

Wynnehaven Plaza



Property Features

60,262 SF Publix
Anchored Center

Center Built in
2023

Hard-Corner,
Lighted Intersection

Approx. 48,000
Cars Per Day

10040 NAVARRE PKWY.
NAVARRE FL

NAIPensacola

Publix Anchored Neighborhood Center

PROPERTY VIDEO



Suite 105

Suite 105 offers 2,400 SF and was fully renovated in 2023 into a beautifully finished, turn-key medical office suite.

Suite Features

Suite 105 comprises 2,400 SF of exceptionally well-appointed, turn-key medical office space that was thoughtfully renovated in 2023 for modern medical and healthcare operations. The suite features a beautiful reception and waiting area, 7 exam rooms with built-in cabinetry, a procedure room, owner's office, practice manager's office, and breakroom, all arranged within an efficient and highly functional floor plan. A substantial built-in front reception workstation provides capacity for up to 5 staff members, while additional workstations positioned throughout the suite enhance workflow efficiency and day-to-day convenience. With upscale finishes, a sophisticated professional presentation, and a layout designed for immediate usability, this immaculate suite is an outstanding opportunity for medical, wellness, aesthetic, or specialty practice users seeking a polished presence in the heart of Navarre.

Lease Information

LEASE RATE	\$30 PSF
LEASE TYPE	NNN
NNN FEE	\$8.80 PSF
SUITE SIZE	2,400 SF +/-
TERM	3-5 YR

For more information

Jenny Pittman

Commercial Broker Associate

e: jpittman@naipensacola.com

m: 1 850 207 7900

Tina Tortomase

Commercial Sales Associate

e: ttortomase@naipensacola.com

m: 1 850 384 5818



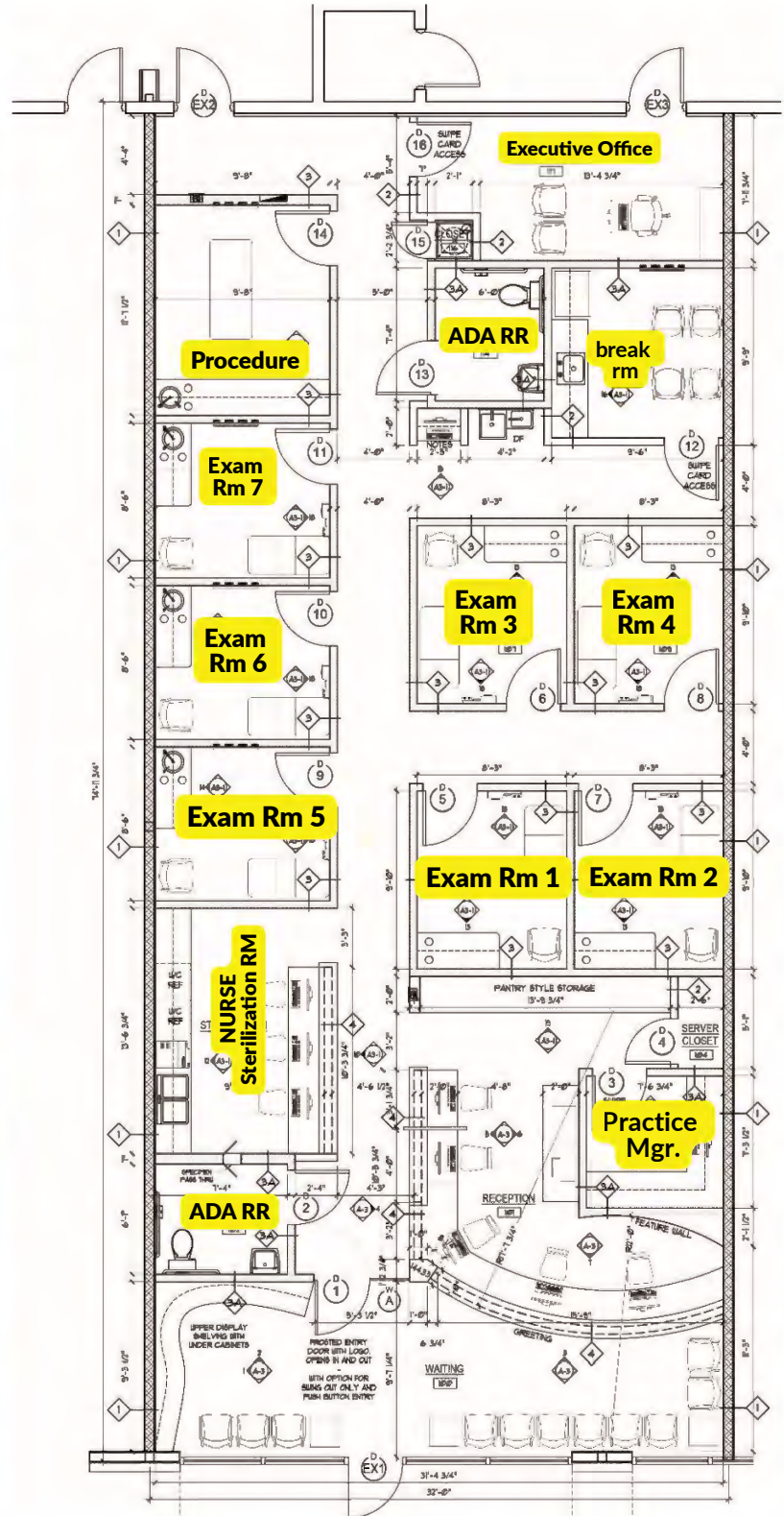
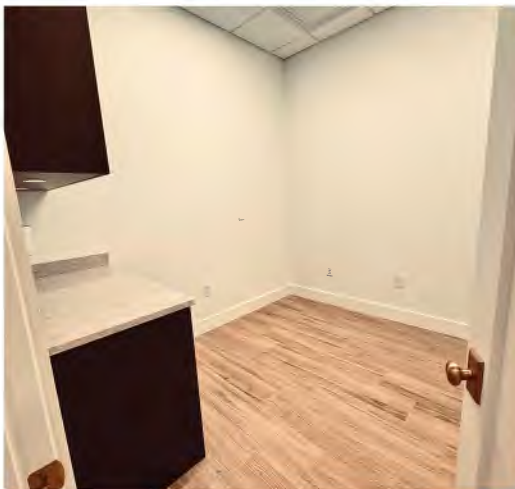
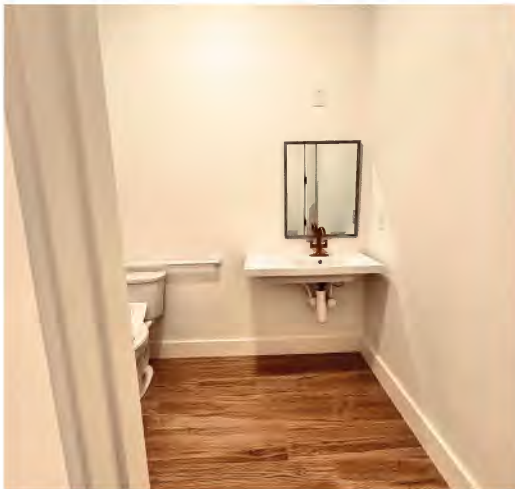
Suite 105

FULLY RENOVATED IN 2023 INTO A BEAUTIFULLY FINISHED, TURN-KEY MEDICAL OFFICE SUITE.



Suite 105

THIS IMMACULATE SPACE FEATURES A DEDICATED RECEPTION AND WAITING AREA, 7 EXAM ROOMS, PROCEDURE ROOM, OWNER'S OFFICE, PRACTICE MANAGER OFFICE, AND BREAKROOM.



Suite 104

Suite 104 - 1,500 SF
Open Concept Retail



Suite Features

Suite 104 offers 1,500 SF of highly functional retail / restaurant space within the Publix-anchored Wynnehaven at Wynnehaven Beach center. Previously operated as a restaurant concept, the suite was configured with seating for 7 four-top tables plus 8 counter-height stools, creating an efficient and inviting dine-in layout. The kitchen is positioned open to the dining area in a grill-style format, allowing for excellent customer engagement and visibility into the service line. The space also includes two ADA-compliant restrooms and a large rear storage room ideal for supplies, inventory, or back-of-house support. This versatile suite is well suited for restaurant, café, specialty food, retail, or upscale salon users seeking strong presence, natural light, and excellent access in one of Navarre's most active commercial corridors.

Lease Information

LEASE RATE	\$3,375 per mo
LEASE TYPE	NNN
NNN FEE	\$1,100 per mo.
SUITE SIZE	1,500 SF +/-
TERM	3-5 YR

For more information

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e: jpittman@naipensacola.com

m: 1 850 207 7900

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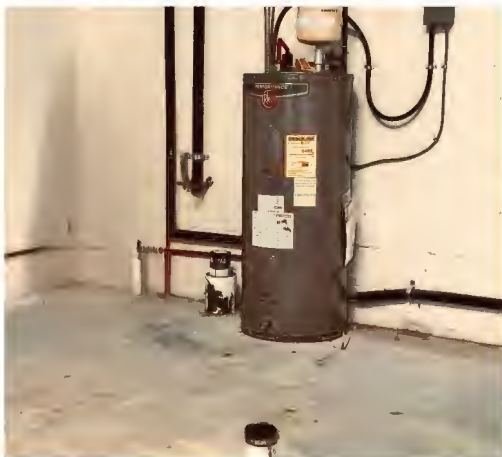
e: ttortomase@naipensacola.com

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Suite 104

SUITE 104: 1,500 SF FORMER RESTAURANT SPACE
IDEAL FOR RESTAURANT, SALON, OR RETAIL



Business Exposure

Tenants benefit from building signage and signage on Highway 98, exposure to approximately 48,000 cars per day, and convenient to-the-door parking within a thoughtfully designed parking field offering excellent internal flow.



Wynnehaven Shopping Plaza

The center totals approximately 60,262 SF on 9.528 acres, is zoned HCD (Highway Commercial Development), and boasts an impressive 658 feet of frontage along one of Navarre's most active commercial corridors.

Wynnehaven is anchored by Publix and supported by a strong mix of complementary co-tenants including Publix Liquors, Beignets and Brews, El Jalisco Mexican Grill, Lavish Nail & Spa, and Qwik Pack and Ship, helping drive repeat traffic and daily consumer activity. Surrounded by a growing residential base, strong incomes, and an affluent coastal demographic profile, this location offers an outstanding opportunity for restaurant, retail, medical, beauty, wellness, and service-oriented users seeking premier space in the heart of Navarre.



TENANT LEGEND		
SUITE	TENANT	SQ. FT.
ANCHOR	Publix	48,387
A-100	Publix Liquors	2,100
A-101	Lavish Nails	3,000
A-103	Qwik Pack & Ship	1,500
A-104	AVAILABLE	1,500
A-105	AVAILABLE	2,400
A-106	Beignets & Brew	1,375
BLDG A		60,262
P-101	El Jalisco	4,733
BLDG P		4,733
TOTAL		64,995



NAVARRE PARKWAY (STATE ROAD 30, US HIGHWAY 98)

48,000 CPD

WYNNEHAVEN PLAZA



Demographic Support

The surrounding trade area continues to demonstrate strong fundamentals for commercial users, with a 15-minute population of 41,722, 15,940 households, and a daytime population of 35,592. Population growth is projected to continue through 2029, reaching annual growth rates of up to 1.20%, while median household incomes remain strong across the drive-time area. The market is further supported by high rates of homeownership and average home values exceeding \$423,000 within 15 minutes, reinforcing the area's stability and purchasing power

Wynnehaven Shopping Center

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