

MEDICAL • OFFICE •
RETAIL

FOR LEASE

GULF COAST PLAZA

2402 State Avenue
Panama City, FL 32405

Wendy Partie

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NAI TALCOR

COMMERCIAL REAL ESTATE SERVICES WORLDWIDE



Property Highlights

±24,016 SF

Total Available

\$28.00

Per SF / YR (NNN)

5:1,000

Parking Ratio

2026

Year Built



Rare multi-use opportunity in new Class A construction at the heart of Panama City's premier medical and commercial corridor - one block from HCA Florida Gulf Coast Hospital, with direct access to 23rd Street's high-traffic retail node.

THE OPPORTUNITY

Why Gulf Coast Plaza?



01

New Class A Construction

Brand new shell space, ready to build to suit.

02

Hospital-Adjacent

HCA Florida Gulf Coast Hospital is steps away.

03

±34,500 Vehicles / Day

Prime visibility along the 23rd Street retail corridor.

04

High-Traffic Neighbors

Surrounded by Walmart, Target, Publix & major dining.

05

Ample Parking

5:1,000 SF ratio — generous surface parking for staff & patients.

06

Easy Regional Access

Minutes from Harrison Ave, Hwy 98 & Hwy 231.

Location Map



Aerial site map — pin marks the subject property.

SUBJECT PROPERTY

Gulf Coast Plaza

2402 State Avenue, Panama City, FL

RETAIL NEIGHBORS

- Target
- The Home Depot
- Lowe's
- Walmart
- Publix
- HomeGoods
- Bealls
- Dillard's
- Office Depot

MEDICAL NEIGHBORS

- HCA Florida Gulf Coast Hospital
- Women's Imaging Center
- HCA Florida Gulf Coast Primary Care
- HCA Florida Gulf Coast Cardiology
- Gulf Coast Surgical Specialists

Available Spaces

SPACE A

±3,061 SF

Ground Floor | Medical / Office / Retail

Wide-open floor plan with high ceilings. Build-to-suit.

Uses: Medical, Dental, Specialty Practice, Professional Office

SPACE B

±11,763 SF

Ground Floor | Medical / Office / Wellness / Fitness

Wide-open floor plan with high ceilings. Build-to-suit.

Uses: Fitness, Recreation, Medical, Flex Retail

SPACE C

±1,316 SF

Second Floor | Medical / Office

Private second-floor suite ideal for administrative, professional, or specialty office users.

Uses: Medical, Professional Office, Administrative, Specialty

SPACE D

±6,566 SF

Second Floor | Office

Larger second-floor suite — flexible configuration for single- or multi-tenant use.

Uses: Medical, Professional Office

SPACE E

±1,310 SF

Second Floor | Medical / Office

Compact second-floor suite, ideal for a small office or specialty practice.

Uses: Medical, Professional Office, Specialty

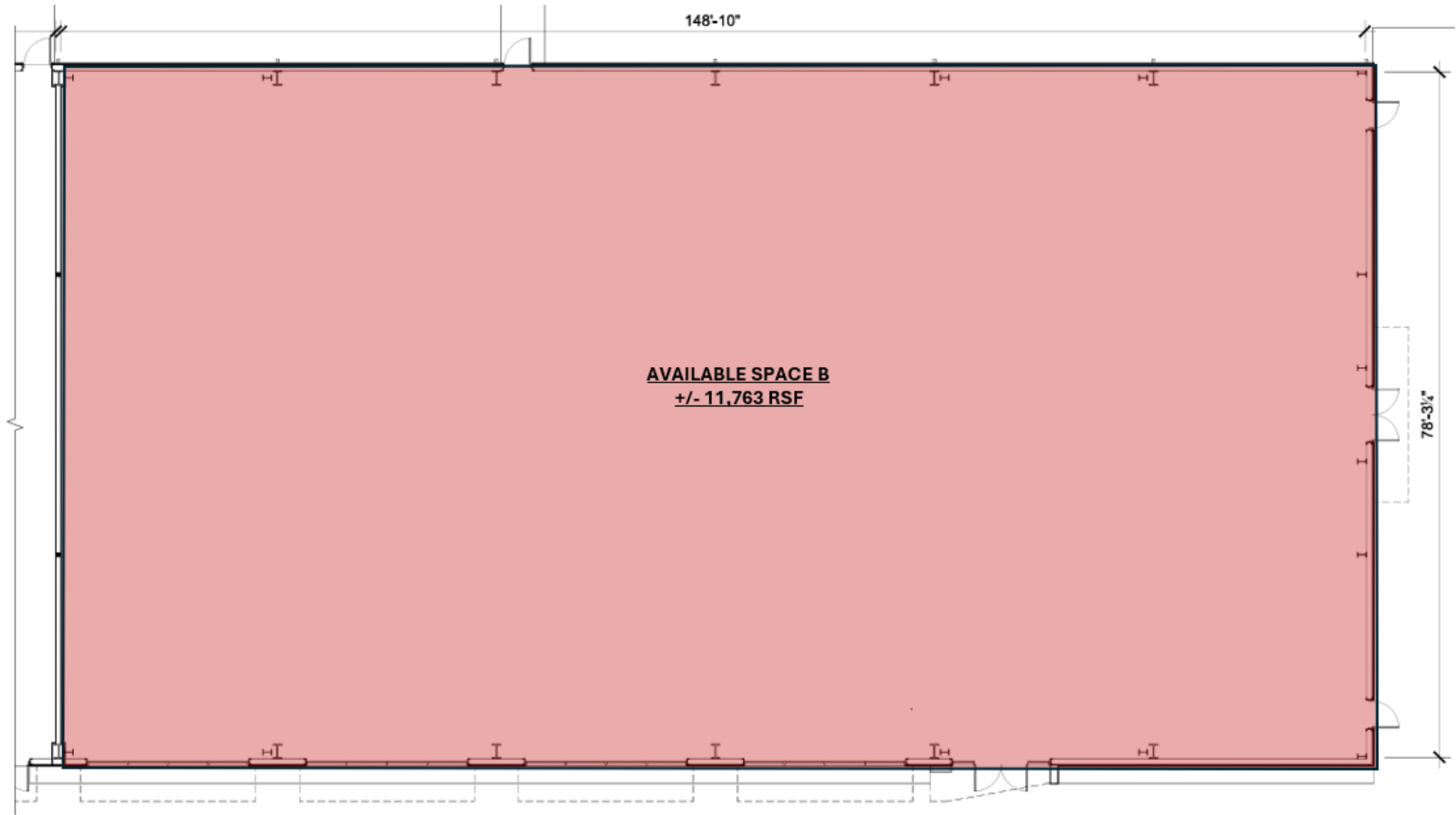
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Floor Plans



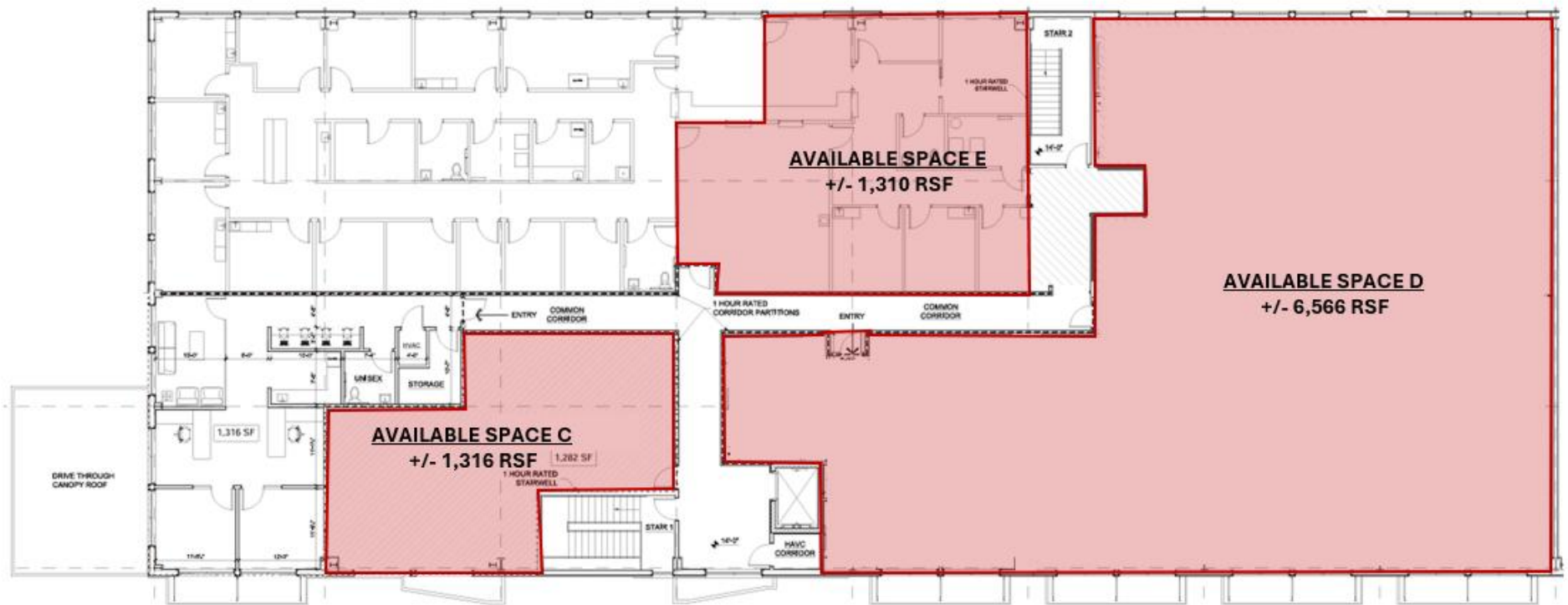
⊕ LEASE PLAN - AVAILABLE SPACE A - GROUND FLOOR
Scale: 3/32" = 1'-0"

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⊕ LEASE PLAN - AVAILABLE SPACE B - GROUND FLOOR
Scale: 3/32" = 1'-0"

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1 SECOND FLOOR PLAN
Scale: 1/8" = 1'-0"

READY TO TOUR?

Let's Talk About Your Space

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Spaces are limited — new Class A construction delivering now.

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