

SPACE FOR LEASE IN NEW PUBLIX CENTER

Under Construction | Magnolia St. at Dogwood Dr. (SR 89) | Milton, Florida



- Shopping Center anchored by Publix, with small shop spaces for lease
- Several inline spaces, and two endcap spaces remaining available
- Less than 5 mi from NAS Whiting Field
- One drive-thru capable space remaining
- Located at the signalized intersection of Dogwood Drive (SR 98) & Magnolia Street
- Expected completion date in April 2022
- Just 2 mi North of US Highway 90

Join Publix at Merganser Commons at Dogwood Estates in Milton, Florida. Retail spaces available for lease in new Publix development currently under construction. Located at the signalized intersection of Dogwood Drive and Magnolia Street. Traffic counts on Dogwood Drive are 15,000 as of 2020, 9,100 AADT on Willard Norris Road, and 3,000 AADT on Magnolia Street.

Property has amazing visibility, ease of access and a premium national anchor tenant. Two entrances on Magnolia Street, and one full-access entrance from Dogwood Drive (SR89) provide quick and easy access to the center.



Although Vallas Realty has obtained this information from sources deemed reliable and believes this information to be correct, no representations or warranties are made as to the accuracy or reliability of this information. Estimations of square footage, size or age are approximate. Prices and terms are subject to prior sale, lease, withdrawal, or change at any time without notice.



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SUMMARY INFORMATION

Building 200	
Available Space(s):	±1,400 - ±9,604 SF
Building 300	
Available Space(s):	±1,400 - ±4,750 SF
Shopping Center GLA:	66,921 SF
Zoning:	Commercial
2020 Traffic Counts:	15,000 AADT @ SR 89 9,100 @ Willard Norris Rd. 3,000 AADT @ Magnolia St.
Estimated Completion:	Summer 2022

SANTA ROSA COUNTY MARKET

The City of Milton is the county seat of Santa Rosa County, Florida, and is part of the Pensacola Metropolitan Statistical Area. The City of Milton is among the oldest cities in Florida, incorporated in 1844. Santa Rosa County sits in one of the most active air traffic zones in the world, surrounded by military aviation installations and growing commercial operations. The area’s proximity to military-related IT research, development and testing has created an emerging cluster of IT and aerospace companies.

Nearby NAS Whiting Field serves a population of over 1,700 Active-Duty personnel, approximately 2,400 family members and 9,400 retirees. There are 238 civilian employees, 100 non-appropriated funded employees, and 851 contract employees. NAS Whiting Field is home to the largest air wing in the U.S. Navy and produces 100% of all Navy, Marine Corps and Coast Guard helicopter pilots. In 2021, NAS Whiting Field was named Best Small Base in the Navy and awarded the 2021 Installation Excellence Award.

For three consecutive years, Florida has been ranked in the top 10 best in the country for aerospace manufacturing attractiveness by Pricewaterhouse-Coopers. Florida’s \$52 billion military and defense-related industries are the state’s third top economic sector. It tops the list in Santa Rosa County.



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Building 200 Rendering and Floor Plan



RETAIL SPACES FOR LEASE | DOGWOOD DR @ MAGNOLIA ST | MILTON, FLORIDA



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Building 300 Rendering and Floor Plan



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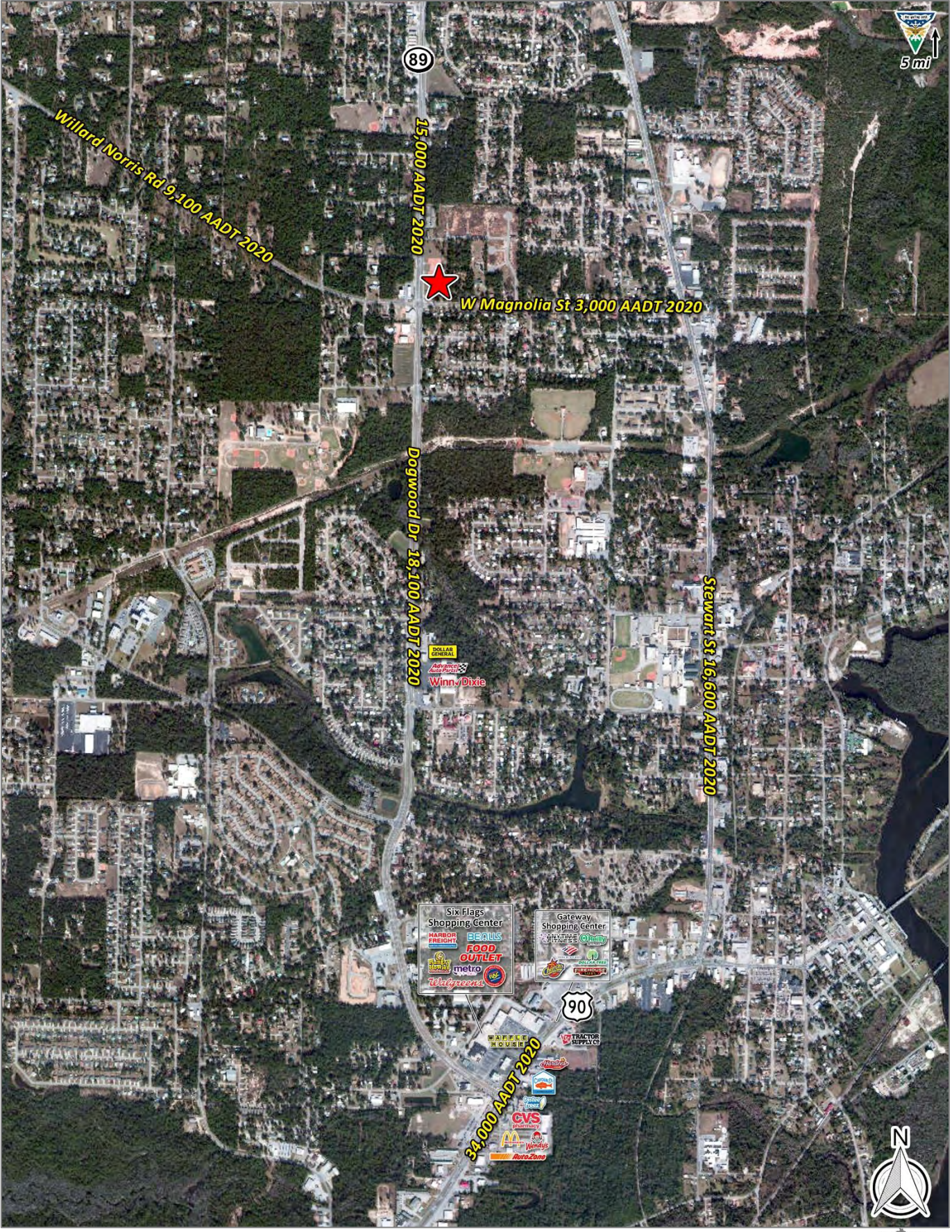


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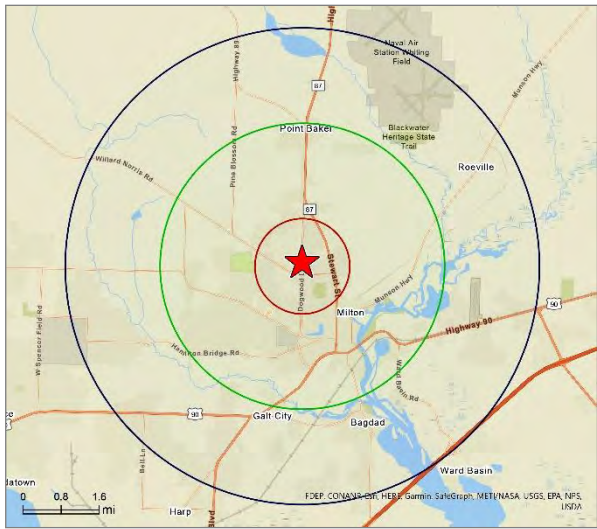
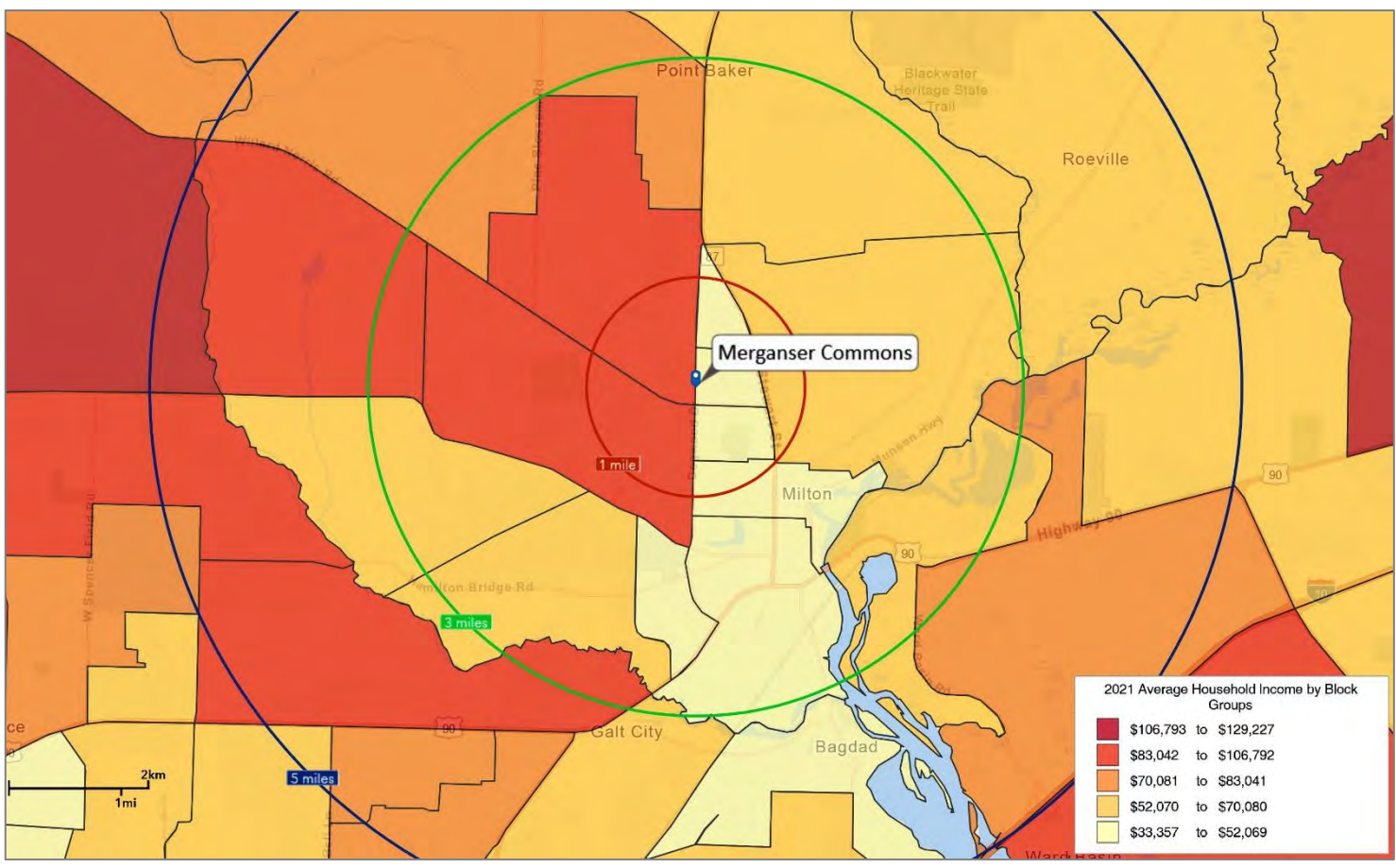
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Average Household Income Heat Map and Demographics

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2021 Demographic Information	1 mi	3 mi	5 mi
Population	5,085	19,173	34,666
Median Age	37.2	39.7	39.8
Largest Median Age Group	35-44	25-34	25-34
Annual Population Growth Projection for 2021-2026	1.16%	1.22%	1.41%
Daytime Population	5,312	23,962	44,689

Households & Income	1 mi	3 mi	5 mi
Total Households	2,356	10,064	18,673
Average Household Size	2.65	2.50	2.58
Average Household Income	\$58,554	\$66,731	\$70,231

Housing & Value	1 mi	3 mi	5 mi
Owner Occupied Houses	66.5%	55.2%	56.7%
Renter Occupied Houses	23.1%	23.9%	25.8%
Median Home Value	\$268,964	\$251,262	\$255,783



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