

# SPACE FOR LEASE IN NEW PUBLIX CENTER

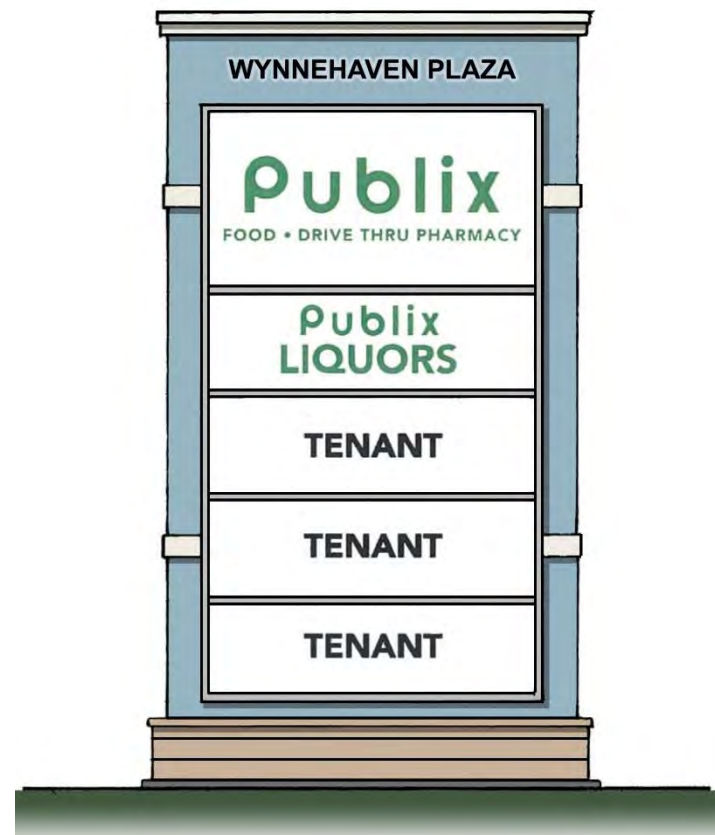
Under Construction | 10040 Navarre Pkwy (Highway 98) | Wynnehaven, FL



- Shopping Center anchored by Publix, with shop spaces available for lease
- Area retailers include Walmart Supercenter, Dollar General, McDonald's and many other retailers and restaurants
- Also includes lease space in a pad building
- Located at the intersection of Highway 98 & Rosewood Drive in Navarre, Florida
- Traffic Counts in front of site are 43,000 cars per day as of 2020

Retail spaces available for lease in new Publix development in Wynnehaven Beach / Navarre, Florida. Located at the signalized intersection of Highway 98 and Rosewood Avenue, traffic counts at the site are 43,000 as of 2020.

Property has amazing visibility, ease of access and a premium national anchor tenant. Two entrances on Highway 98 (Navarre Parkway), and one entrance from Rosewood Drive provide quick and easy access to the center from Santa Rosa County's most traveled thoroughfare.



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## SUMMARY INFORMATION

Retail Space:	±1,400-±9,000 SF
Pad Building:	±4,800 SF
Curb Cuts:	1 on Highway 98 1 on Rosewood Ave
2020 Traffic Counts:	43,000 VPD on Hwy 98
Ground Breaking:	August 2021
Zoning:	Commercial
Anchor Tenants:	Publix
NNN Expenses:	\$7.00 PSF
Lease Rates:	
Inline Spaces:	\$34.00 PSF
Pad Bldg:	\$36.00 PSF

## SANTA ROSA COUNTY MARKET

Navarre is a coastal city located in Santa Rosa County, in the Pensacola metropolitan area, in the state of Florida. It is a major bedroom community for mostly U.S. military personnel, federal civil servants, local population, retirees and defense contractors.

Navarre has grown from being a small town of around 1,500 in 1970 to a town with a population estimated at 44,876 as of 2019. With an estimated 1.9% population growth through 2025, Santa Rosa is the eighth fastest growing population in Florida. Navarre is the most populated community in Santa Rosa County, with a population of approximately 45,000 residents. Santa Rosa County also has the 4th highest median household income in the state.

Santa Rosa County boasts a workforce of over 70,000 people. Including adjacent counties brings the workforce to over 300,000.

For three consecutive years, Florida has been ranked in the top 10 best in the country for aerospace manufacturing attractiveness by PricewaterhouseCoopers. 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.

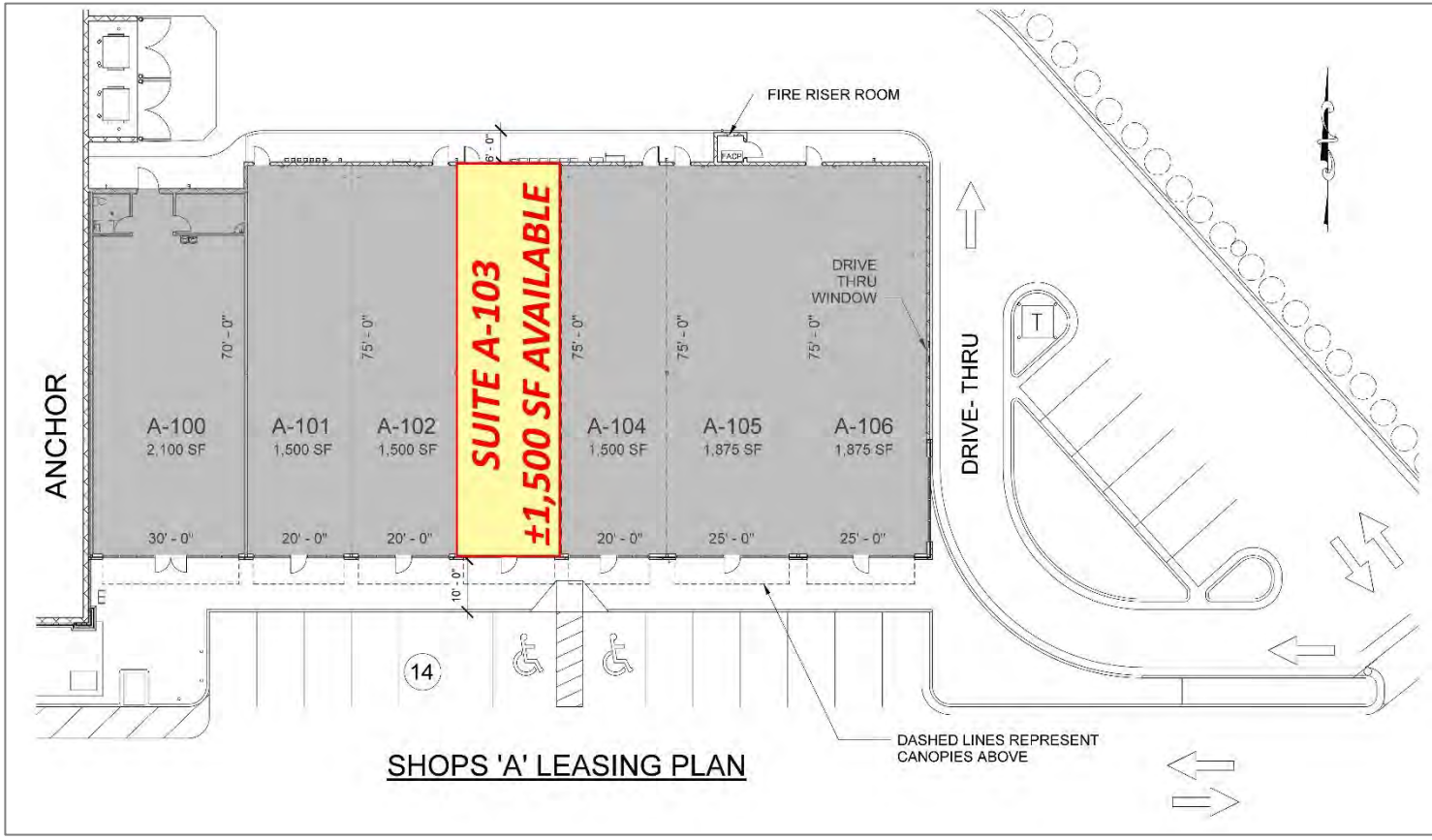
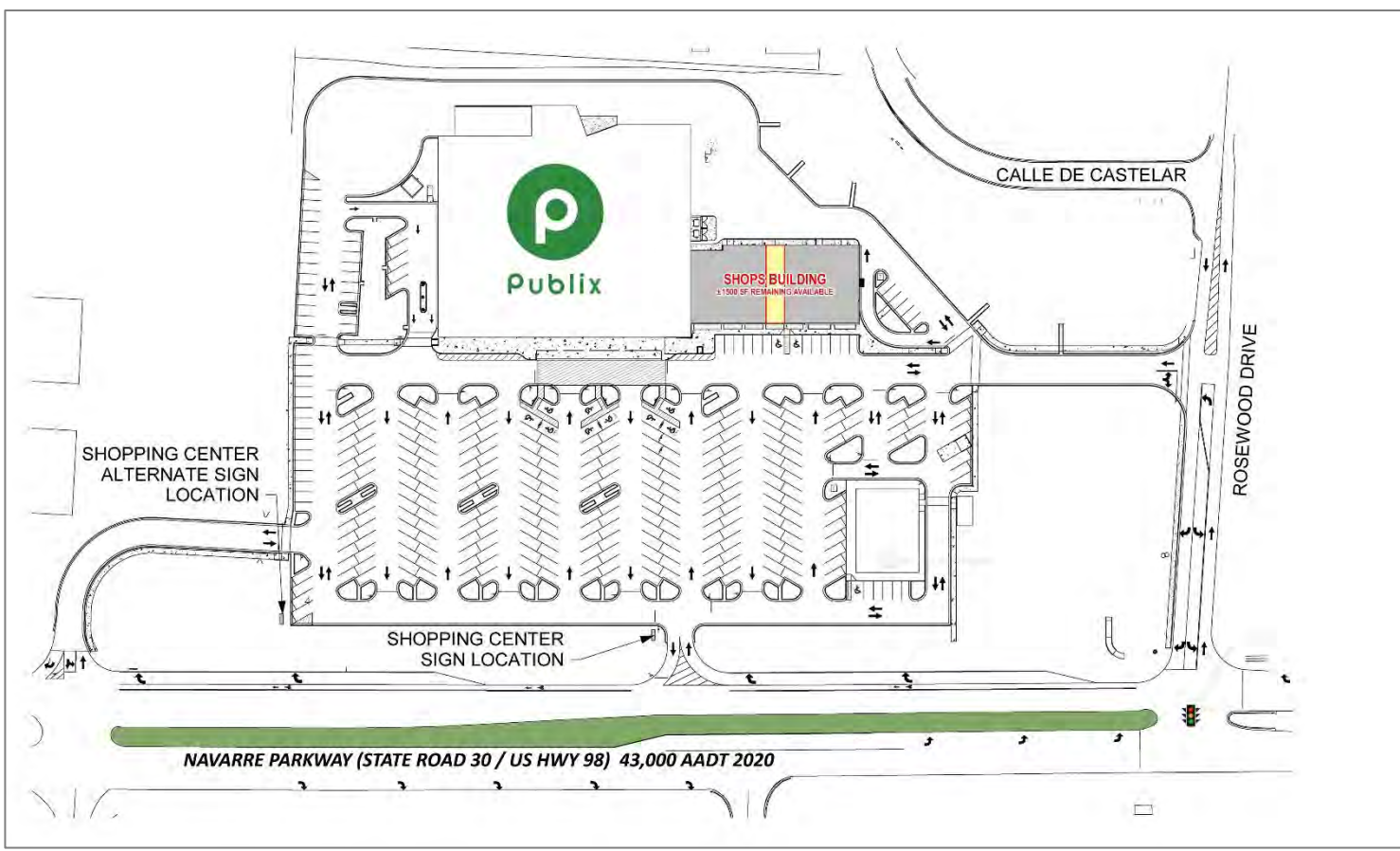
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# Site Plan and Small Shops Floor Plan

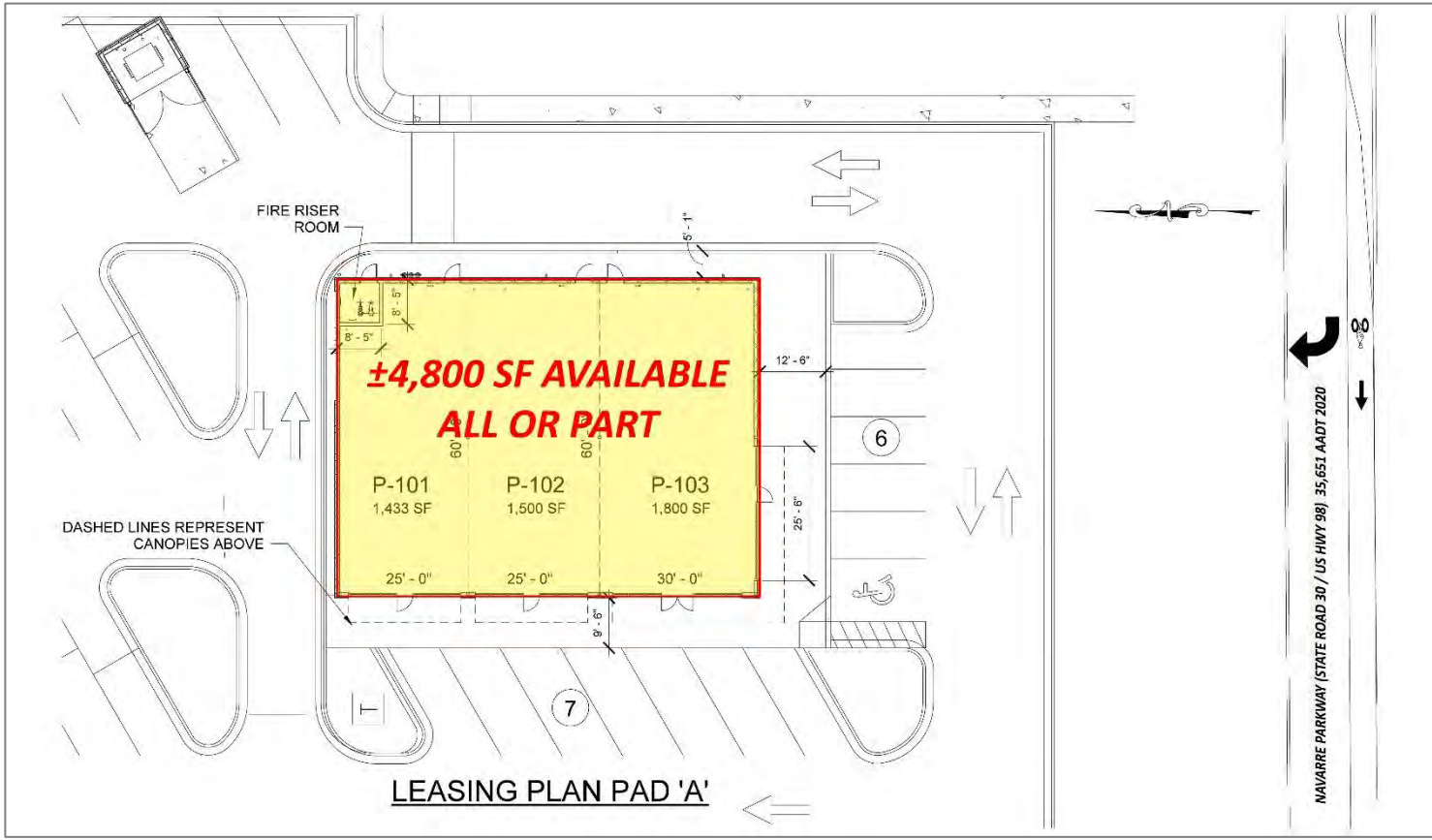
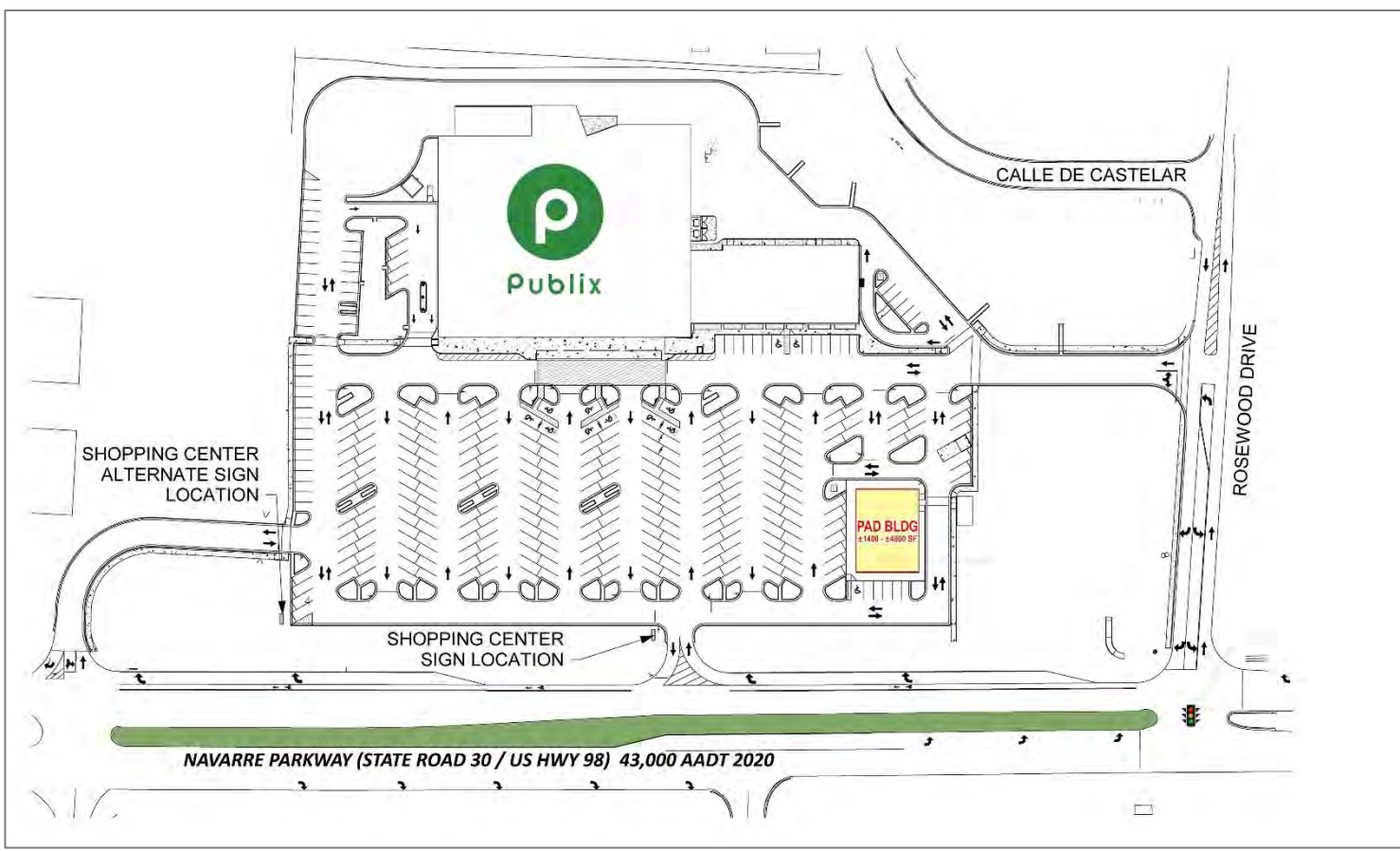
RETAIL SPACES FOR LEASE | NAVARRE PARKWAY / HWY 98 | NAVARRE, FLORIDA



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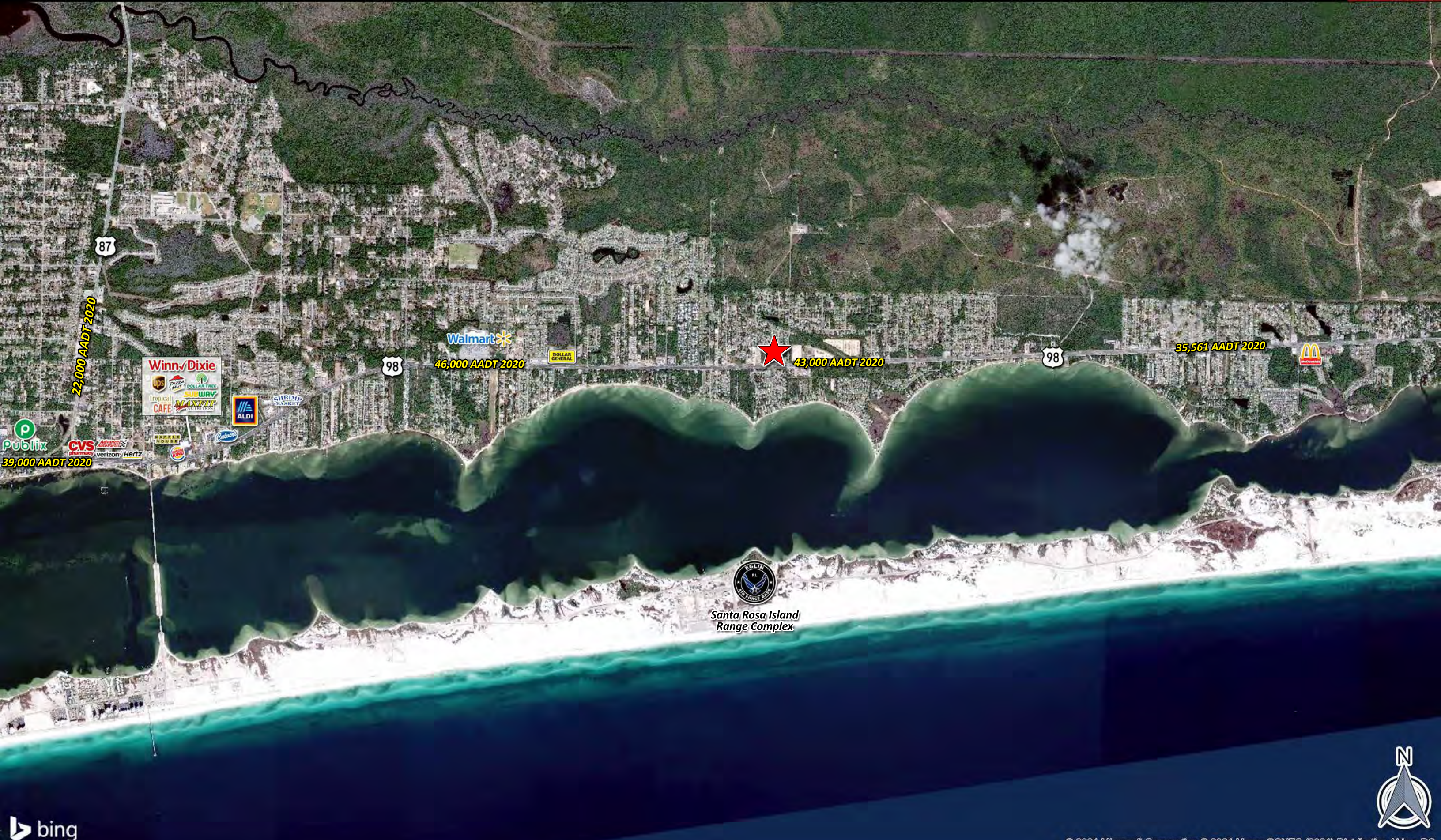
# Site Plan and Pad Building Floor Plan

RETAIL SPACES FOR LEASE | NAVARRE PARKWAY / HWY 98 | NAVARRE, FLORIDA



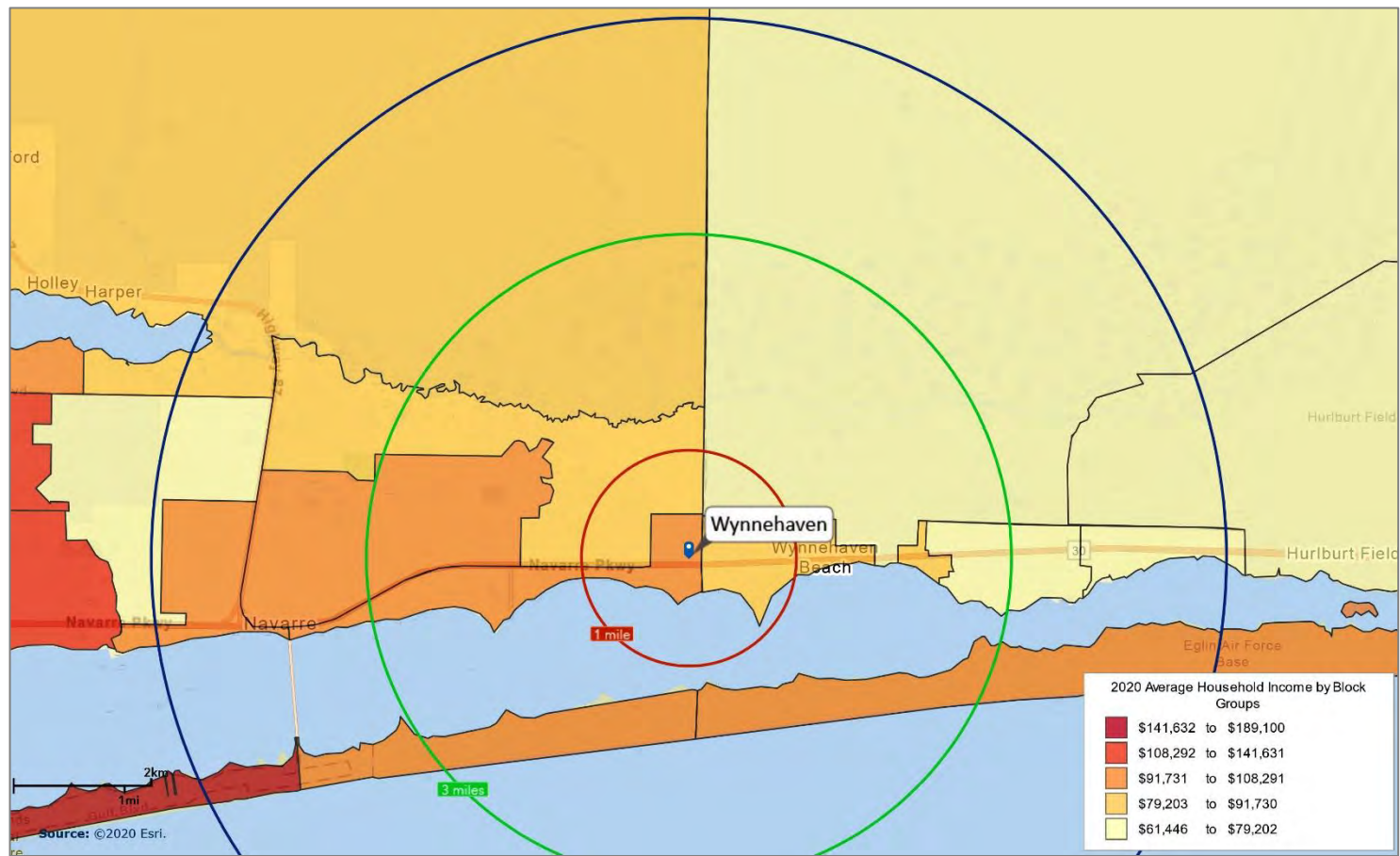
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# Average Household Income Heat Map and Drive-Time Demographics

RETAIL SPACES FOR LEASE | NAVARRE PARKWAY / HWY 98 | NAVARRE, FLORIDA



2021 Drive-Time Demographics	5 Minutes	10 Minutes	15 Minutes
Population	9,845	24,424	49,141
Median Age	39.1	36.8	37.6
Largest Median Age Group	35-44	25-34	25-34
Annual Population Growth Projection for 2021-2026	1.41%	1.50%	1.50%
Daytime Population	7,185	19,734	44,814

Households & Income	5 Minutes	10 Minutes	15 Minutes
Total Households	3,780	9,267	18,785
Average Household Size	2.60	2.61	2.58
Average Household Income	\$89,753	\$85,768	\$84,004

Housing & Value	5 Minutes	10 Minutes	15 Minutes
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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# 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.



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**SUMMARY INFORMATION**

<b>Building 200</b>	
Available Space(s):	±1,400 - ±9,604 SF
<b>Building 300</b>	
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:	April 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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BRANCH

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Sarabeth Lewis | 3340 Peachtree Road NE, Suite 2775 • Atlanta, GA 30326 | 404.832.8939 • 727.744.9977 | slewis@branchprop.com

# Building 300 Rendering and Floor Plan



**BUILDING 300**  
**±1400-±4750 SF**  
**AVAILABLE**

Drive-Thru



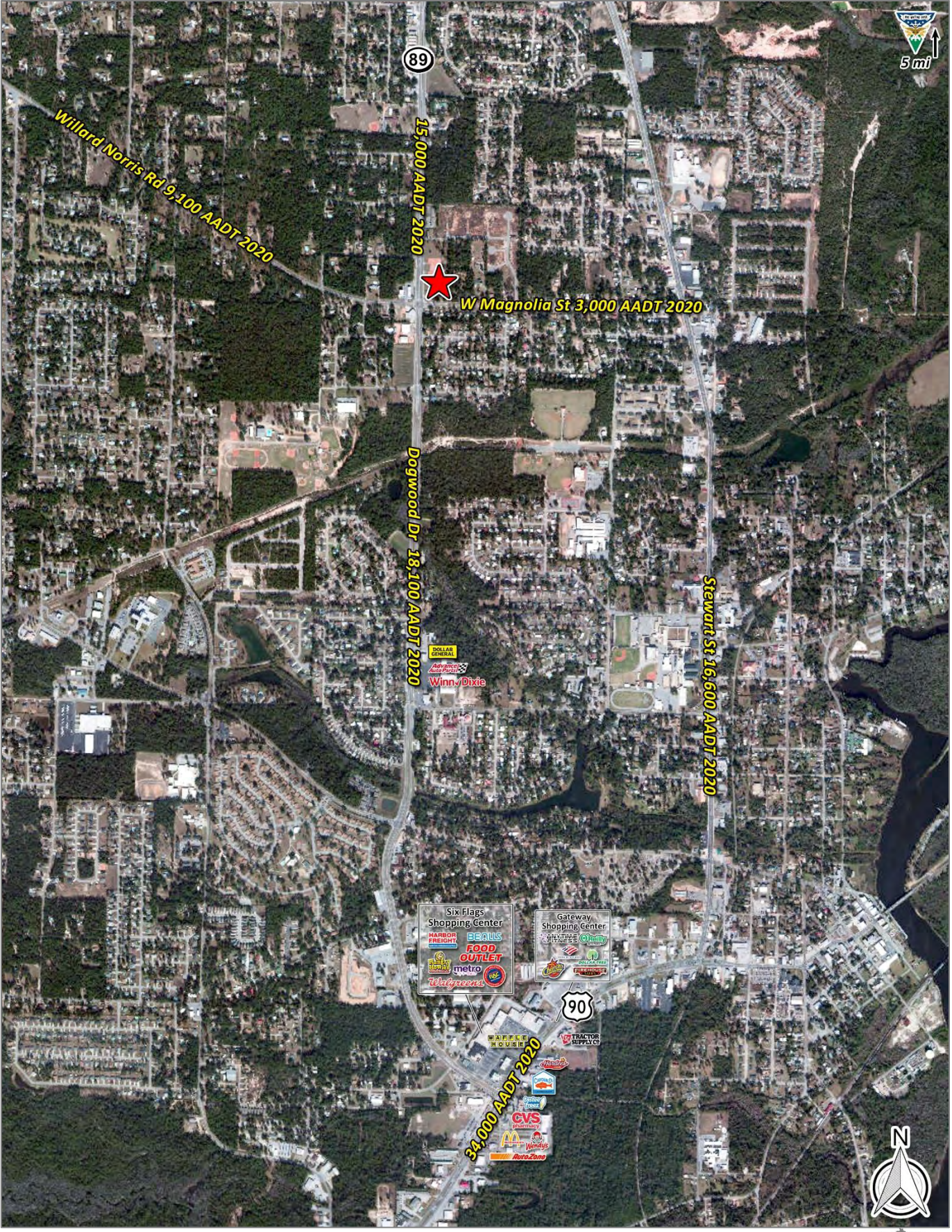
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RETAIL SPACES FOR LEASE | DOGWOOD DR @ MAGNOLIA ST | MILTON, FLORIDA

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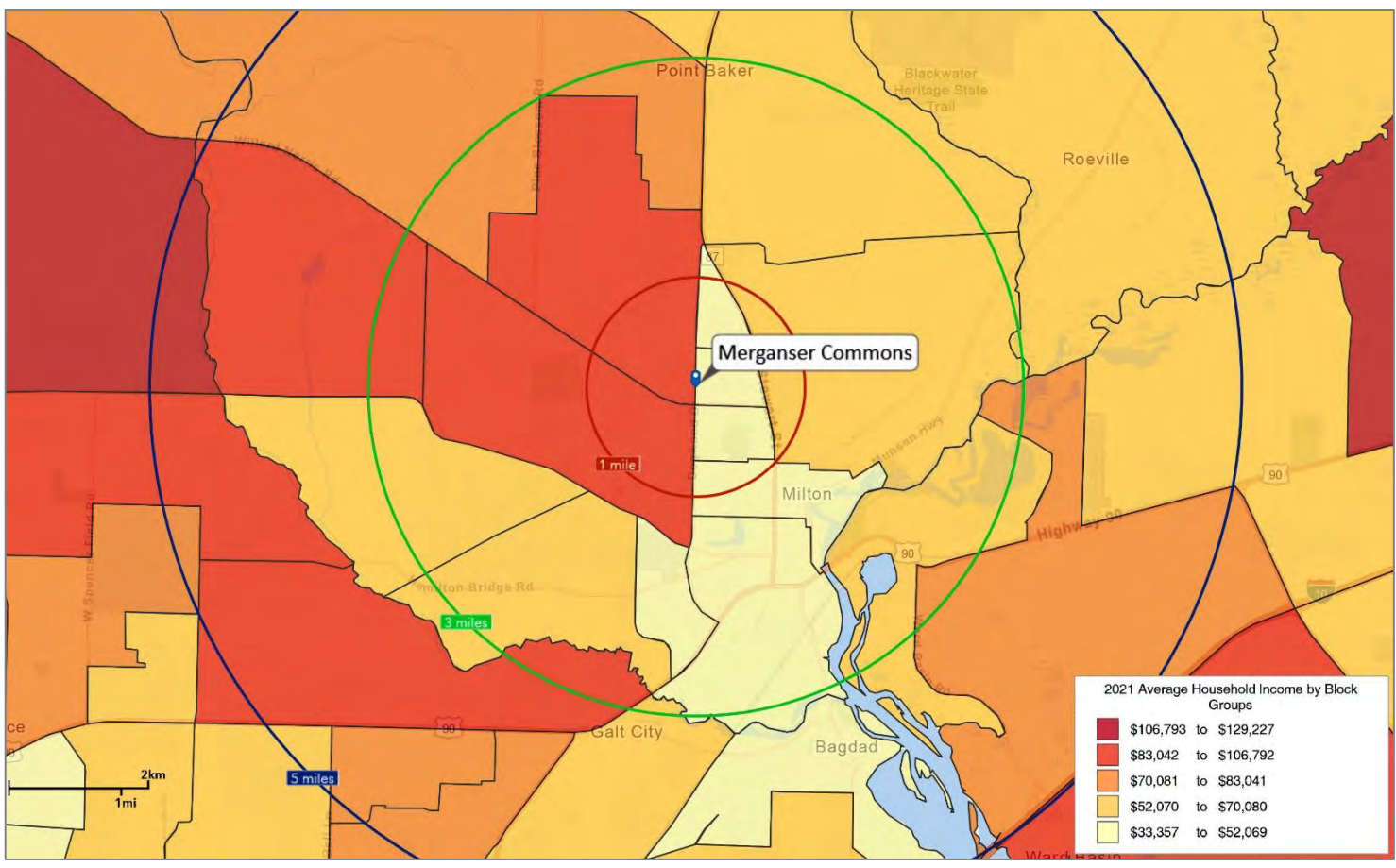
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# Average Household Income Heat Map and Demographics

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



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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