

# SPACE FOR LEASE IN NEW PUBLIX CENTER

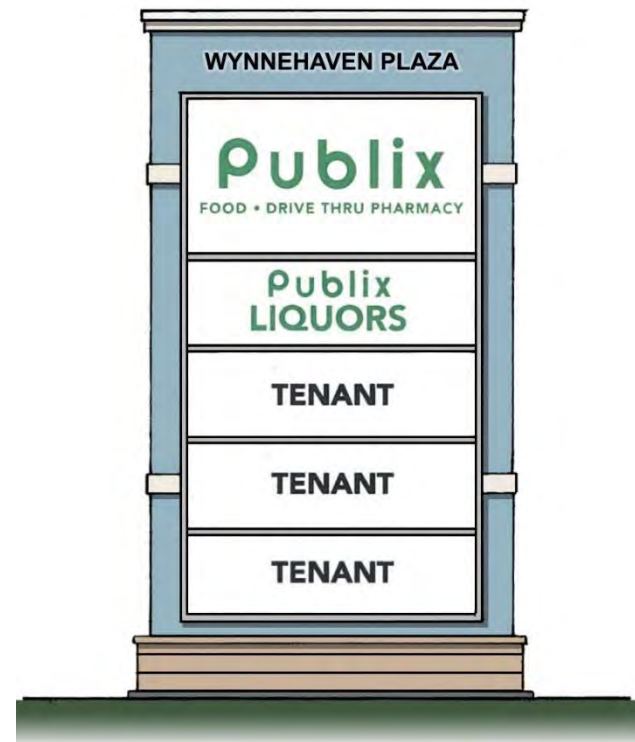
Under Construction | Navarre Pkwy (Highway 98) | Wynnehaven, FL



- 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.



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.





## SUMMARY INFORMATION

Retail Space:	±1,500-±6,750 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
Turnover:	Summer 2022
Zoning:	Commercial
Anchor Tenants:	Publix
NNN Expenses:	Estimated \$6.00 PSF
Lease Rates:	
Inline Spaces:	Inquire with Broker
Pad Bldg:	Inquire with Broker

## 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.

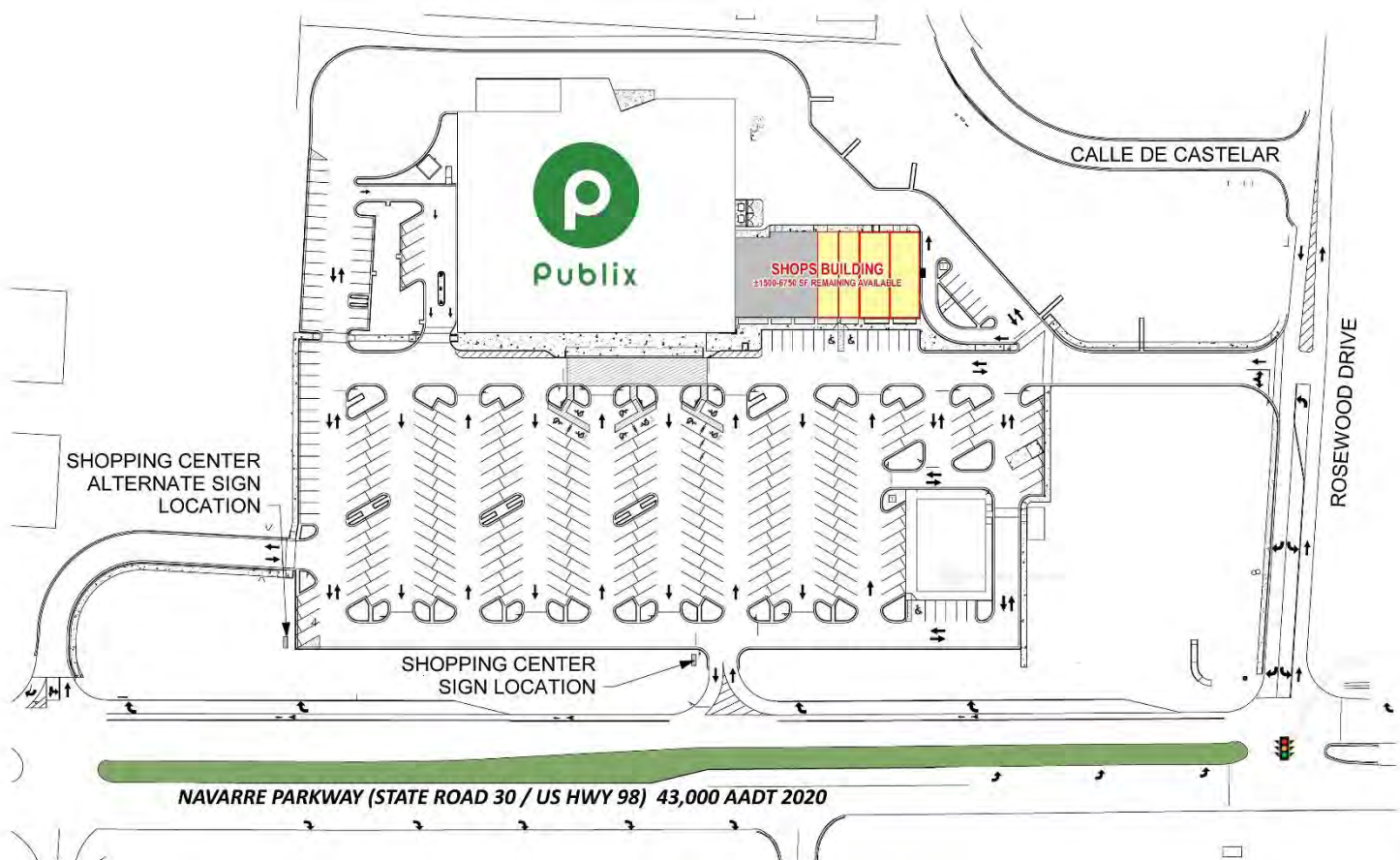


Although Vallas Realty has obtained this information from sources deemed reliable and believes this information to be correct, no representations or warranties are made as to the accuracy or reliability of this information. Estimations of square footage, size or age are approximate. Prices and terms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



# Site Plan and Small Shops Floor Plan

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



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.

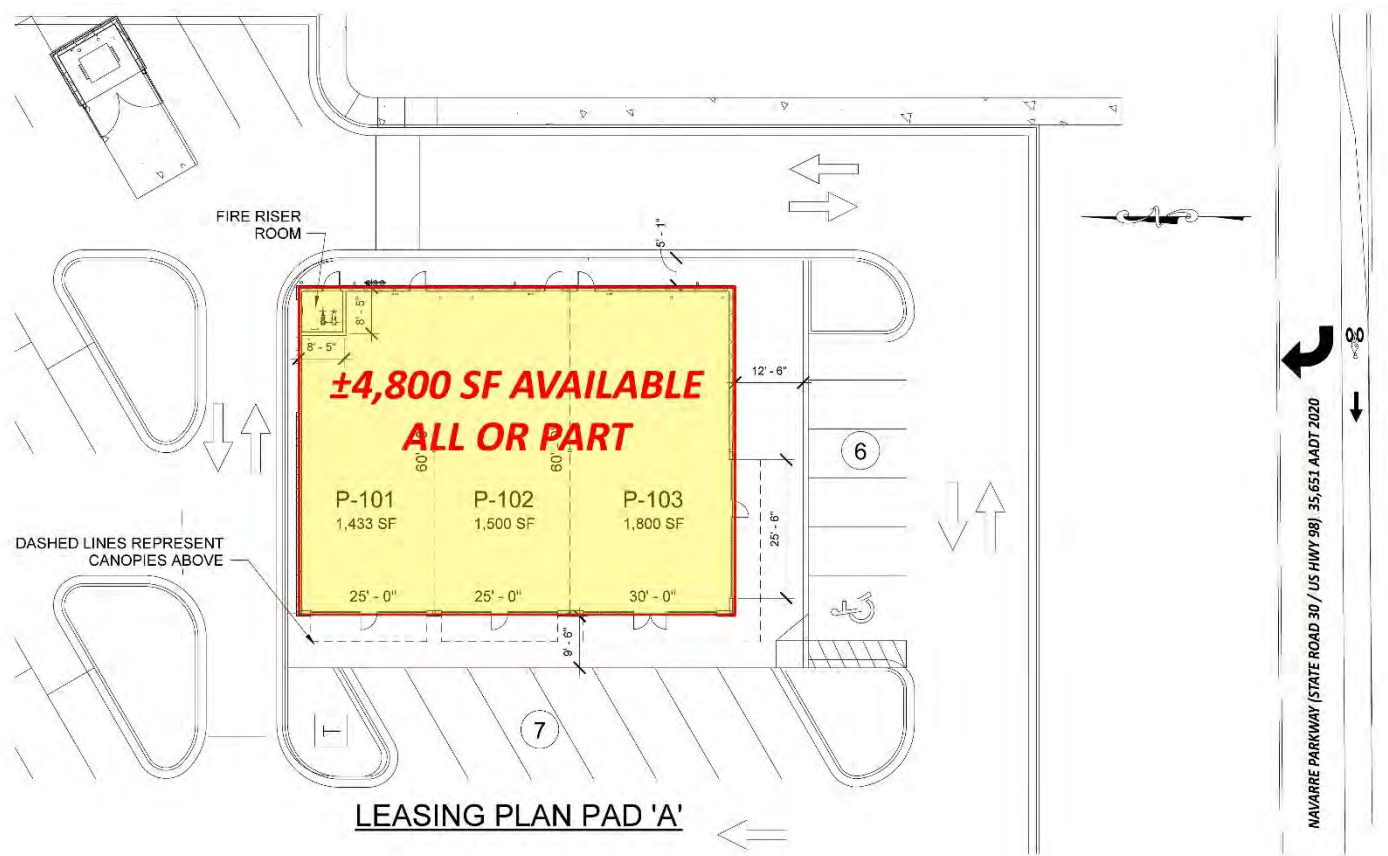
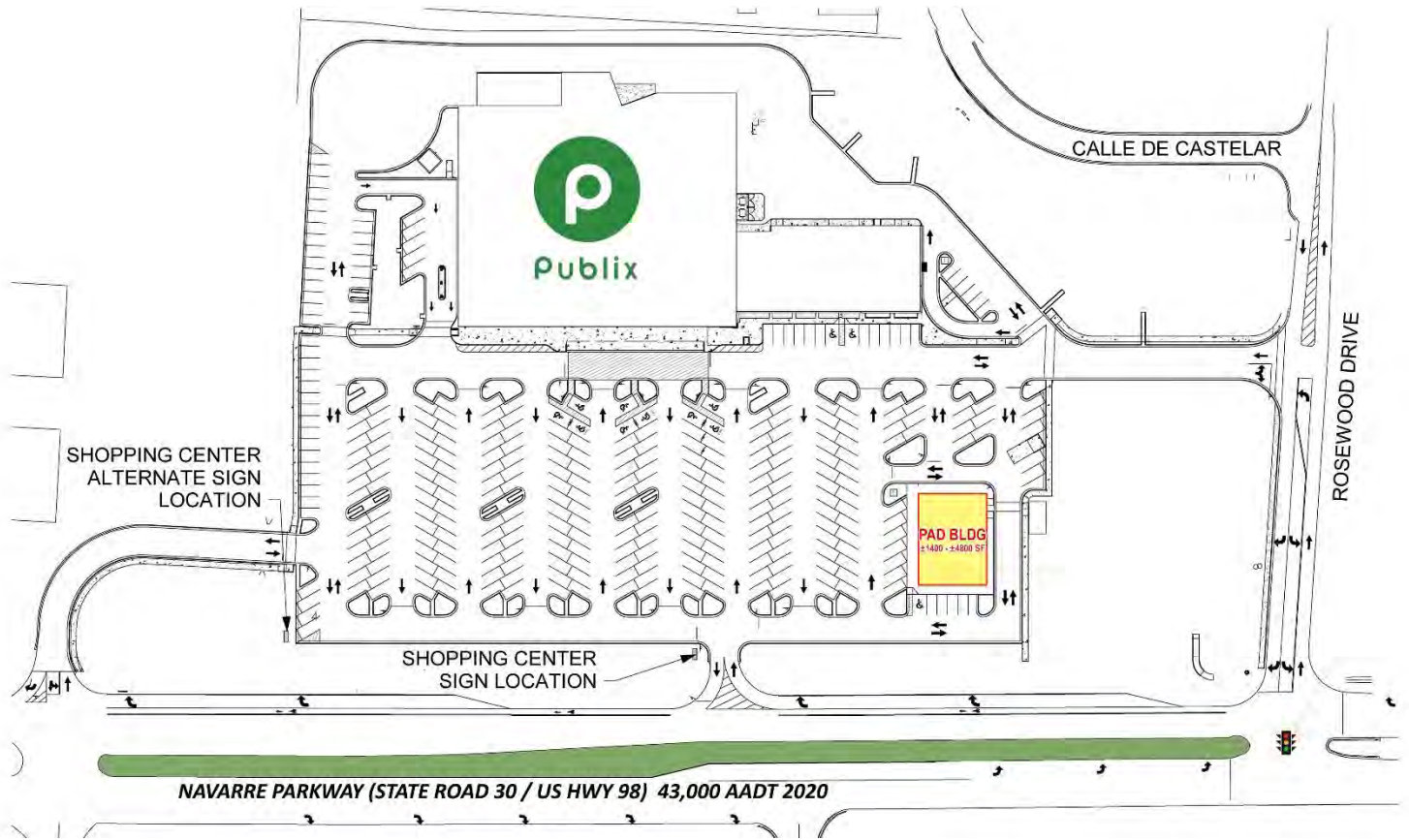


Robert H. Cook, CCIM • 251.367.2970 • robert@vallasrealty.com | Kenny Nichols • 251.654.2989 • kenny@vallasrealty.com

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

# Site Plan and Pad Building Floor Plan

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



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.



Robert H. Cook, CCIM • 251.367.2970 • robert@vallasrealty.com | Kenny Nichols • 251.654.2989 • kenny@vallasrealty.com

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



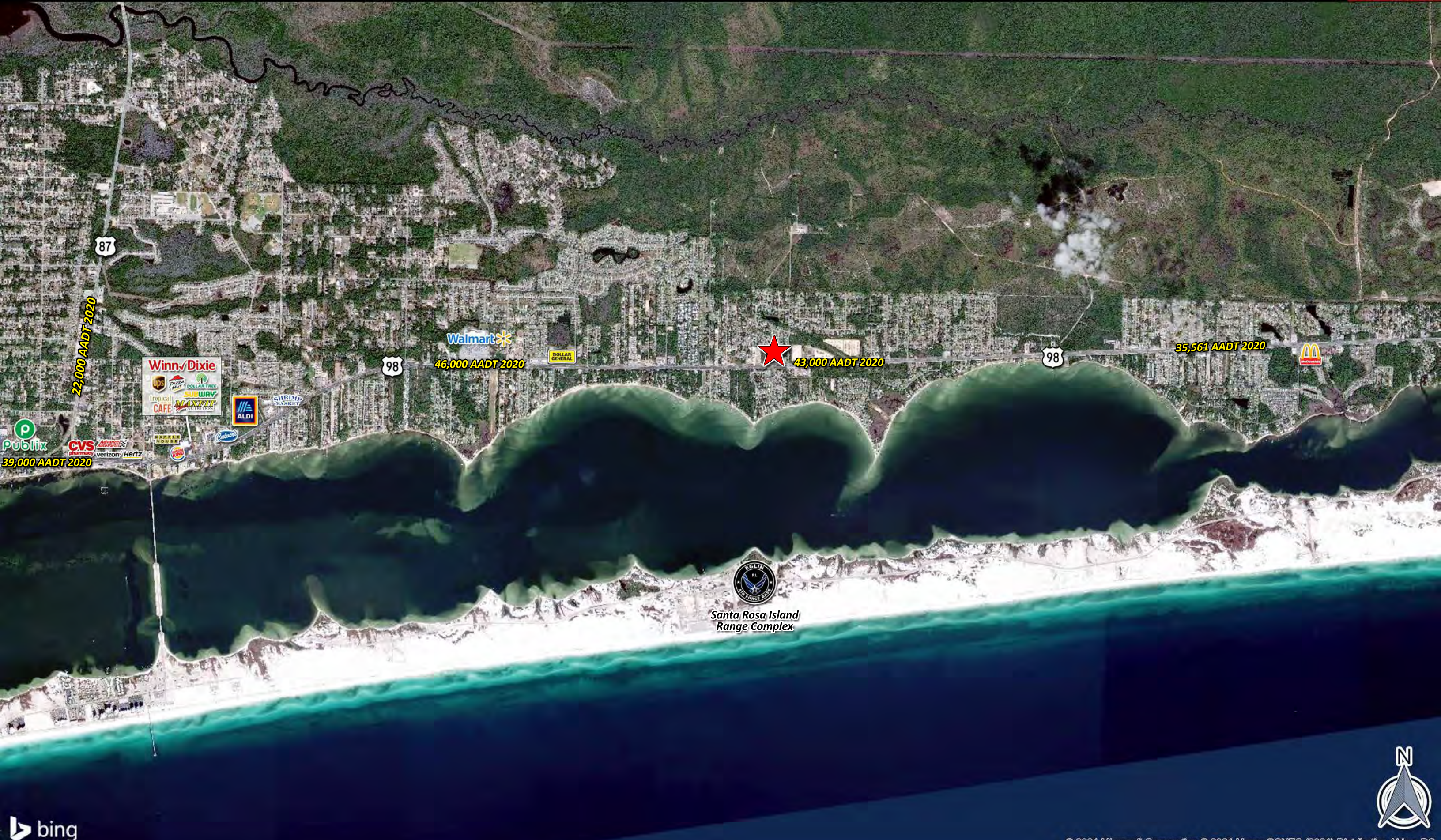
**VALLAS REALTY, INC.**

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.

**BRANCH**

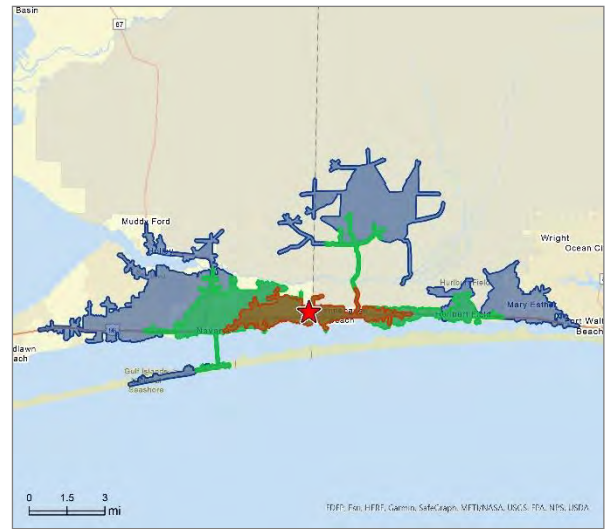
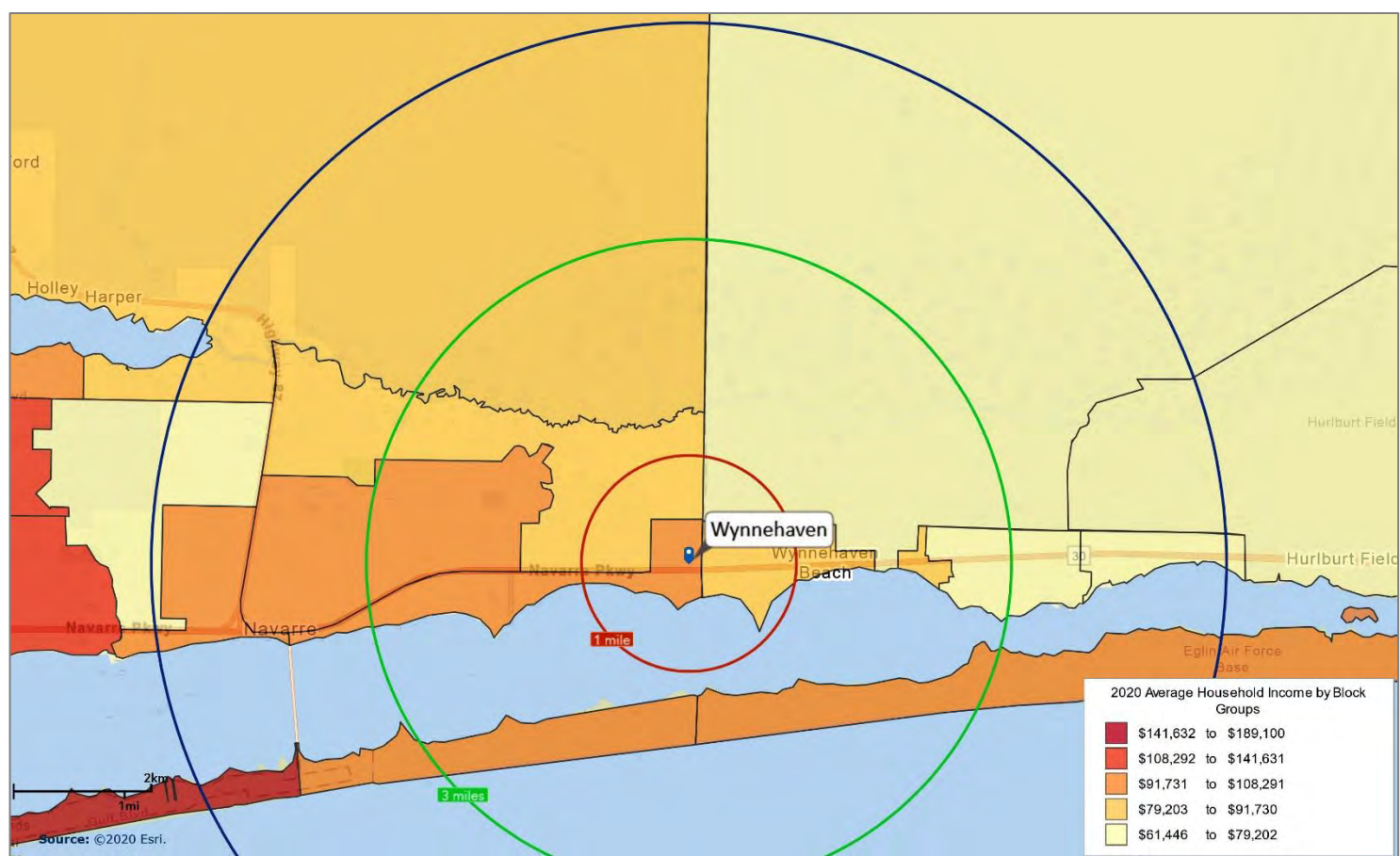
Robert H. Cook, CCIM • 251.367.2970 • robert@vallasrealty.com | Kenny Nichols • 251.654.2989 • kenny@vallasrealty.com

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



# 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



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.



Robert H. Cook, CCIM • 251.367.2970 • robert@vallasrealty.com | Kenny Nichols • 251.654.2989 • kenny@vallasrealty.com

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