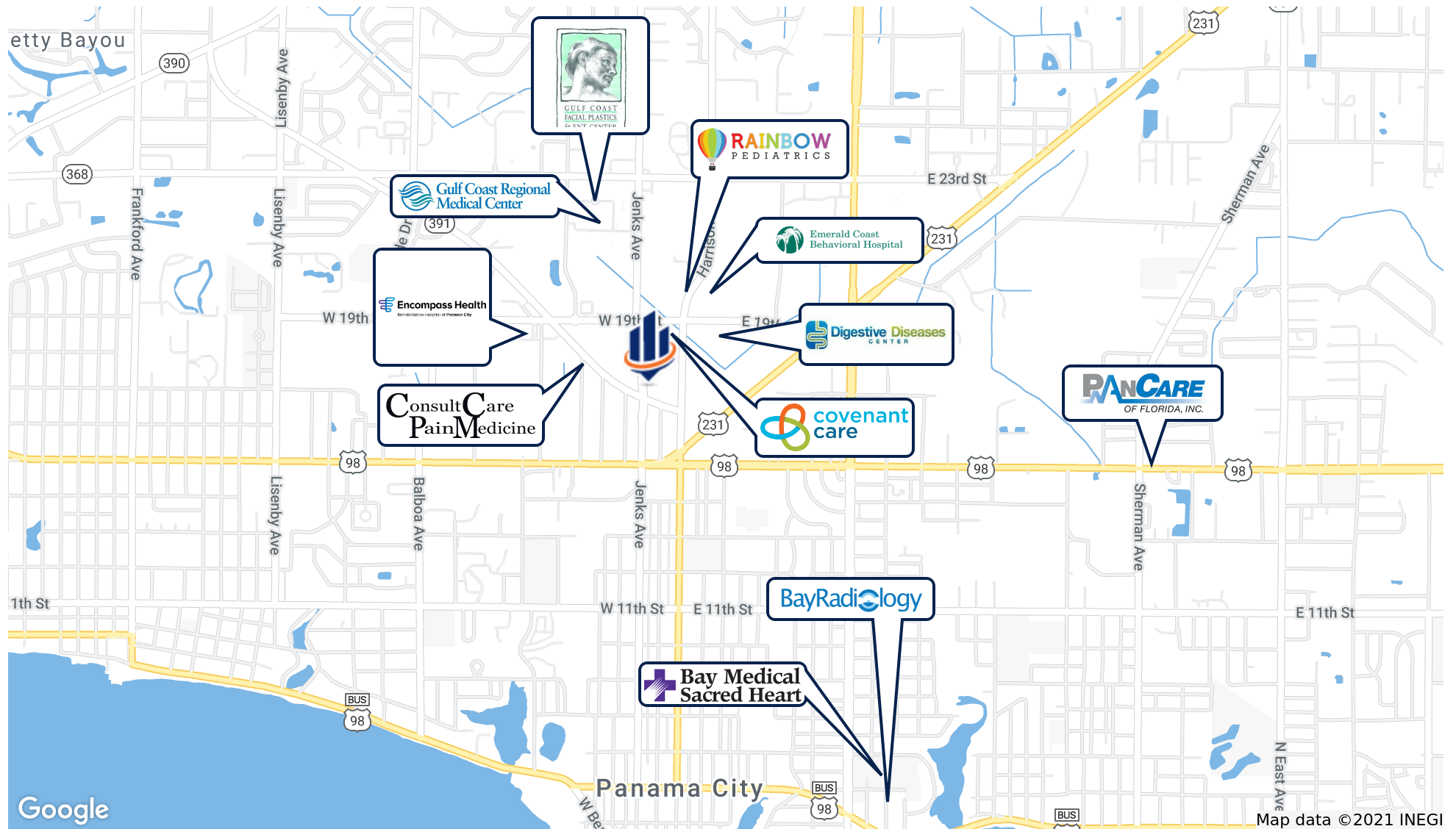
Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
Total population	5,060	42,236	85,137
Median age	39.5	38.4	38.2
Median age [Male]	37.1	37.5	37.7
Median age [Female]	44.5	40.7	39.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,083	17,737	35,132
# of persons per HH	2.4	2.4	2.4
Average HH income	\$40,466	\$52,726	\$58,873
Average house value	\$209,840	\$187,744	\$191,947

* Demographic data derived from 2010 US Census

Area Medical Offices



BIO | Kevin Wattenbarger, CCIM

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Market Director | Senior Advisor



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PROFESSIONAL BACKGROUND

Kevin Wattenbarger, CCIM, serves as the Market Director of the Panama City, FL office and is a Senior Advisor with SVN | SouthLand Commercial. He is one of northwest Florida's region's most trusted and top-producing commercial real estate advisors specializing in the sales and leasing of retail, office, industrial properties, and commercial land in the regional market. He has extensive knowledge and transaction experience in the regional market. Wattenbarger is a licensed Florida real estate broker.

Before his career in commercial real estate, Wattenbarger served as an infantryman in the United States Army. He is a veteran of multiple combat tours in support of Operation Iraqi Freedom. While serving with the Army's 3rd Infantry and 1st Armored Divisions in Iraq, Wattenbarger was awarded the Combat Infantryman's Badge (CIB), Army Commendation Medal (ARCOM), and multiple awards for meritorious service to the country.

Upon completing military service with an honorable discharge, Wattenbarger earned double Bachelor of Science degrees in Real Estate and Finance from Florida State University (FSU). Wattenbarger holds the prestigious Certified Commercial Investment Member (CCIM #15083) designation, earning him an expert in site selection, development, leasing, valuation, and investment analysis. He is a consistent top producer in the region and ranks in the top 1% based on total volume within the Central Panhandle Association of Realtors.

Wattenbarger is a member and/or serves in leadership positions with numerous government, industry, and non-profit boards. Wattenbarger is a member of the CCIM Institute and was a 2007 recipient of the CCIM Designation Scholarship. He served as Co-Chair for the Florida CCIM Chapter. He is a member of the National Association of Realtors, International Council of Shopping Centers (ICSC), and past the Bay High School Foundation president. Additionally, Wattenbarger is an alumnus of Leadership Bay with the Bay County Chamber of Commerce. Kevin is married to his wife, Maggie Marler-Wattenbarger. Together, they are the proud parents to their daughter, Avery [8], and son, Andrew [4].

EDUCATION

Bachelor of Science in Real Estate, Florida State University [2006]
Bachelor of Science in Finance, Florida State University [2006]

MEMBERSHIPS & AFFILIATIONS

Certified Commercial Investment Member [CCIM]



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