

INDUSTRIAL PROPERTY FOR LEASE

# NEW CONSTRUCTION FLEX OFFICE/ WAREHOUSE @ JENKS CROSSING

1399 Jenks Ave, Panama City, FL 32401



**Kevin Wattenbarger, CCIM**

Qualifying Broker

850.913.9133

[kevin@kwa-cre.com](mailto:kevin@kwa-cre.com)



[FiveBridgeRealEstate.com](http://FiveBridgeRealEstate.com)



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## VIDEO

### PROPERTY DESCRIPTION

Five Bridges Real Estate Services Co. are pleased to present a new construction 6,750 +/- SF freestanding flex office/warehouse building located in Jenks Crossing near the high-traffic intersection of Highway 98, and US-231., Panama City, available for lease. The flex office/warehouse buildings are currently under construction and designed with an upscale modern appearance. The total 6,750+/-SF has been divided into three (3) separate units at 2,250+/-SF (50' x 45') Two units remain. Contact Kevin Wattenbarger, CCIM for additional information at (850) 913-9133 (office/ text) or Kevin@kwa-cre.com.

### PROPERTY HIGHLIGHTS

- Upscale Modern Flex Office/ Warehouse Units
- Convenient to Hwy 98 and Hwy 231

### OFFERING SUMMARY

Lease Rate:	\$18.00 SF/yr (NN)
Number of Units:	3
Available SF:	2,250 SF
Lot Size:	3.169 Acres
Building Size:	6,750 SF

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total Households	2,237	9,658	18,994
Total Population	3,819	19,230	37,718
Average HH Income	\$33,365	\$47,892	\$54,232

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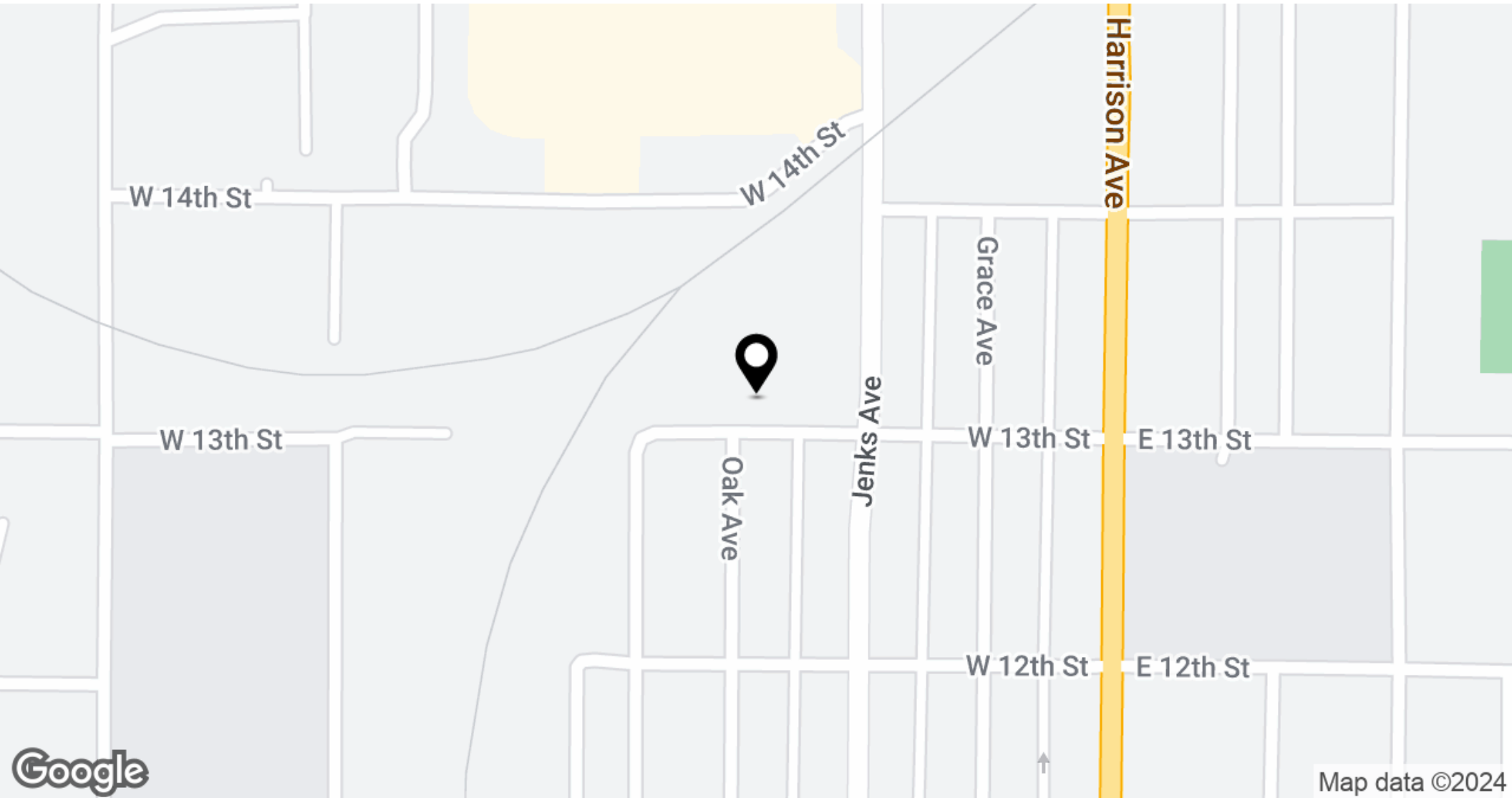


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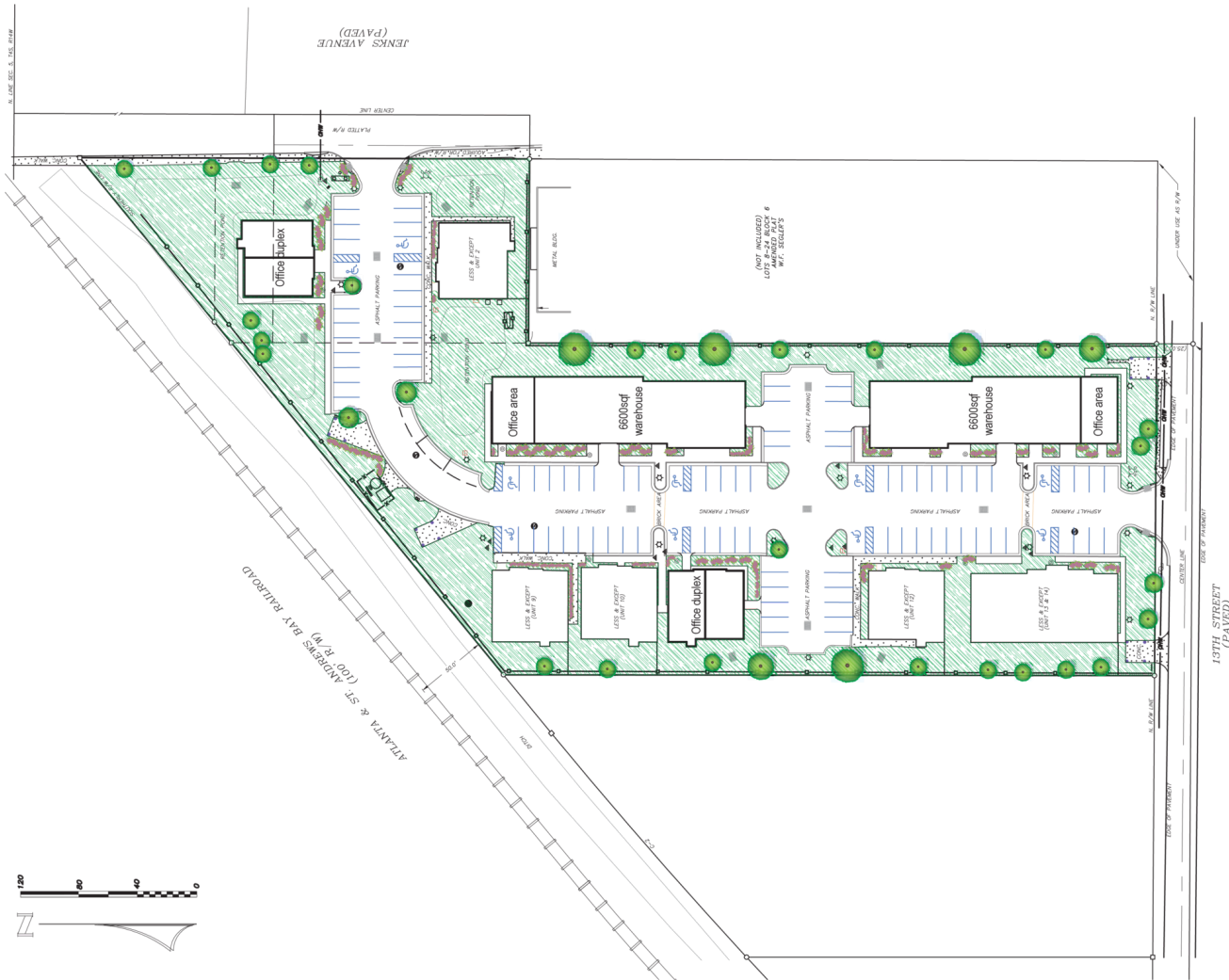
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**JENKS CROSSING Panama City, FL**



# SITE PLAN

**SCALE 3/16" = 1'-0"**



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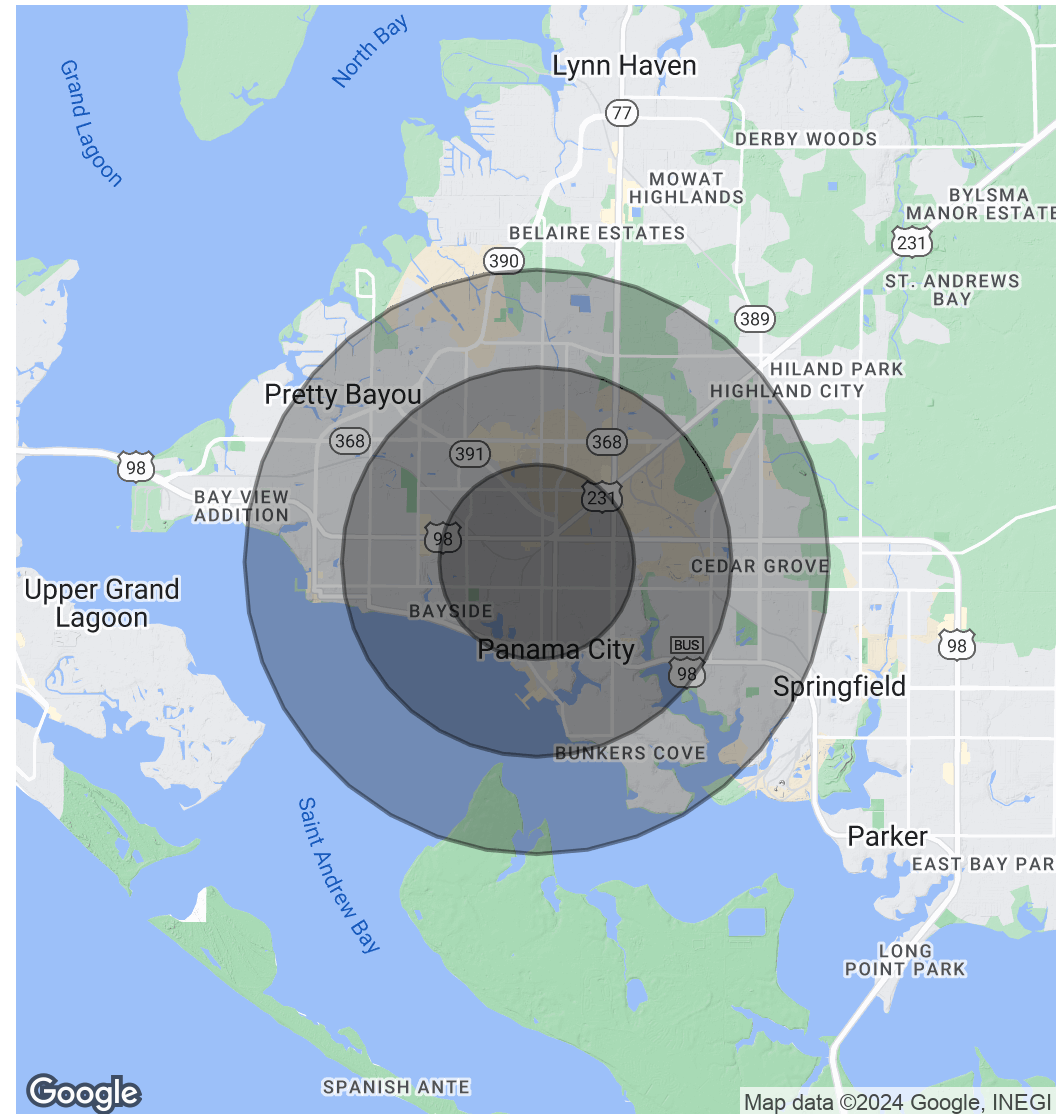


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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	3,819	19,230	37,718
Average Age	40.7	40.8	41.6
Average Age (Male)	41.7	38.9	39.8
Average Age (Female)	44.9	43.7	43.9
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	2,237	9,658	18,994
# of Persons per HH	1.7	2.0	2.0
Average HH Income	\$33,365	\$47,892	\$54,232
Average House Value	\$78,320	\$129,659	\$152,477

2020 American Community Survey (ACS)



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