



Suite
216

Final Available Retail Suite in
Publix-Anchored
Merganser Commons

Suite 216 is the final available retail suite at Merganser Commons at Dogwood Estates, a premier 61,813 SF Publix-anchored center in Milton, Florida.



PROPERTY
Highlights

- Final available suite at Merganser Commons at Dogwood Estates
- Located within a premier ±74,412 SF Publix-anchored neighborhood center
- Strong tenant mix of national, regional, and local retailers
- Co-tenancy anchored by Publix, driving consistent daily customer traffic
- ±1,400 SF former Scoops Ice Cream suite
- Bright, open, customer-facing layout with strong experiential retail potential
- Positioned to benefit from Publix-driven traffic, repeat customer visits, and established shopping patterns
- Strong visibility and access at Dogwood Drive/SR 89 and Magnolia Street

Suite 216

5830 Dogwood Drive

Former Scoops Ice Cream Suite Available at
Merganser Commons



Final Retail Opportunity

Suite 216 is the final remaining retail opportunity at Merganser Commons at Dogwood Estates, a premier Publix-anchored center in Milton, Florida. Formerly occupied by Scoops Ice Cream, the $\pm 1,400$ SF suite offers a bright, open, customer-facing layout with several existing improvements already in place.

The space features an exposed ceiling, expansive glass storefront, upgraded flooring, suspended decorative lighting, recessed can lighting, high-ceiling fluorescent lighting, and a remaining counter frame that could be adapted for a new food, beverage, dessert, boutique retail, service, or experiential concept. The colorful former sweets-shop buildout creates a lively backdrop while offering flexibility for a new tenant to refresh the space around their brand.

Positioned within a high-traffic Publix-anchored neighborhood center, Suite 216 is especially well-suited for users that benefit from consistent daily customer flow, repeat visits, and grocery-anchor visibility.

Lease Information

LEASE RATE	\$27 PSF / \$3,150 mo
LEASE TYPE	NNN
NNN FEE	\$997.50mo (\$8.55 PSF)
Base + NNN	\$4,147.50 per mo
SUITE SIZE	1,400 SF +/-
TERM	3-5 YR



Jenny Pittman

Commercial Broker Associate

e: jpittman@naipensacola.com
m: 1 850 207 7900

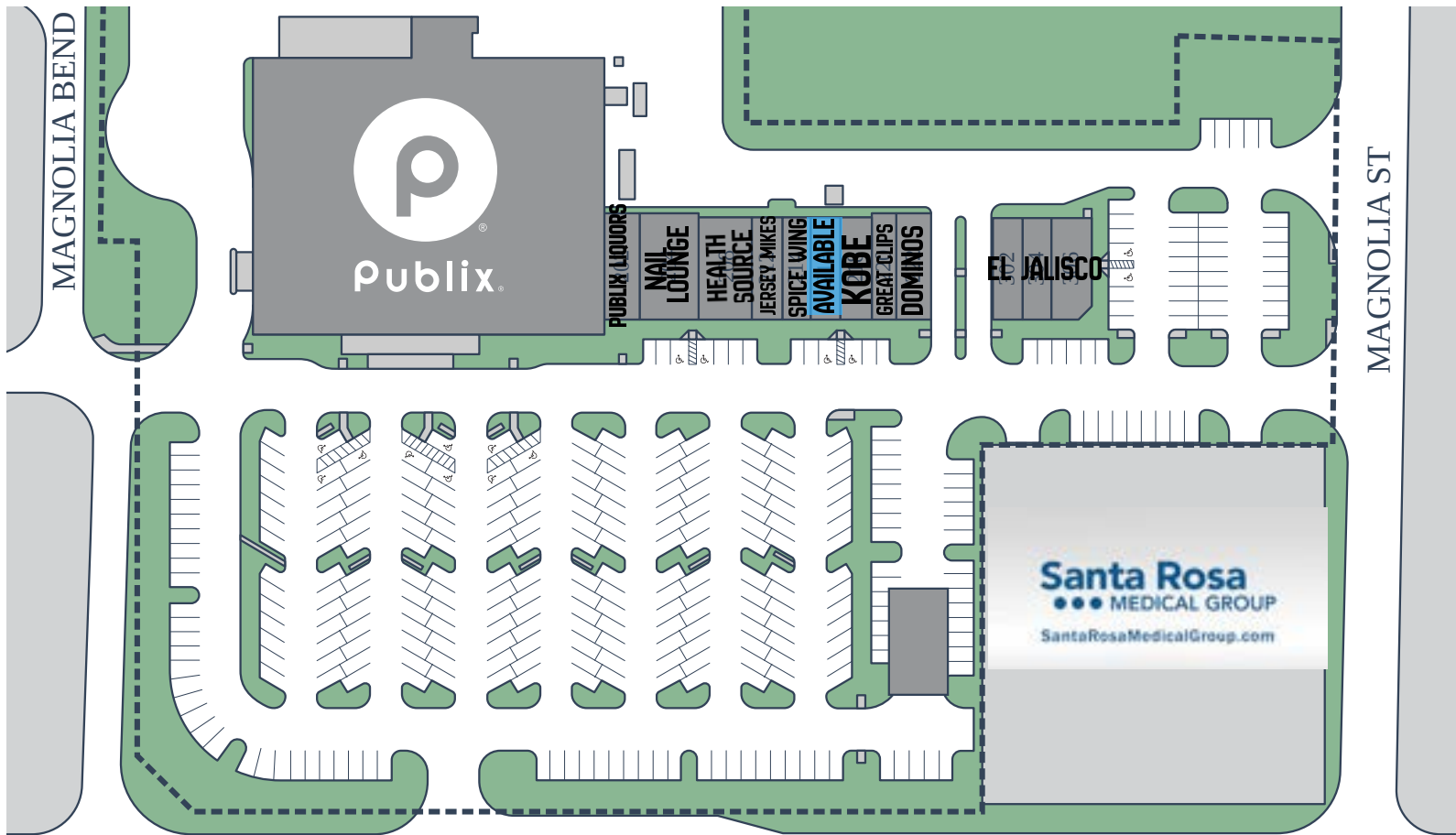
Tina Tortomase

Commercial Sales Associate

e: ttortomase@naipensacola.com
m: 1 850 384 5818

Merganser Commons

61,813 SF Publix Anchored Center



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



East Milton continues to gain momentum through residential growth, rising commercial activity, and the economic influence of NAS Whiting Field, creating a strong foundation for retail, restaurant, service, and specialty users seeking long-term positioning.

Merganser Commons at Dogwood Estates

NAIPensacola



Join Publix and National Tenants in this newly built Milton Shopping Center with premium visibility, strong access, and 1,400 SF suite available.

**LAST
AVAILABLE
UNIT
FOR LEASE**

**5840 DOGWOOD DRIVE
MILTON, FL**

Property Recap

- Last Available Unit
- Hard Corner at lighted intersection
- Multiple Ingress / Egress Points
- Building & Monument Signage Available
- Strong Co-Tenancy with Daily Traffic Drivers
- Located in the quickly developing East Milton Core with strong residential growth, and rapidly expanding commercial

For more information

Jenny Pittman

e: jpittman@naipensacola.com
m: 1 850 207 7900

Tina Tortomase

e: ttortomase@naipensacola.com
m: 1 850 384 5818

NAIPensacola

24 W. Chase St. Suite 100
Pensacola, FL 32502
m: 1 850 433 0577
naipensacola.com

All information contained herein has been obtained from sources deemed reliable and is believed to be accurate; however, no warranty or representation, express or implied, is made as to the accuracy or completeness of the information. NAI Pensacola strongly recommends that prospective tenants and purchasers conduct their own independent investigations and due diligence regarding all matters material to their decision, including but not limited to size, zoning, permitted use, condition, and availability. Pricing, terms, and property availability are subject to change without notice @NAIPENSACOLA2026