



FOR LEASE

2,700 SF PREMIUM DOWNTOWN OFFICE SUITE @ TOWN CENTRE

490 Grace Ave, Panama City, FL 32401

Kevin Wattenbarger, CCIM

Qualifying Broker
850.913.9133
kevin@kwa-cre.com



2,700 SF PREMIUM DOWNTOWN OFFICE SUITE @ TOWN CENTRE

490 Grace Ave, Panama City, FL 32401



PROPERTY DESCRIPTION

COMING SOON Introducing a prime leasing opportunity at 490 Grace Ave, Panama City, FL. This 2,700 SF premium downtown office suite boasts a corner location, offering excellent visibility for your business. With on-site reserved parking available, your clients and employees will appreciate the convenience. The efficient floor plan with six (6) large private offices, a reception area, a large meeting room, and a break room, 490 Grace, has been designed to maximize productivity and functionality, creating an ideal workspace for your company. Don't miss the chance to elevate your business in this sought-after location. Take advantage of this opportunity to secure a prominent presence in the heart of Panama City. Estimated to be available for Occupancy July 1st, 2024 (3rd QY). For additional information contact, Kevin Wattenbarger, CCIM, Kevin@kwa-cre.com or (850) 913-9133 (voice or text).

PROPERTY HIGHLIGHTS

- 2,707 +/- SF Premium Downtown Office Suite
- Corner Location - Excellent Visibility

OFFERING SUMMARY

Lease Rate:	\$25.00 SF/yr (NN)
Available SF:	2,707 SF
Lot Size:	19,498 SF
Building Size:	2,707 SF

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	2,130	38,825	76,543
Total Population	3,657	77,121	140,071
Average HH Income	\$46,989	\$55,178	\$54,608

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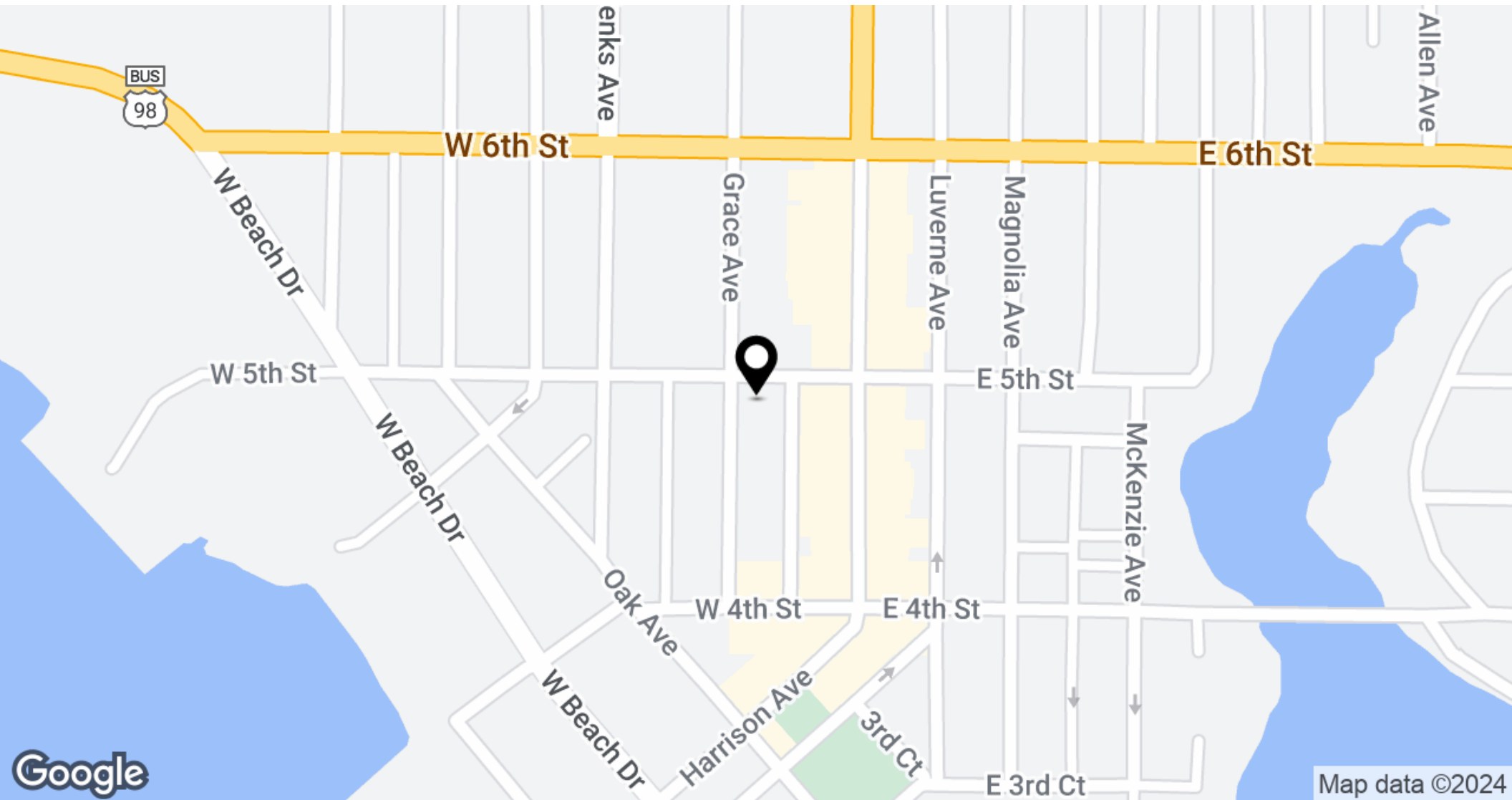


FiveBridgeRealEstate.com

OFFICE BUILDING FOR LEASE

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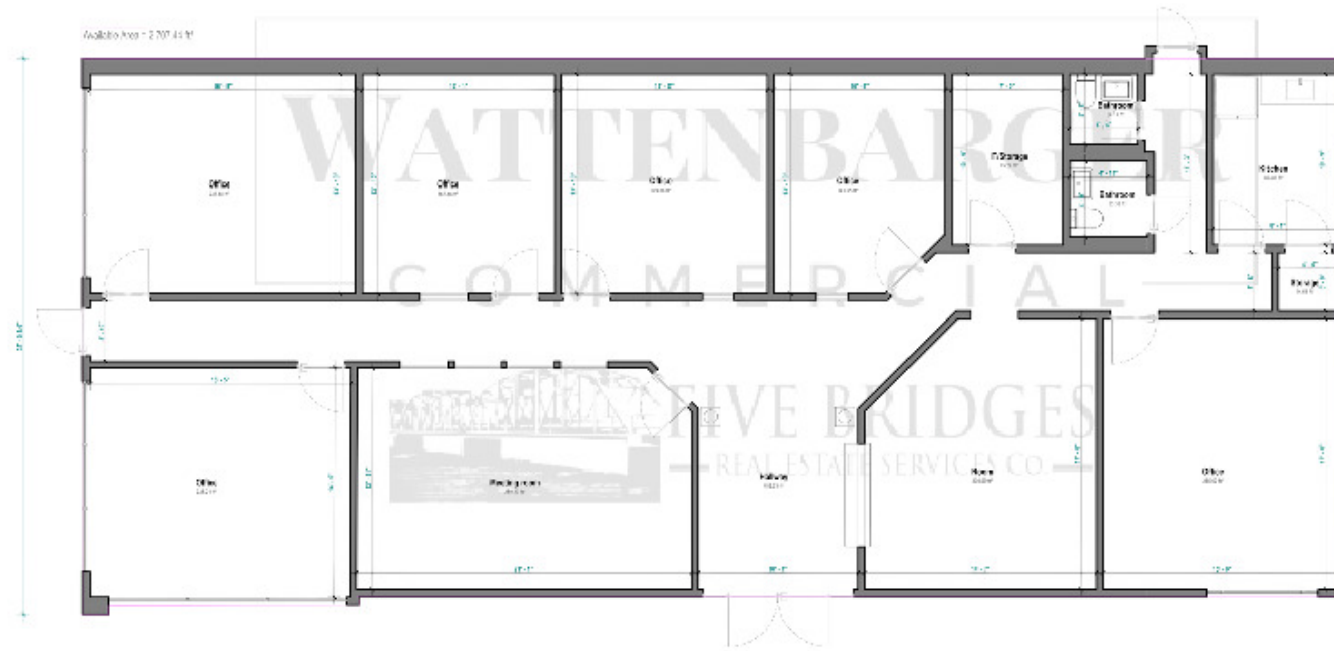


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490 Grace Ave - Town Centre



FLOOR PLAN

Drawing scale is $2\frac{1}{2}'' = 1'-0''$ 

2,700 SF PREMIUM DOWNTOWN OFFICE SUITE @ TOWN CENTRE

490 Grace Ave, Panama City, FL 32401

TOWN CENTRE



SITE PLAN

Drawing scale 1/32" = 1'-0"

WATTENBARGER
COMMERCIAL



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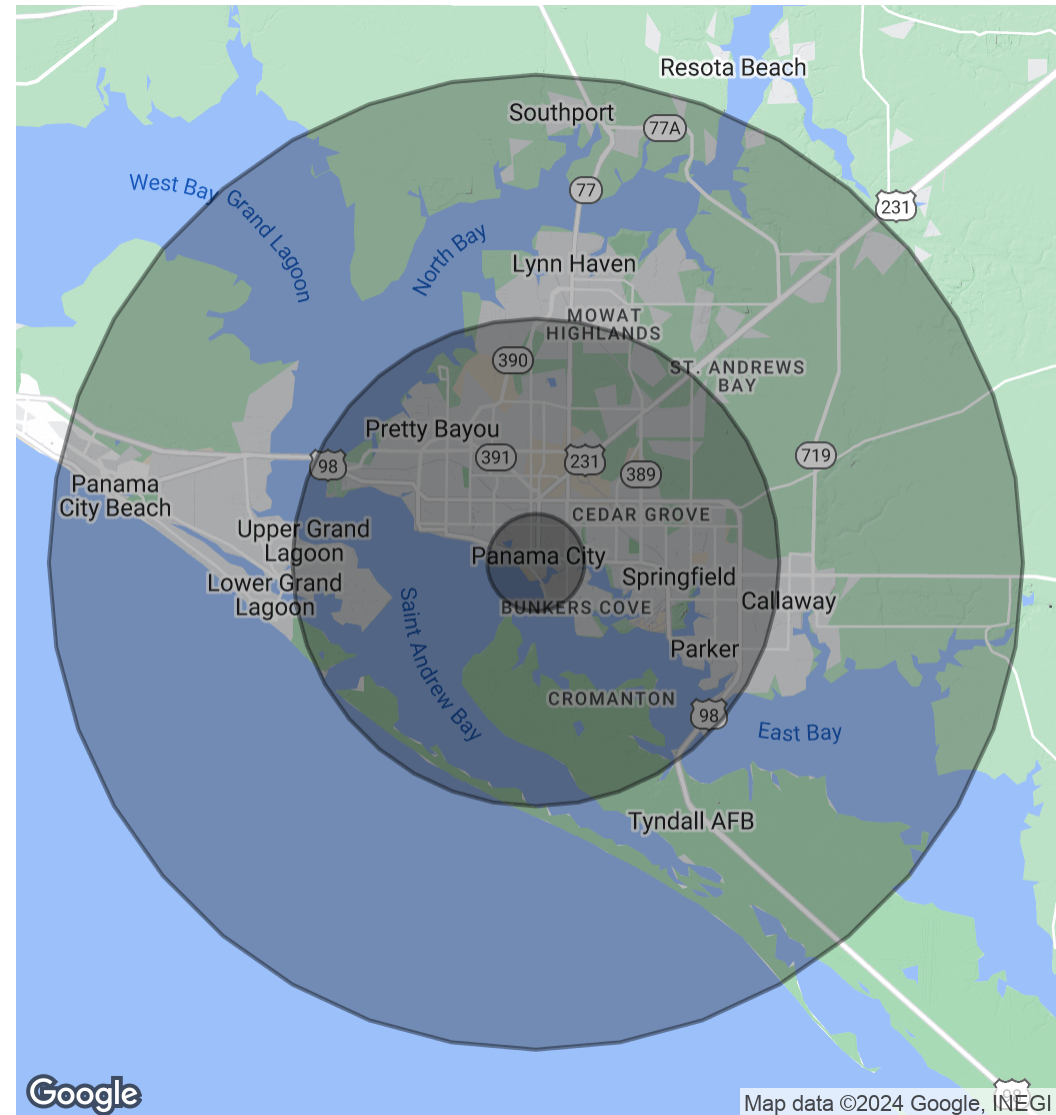
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	3,657	77,121	140,071
Average Age	45.6	40.1	40.1
Average Age (Male)	44.2	38.5	38.7
Average Age (Female)	49.9	42.0	41.7

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	2,130	38,825	76,543
# of Persons per HH	1.7	2.0	1.8
Average HH Income	\$46,989	\$55,178	\$54,608
Average House Value	\$138,492	\$167,717	\$191,468

2020 American Community Survey (ACS)



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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.

Five Bridges Real Estate Services Co.
3108 West 23rd Street
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