

FOR LEASE

2402 State Avenue Panama City, FL 32405

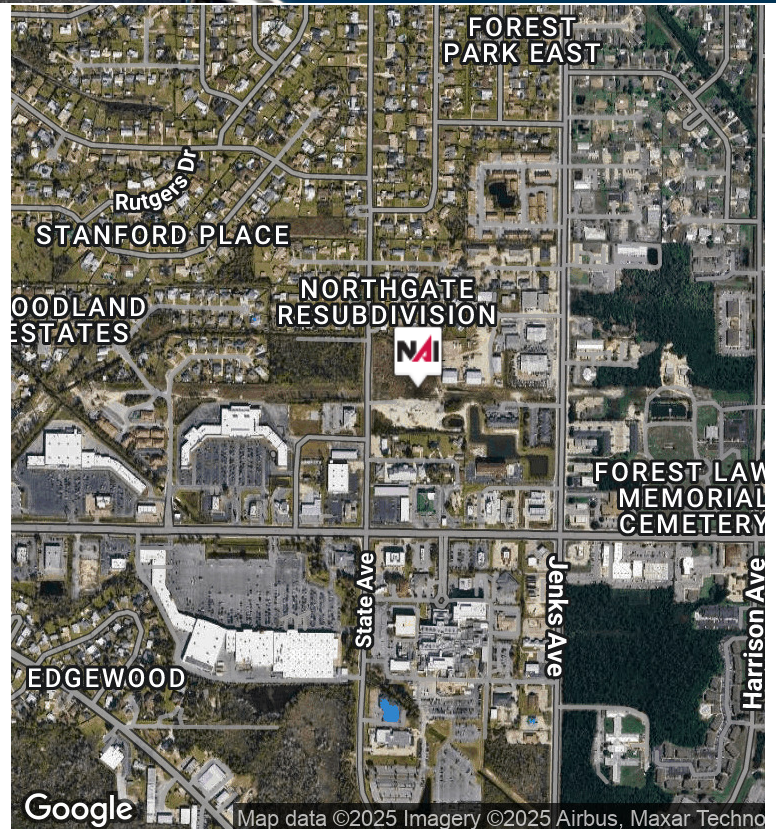
NAI TALCOR



Gym/Recreational Space

- Available Space: +/-14,500 SF Gym Concept
- 3 Dedicated Pickleball Courts: Capitalize on the nation's fastest growing sport in a high demand market.
- Indoor Walking/Running Track: A standout amenity designed for year round fitness.
- Brand New Construction: A modern, pristine space ready for your custom fitness buildout.
- Ideal Location: Right off 23rd St. near HCA Florida Hospital, perfect for attracting gym goers from one of Panama City's busiest corridors.

Lease Rate: \$28.00 SF/Yr



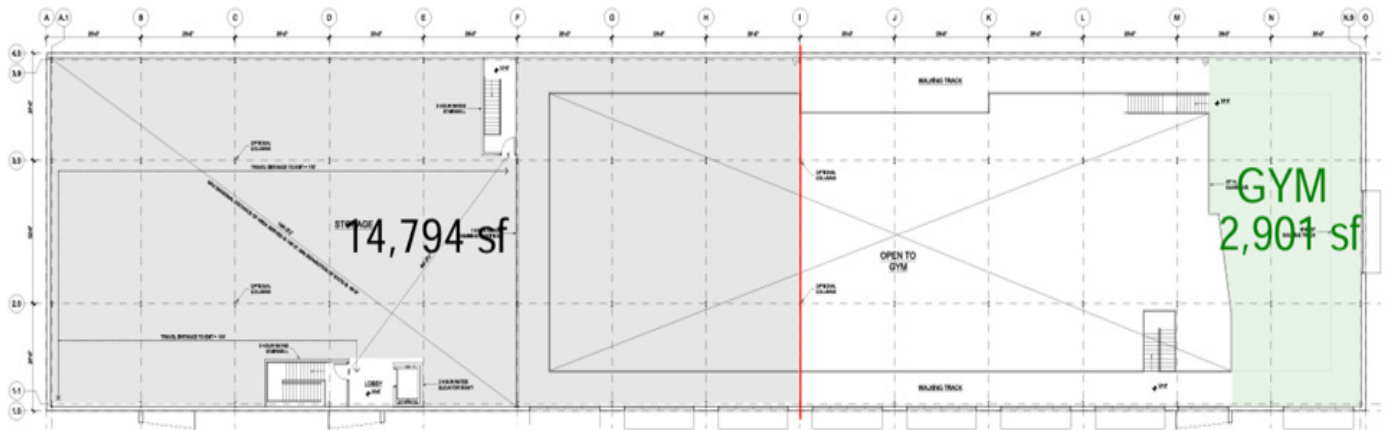
✉ **Wendy Partie**
+1 601 405 9820
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NAI TALCOR
17216 Panama City Beach Pkwy
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2 SECOND FLOOR PLAN - OPTION 1A/1B
SCALE 3/8" = 1'-0"



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NATLALCOR

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PROPERTY DESCRIPTION

This brand-new, state-of-the-art ±14,000 SF facility presents a rare opportunity to establish a premier fitness, wellness, or pickleball-focused business in one of the fastest-growing markets along the Emerald Coast. Strategically positioned directly adjacent to HCA Florida Gulf Coast Hospital, the location offers natural synergy for medical referrals, staff wellness programs, outpatient physical therapy, and steady daily traffic from surrounding medical offices and the busy 23rd Street corridor. Designed specifically with modern fitness and wellness operators in mind, the current architectural plans feature three dedicated pickleball courts, an elevated indoor walking/running track that provides a climate-controlled, year-round experience, and a spacious, flexible floor plan ideal for strength and cardio zones, group fitness studios, functional training, and recovery spaces. The brand-new construction offers a pristine canvas ready for custom build-out, with build-to-suit options available to tailor the space to your operational needs and brand identity. Surrounded by high-volume retailers including Walmart, Target, Publix, and popular dining options, this location delivers exceptional visibility, accessibility, and demand—making it a standout opportunity for a fitness or wellness concept poised for long-term success.



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NAITALCOR

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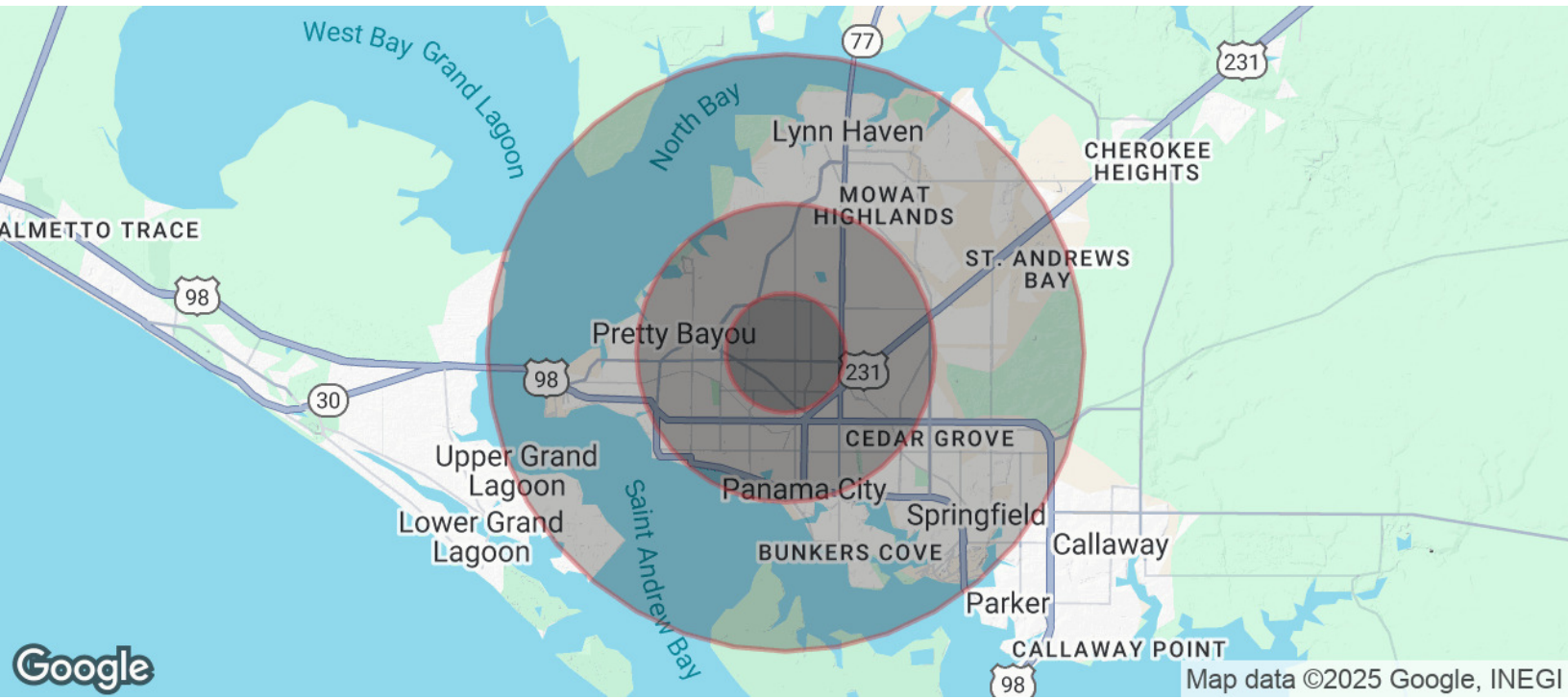
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POPULATION	1 MILE	2.5 MILES	5 MILES
Total Population	4,700	35,098	82,781
Average Age	44	42	42
Average Age (Male)	43	40	41
Average Age (Female)	46	43	43

HOUSEHOLDS & INCOME	1 MILE	2.5 MILES	5 MILES
Total Households	1,921	14,377	32,709
# of Persons per HH	2.4	2.4	2.5
Average HH Income	\$89,149	\$78,846	\$85,253
Average House Value	\$322,916	\$286,024	\$312,698

Demographics data derived from AlphaMap