

FOR SALE

700 W 23RD STREET

**FORMER CREDIT UNION
BRANCH OFFICE/ OFFICE
BUILDING**

Panama City, FL 32405

PRESENTED BY:

KEVIN WATTENBARGER, CCIM

O: 850.913.9133

kwattenbarger@svn.com

FL #BK3137983





SALE PRICE

\$595,000

OFFERING SUMMARY

BUILDING SIZE:	3,810 SF
LOT SIZE:	0.721 Acres
PRICE / SF:	\$156.17
RENOVATED:	2019
ZONING:	GC-2 [Panama City]
MARKET:	Panama City
SUBMARKET:	23rd Street

PROPERTY OVERVIEW

Kevin Wattenbarger & Associates | SVN Southland Commercial Real Estate Advisors are pleased to present the former bank branch/office building located at 700 W 23rd Street for sale. The property is located within Corporate Plaza Office Park and has a current zoning classification of General Commercial [GC-2 | Panama City]. The floor plan provides two large open areas on the ground floor, four offices, a restroom, and a vault. The second floor includes additional offices, restrooms, and a break area. A 3D Virtual Tour is available plus the 2D as-built floor plan provided in the Documents section. For additional information, contact Kevin Wattenbarger, CCIM info@PanamaCityCRE.com, or 850.913.9133 [voice or text].

PROPERTY HIGHLIGHTS

- Freestanding Former Bank Branch/ Office Building
- 3,800 +/- SF - 23rd St. Corporate Park - Building A
- Open Reception & Lobby Areas, Multiple Offices
- Convenient Location from W 23rd Street
- Ample Parking 22 +/- Parking Spaces [6 spaces: 1,000 SF]

Covered Drive Thru Teller Lane

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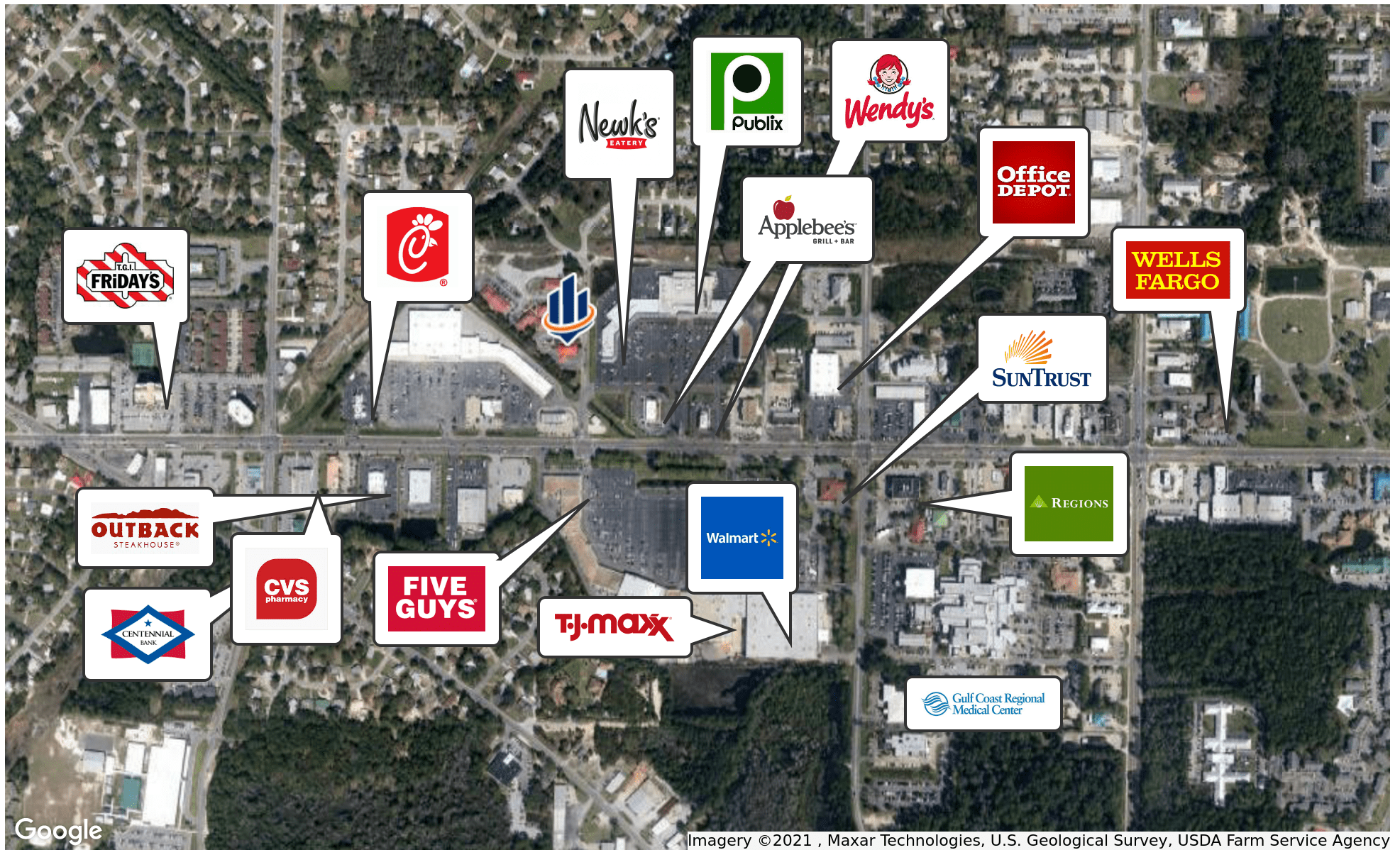
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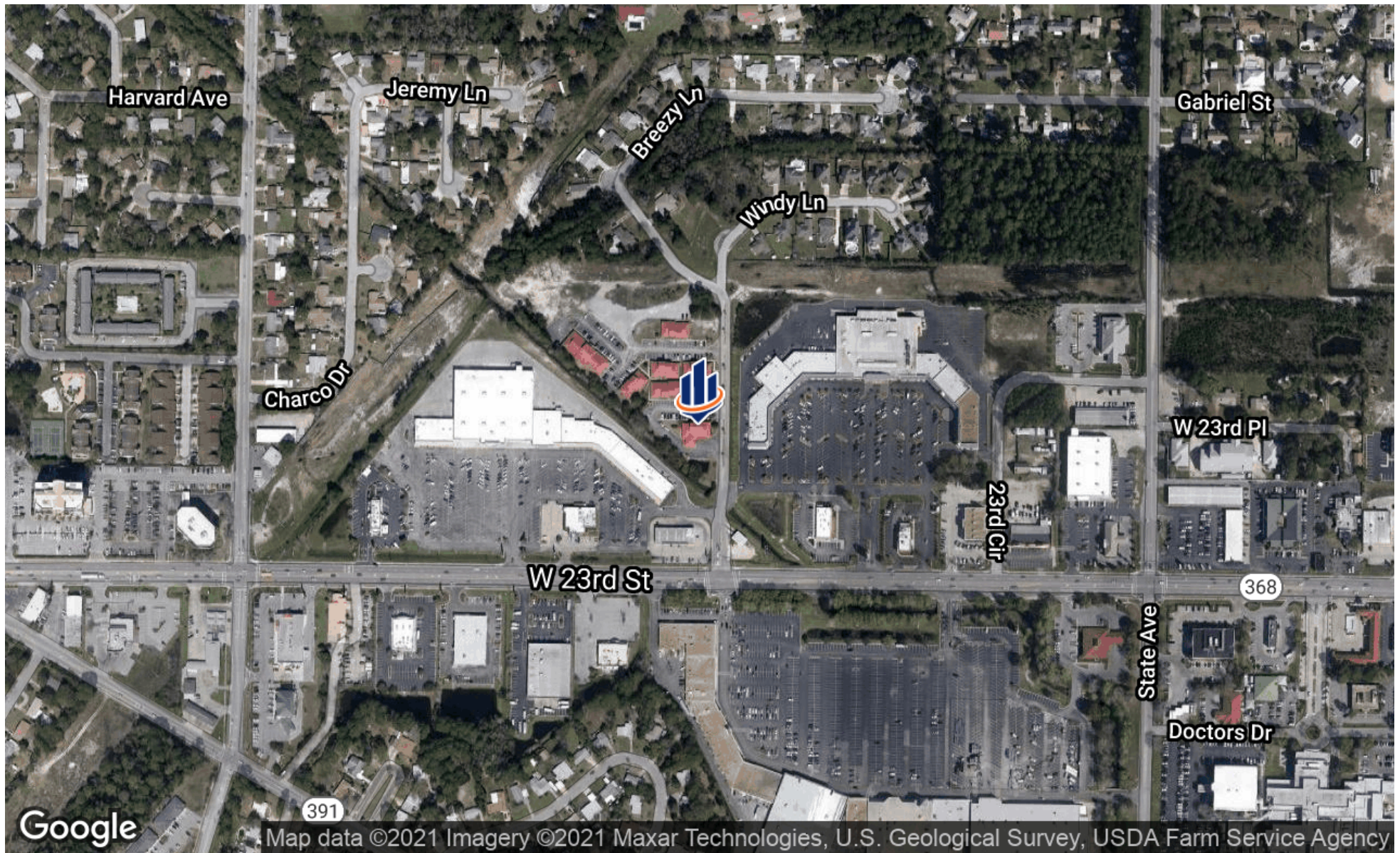
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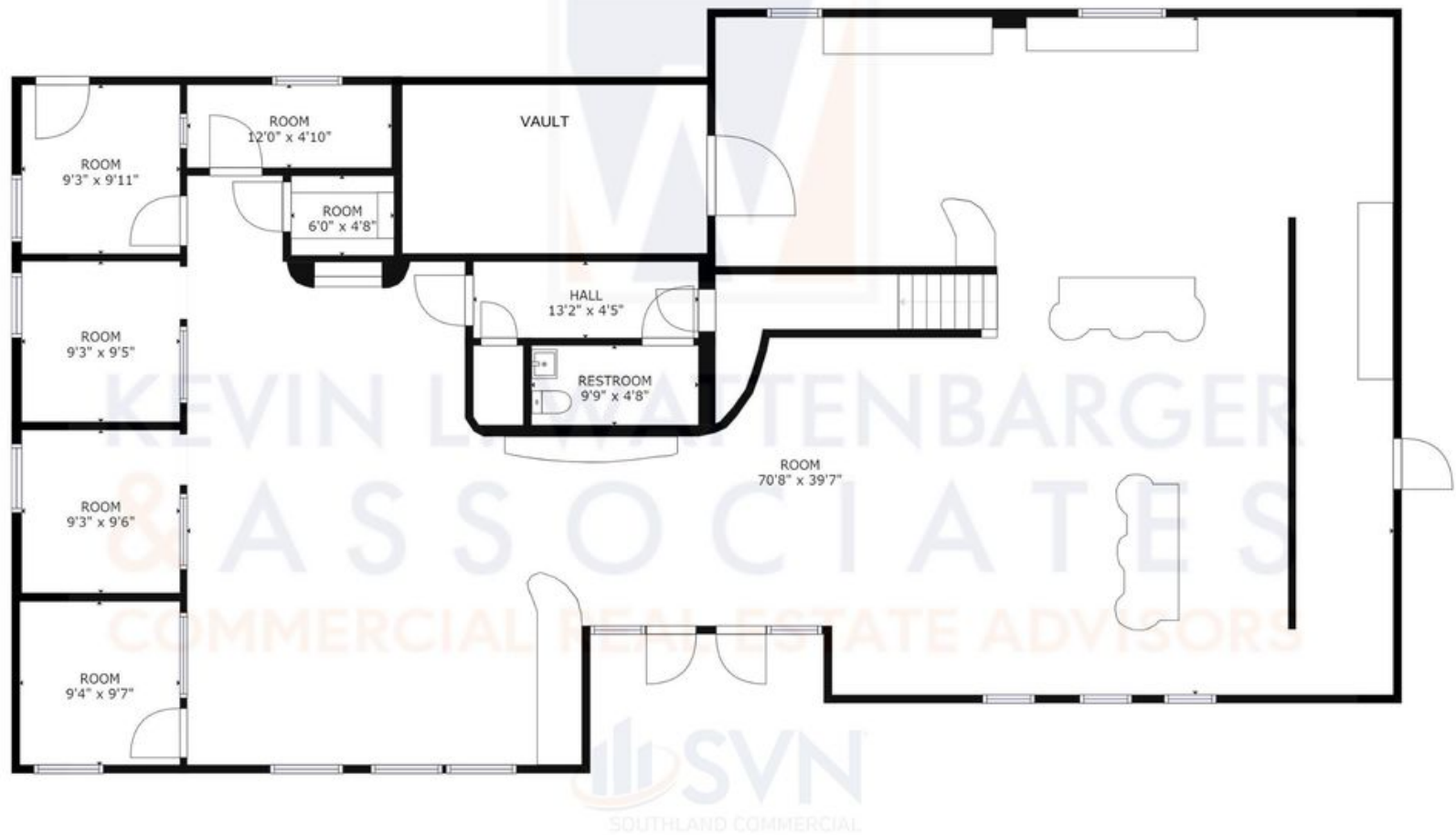


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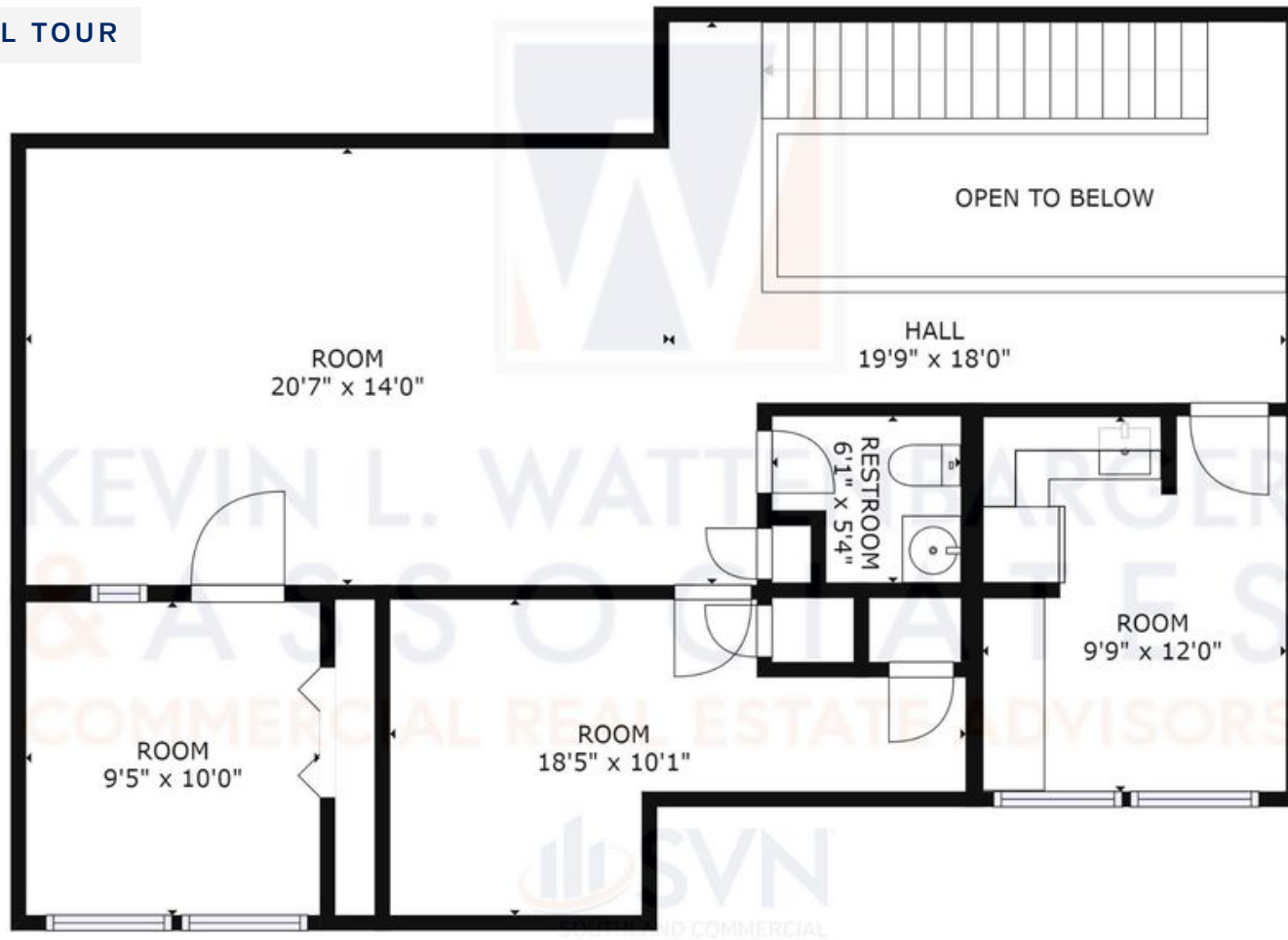
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360° VIRTUAL TOUR



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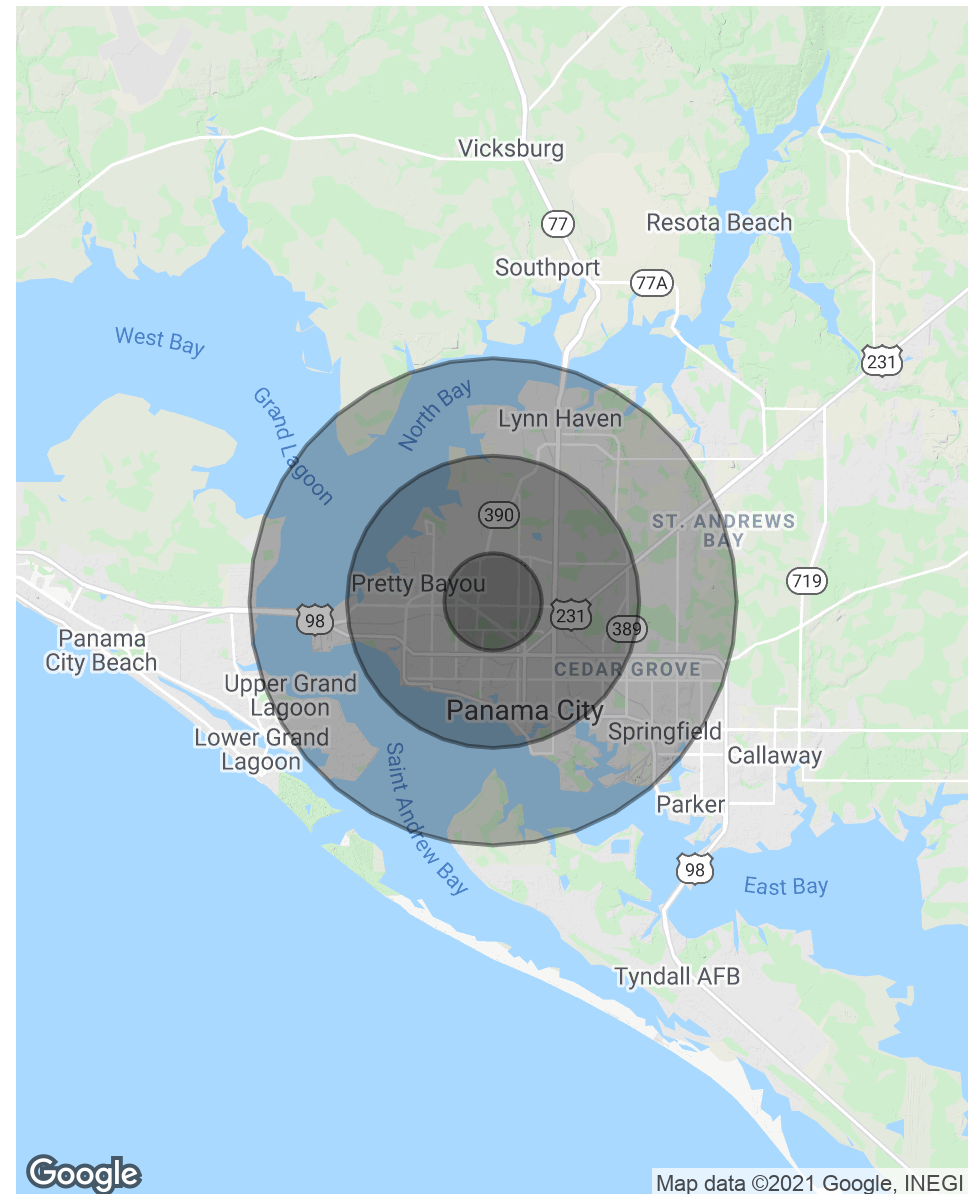
POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	5,933	39,697	84,066
AVERAGE AGE	43.2	38.3	38.6
AVERAGE AGE (MALE)	41.3	38.1	37.9
AVERAGE AGE (FEMALE)	46.2	39.7	40.0

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,644	16,622	34,831
# OF PERSONS PER HH	2.2	2.4	2.4
AVERAGE HH INCOME	\$60,034	\$55,557	\$60,780
AVERAGE HOUSE VALUE	\$225,505	\$204,887	\$200,623

* Demographic data derived from 2010 US Census



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KEVIN WATTENBARGER, CCIM

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 recognition as an expert in site selection, development, leasing, valuation, and investment analysis. He is a consistent top producer in the region and commonly 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 is past president of the Bay High School Foundation. 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].

SVN | SouthLand Commercial

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