



FOR LEASE

MARIANNA MEDICAL OFFICE SUITE | 3,330 +/- SF

4320 5th Avenue, Marianna, FL 32446

Kevin Wattenbarger, CCIM

Qualifying Broker
850.913.9133
kevin@kwa-cre.com



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PROPERTY DESCRIPTION

Wattenbarger Commerical | Five Bridges Real Estate Services Co is pleased to present a turn-key 3,300 SF medical office space for lease at 4320 5th Avenue in Marianna, FL. The subject property is a unit within the Panhandle Medical Plaza and most recently served as an ophthalmology office and general medical office (physical & behavioral health). The current configuration includes eight (8) exam rooms, two (2) private offices, a retail optical showroom, two waiting areas, four (4) restrooms, and a reception/ records area. Also, a full-size, internal stairway leads to an unconditioned, vaulted second-floor storage area of approximately 800 +/- SF. Estimated Operating Expenses (OpEx)/ Additional Rent are \$4.50/ SF (2024 estimated). Please visit our website at www.KEVINWATTENBARGER.COM to experience a 3d virtual walkthrough of the medical office space located in Marianna, FL, or contact Kevin Wattenbarger, CCIM, Kevin@kwa-cre.com, (Voice or Text) (850) 913-9133.

OFFERING SUMMARY

Lease Rate:	\$14 SF/yr (NN)
Number of Units:	1
Available SF:	3,300 SF
Lot Size:	0.074 Acres
Building Size:	3,300 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,353	4,207	5,939
Total Population	2,476	7,896	11,773
Average HH Income	\$42,692	\$45,107	\$48,447

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Building Name	Marianna Medical Office Suite 3,330 +/- SF
Property Subtype	Medical Office Building
APN	33-5N-10-0421-00C0-0015
Building Size	3,300 SF
Lot Size	0.074 Acres
Building Class	A
Year Built	1986
Year Last Renovated	2020
Average Floor Size	3,300 SF

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- Modern medical office space
- High-quality interior finishes
- Ample parking for staff and patients
- Convenient location- Medical Core
- Proximity to local amenities
- Spacious waiting area for patients
- Multiple exam rooms for patient care
- Dedicated administrative and staff areas
- Exterior & Common Area Maintenance Provided (Medical Art Condominium)
- Professional property management in place

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FIRST FLOOR

Drawing scale 3/16" = 1'-0"



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OFFICE BUILDING FOR LEASE

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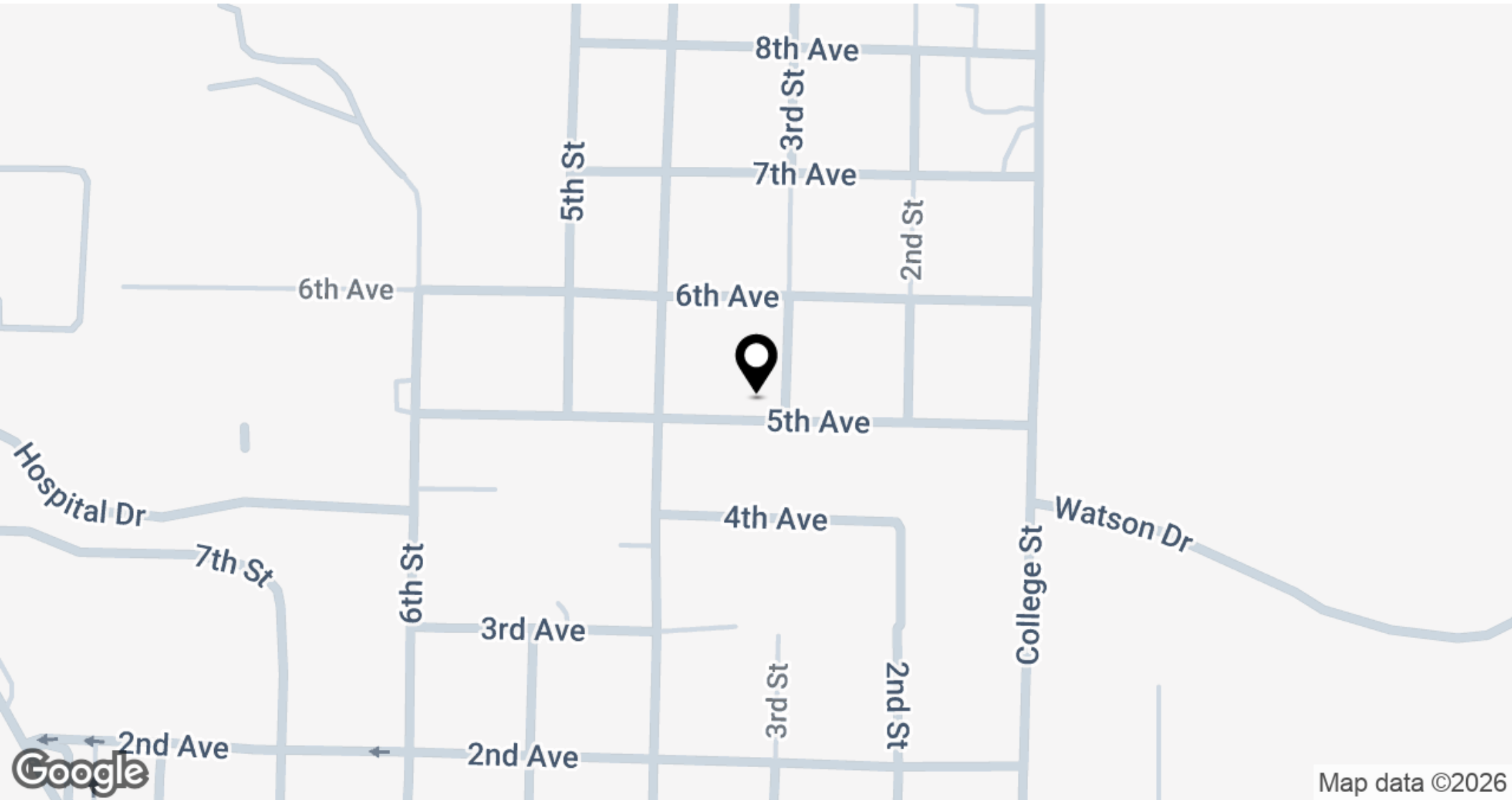


FiveBridgesRealEstate.com

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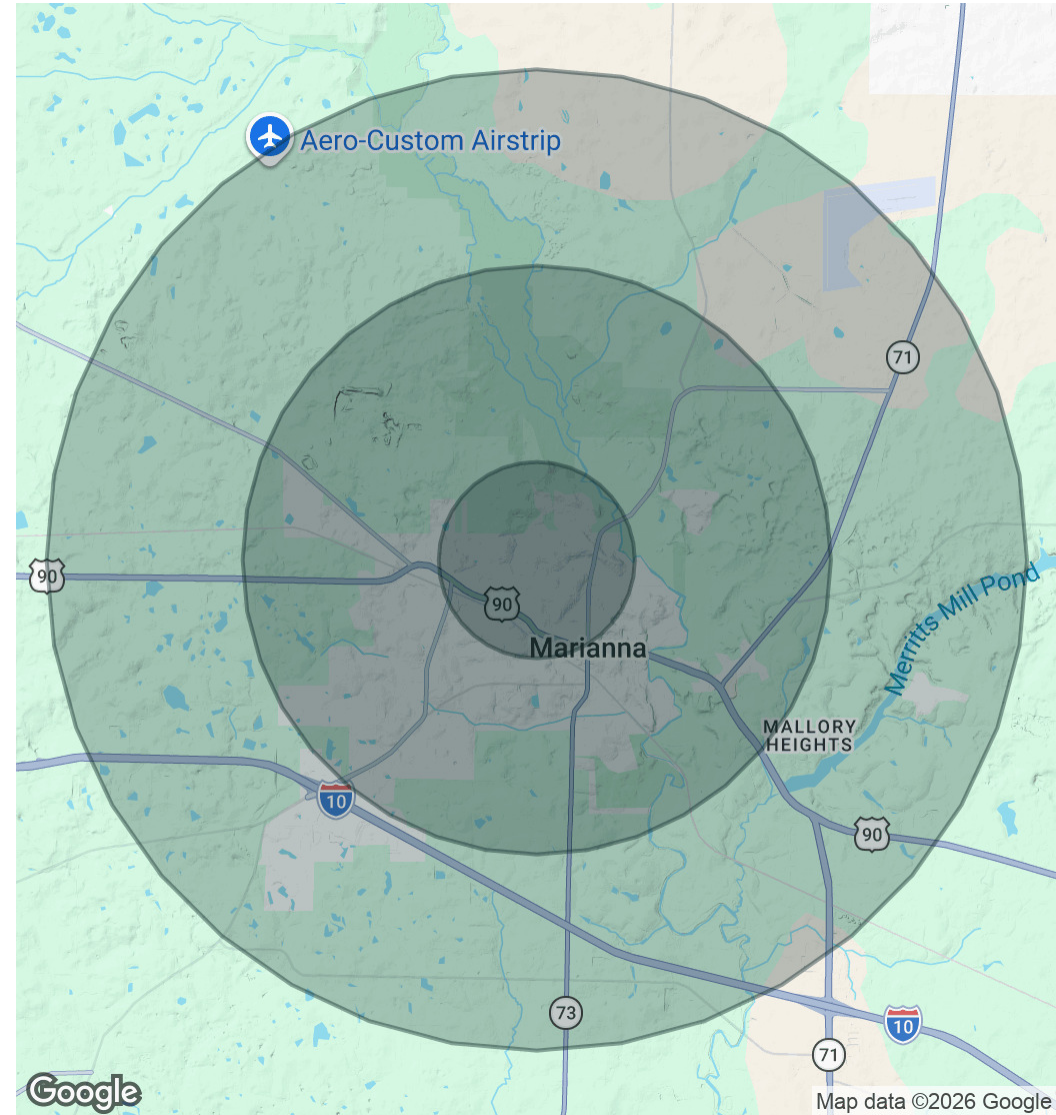
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,476	7,896	11,773
Average Age	43.4	41.3	40.7
Average Age (Male)	43.4	41.2	39.3
Average Age (Female)	43.8	43.3	43.0

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,353	4,207	5,939
# of Persons per HH	1.8	1.9	2.0
Average HH Income	\$42,692	\$45,107	\$48,447
Average House Value	\$104,606	\$109,275	\$115,214

2020 American Community Survey (ACS)



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