

SPACE FOR LEASE IN NEW PUBLIX CENTER

New Construction | Navarre Pkwy (Highway 98) | Wynnehaven, Florida



- Shopping Center anchored by Publix
- Co-Tenants include Publix Liquors, Beignets and Brews (Coming Soon), Grand Nail Lounge, Qwik Pack & Ship, and El Jalisco Mexican Grill
- Two spaces currently available
- ±2,400 SF former medical office space
- ±1,475 SF former ice cream shop
- Located at the intersection of Highway 98 & Rosewood Drive in Navarre, Florida
- Traffic Counts in front of site are 48,000 cars per day as of 2024

Retail space 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 48,000 as of 2024.

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 Spaces:	Suite 10064 - ±1,475 SF
	Suite 10066 - ±2,400 SF
Curb Cuts:	2 on Highway 98
	1 on Rosewood Ave
2024 Traffic Counts:	48,000 VPD on Hwy 98
Zoning:	Commercial
NNN Expenses:	\$8.50 PSF
Lease Rates:	Negotiable

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.

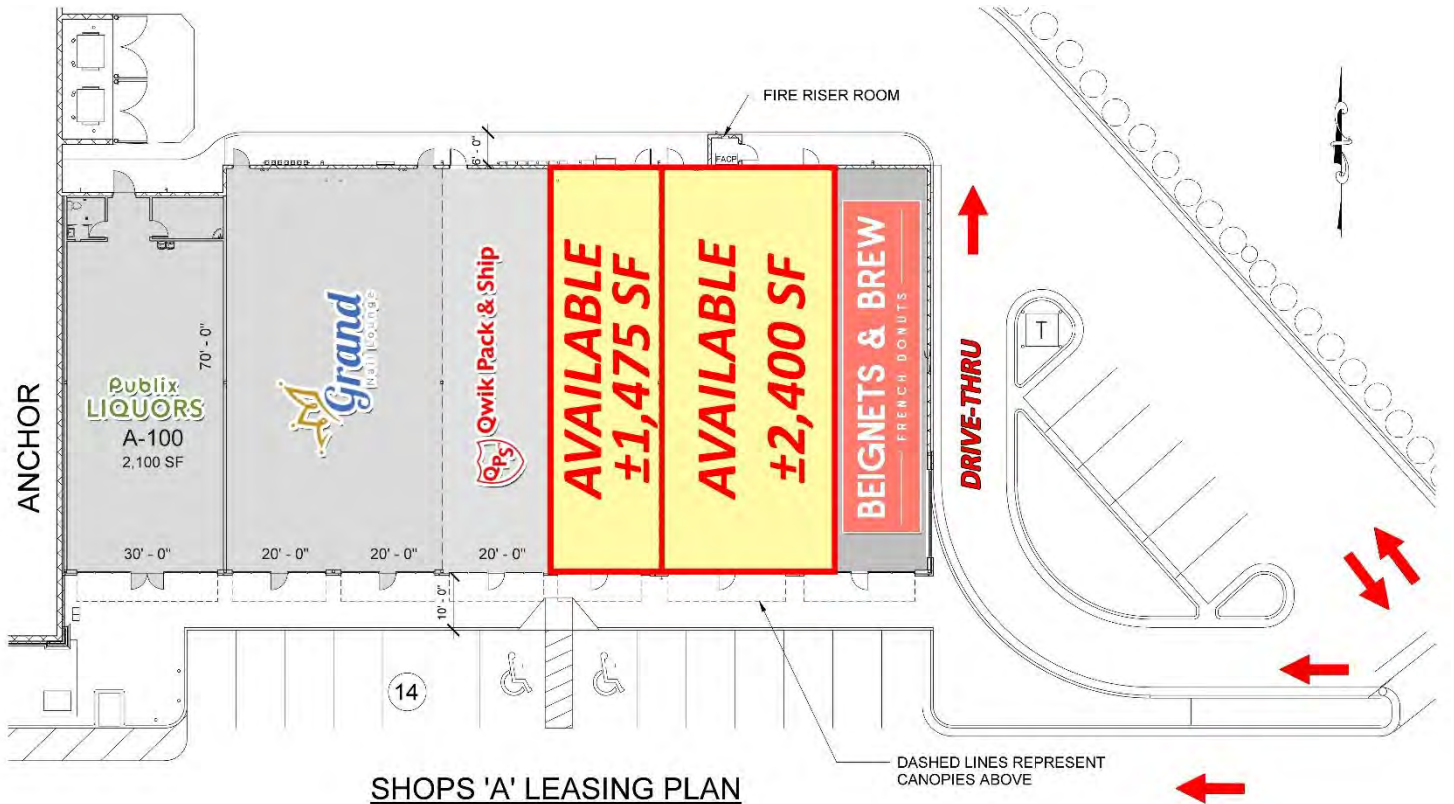
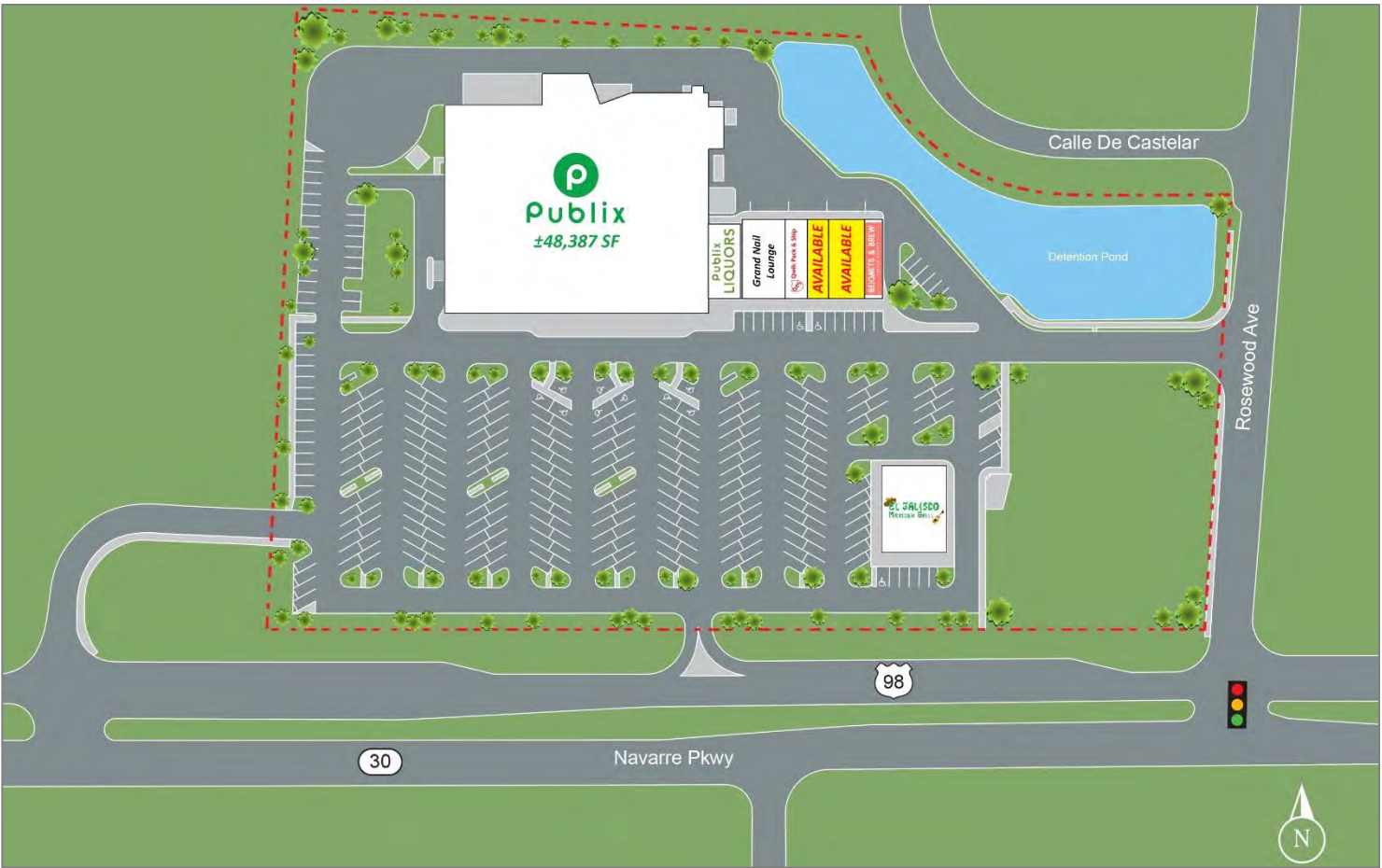
For three consecutive years, Florida has been ranked in the top 10 best in the country for aerospace manufacturing attractiveness by Pricewaterhouse-Coopers. Florida’s \$52 billion military and defense-related industries are the state’s third top economic sector. It tops the list in Santa Rosa County.



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Site Plan and Small Shops Floor Plan



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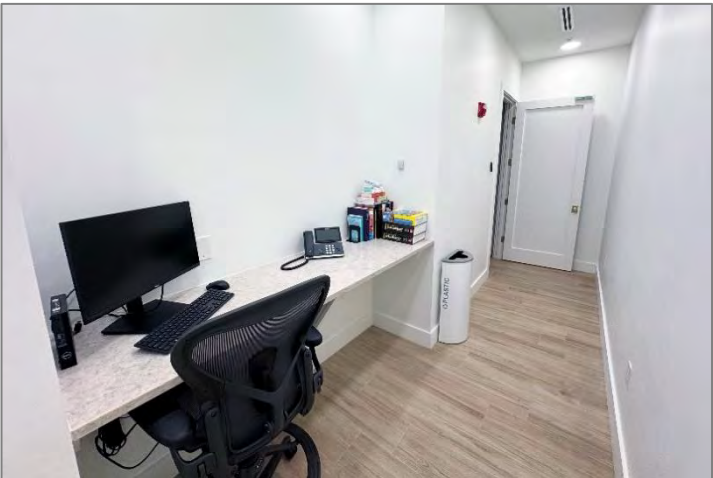
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BRANCH

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



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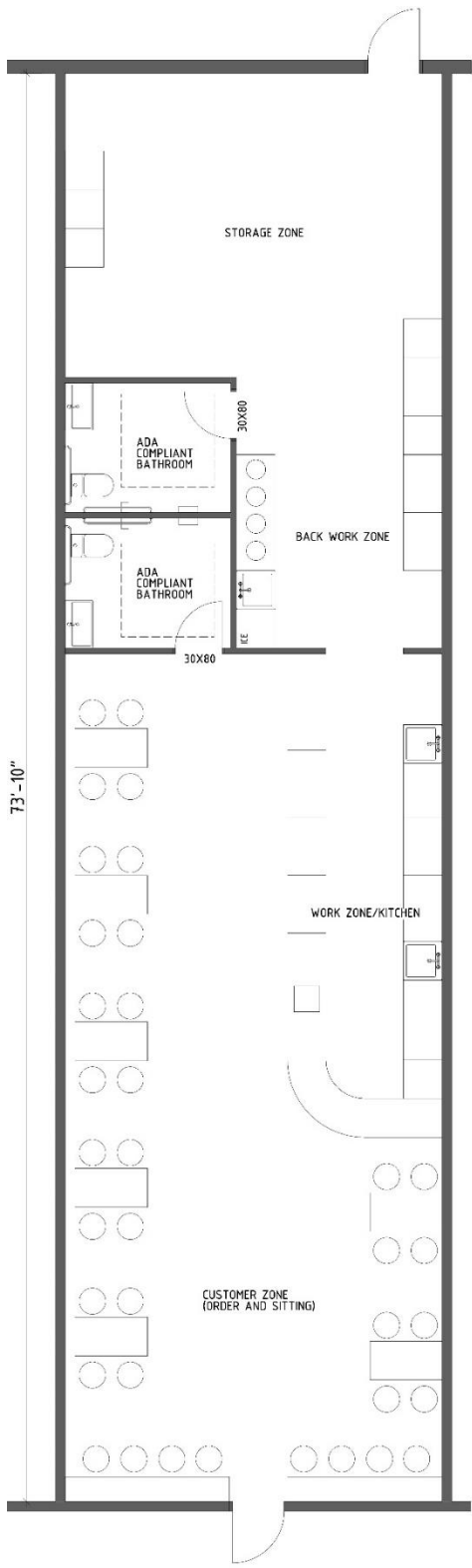


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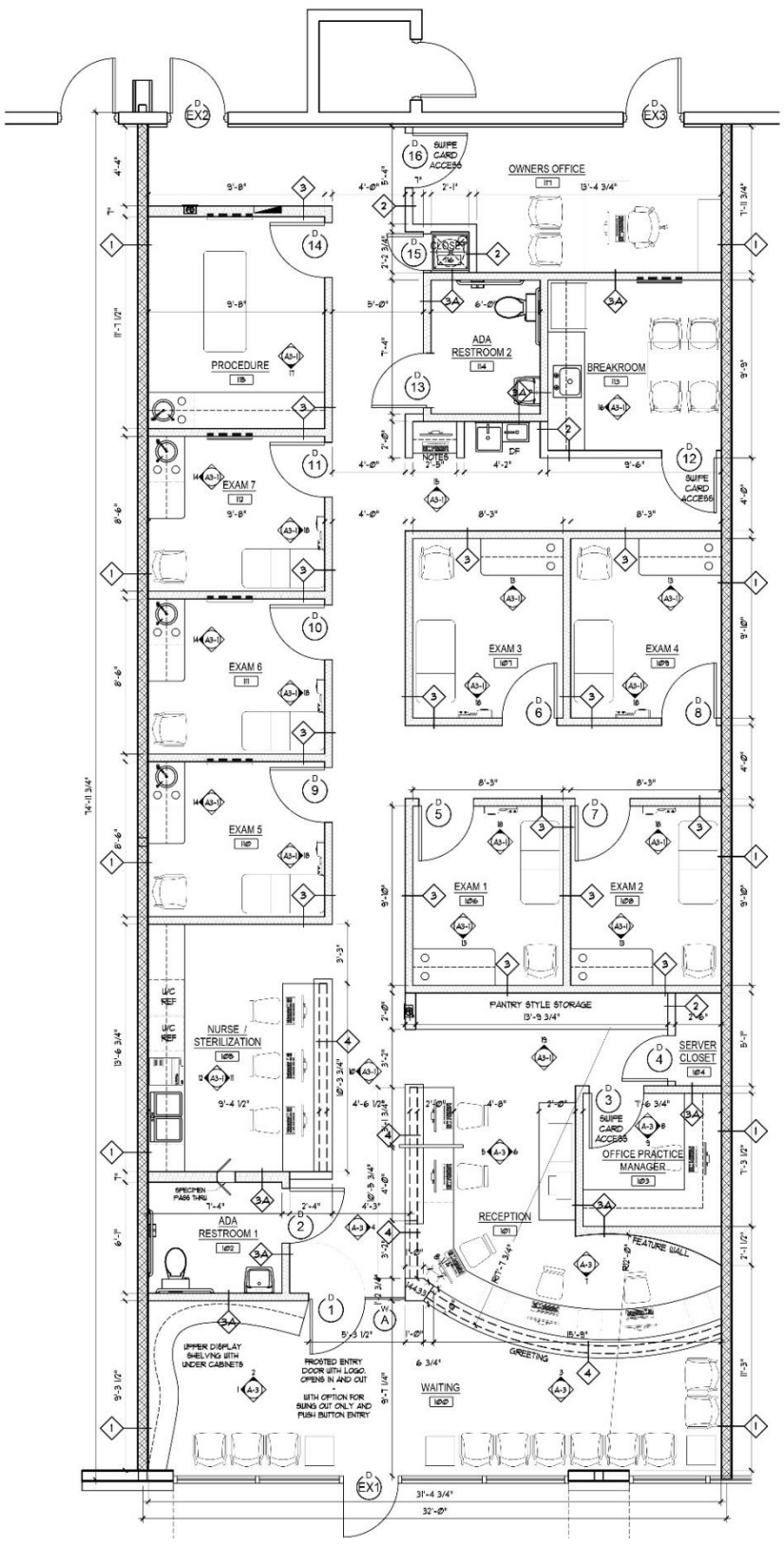
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Suite 10064



Suite 10066

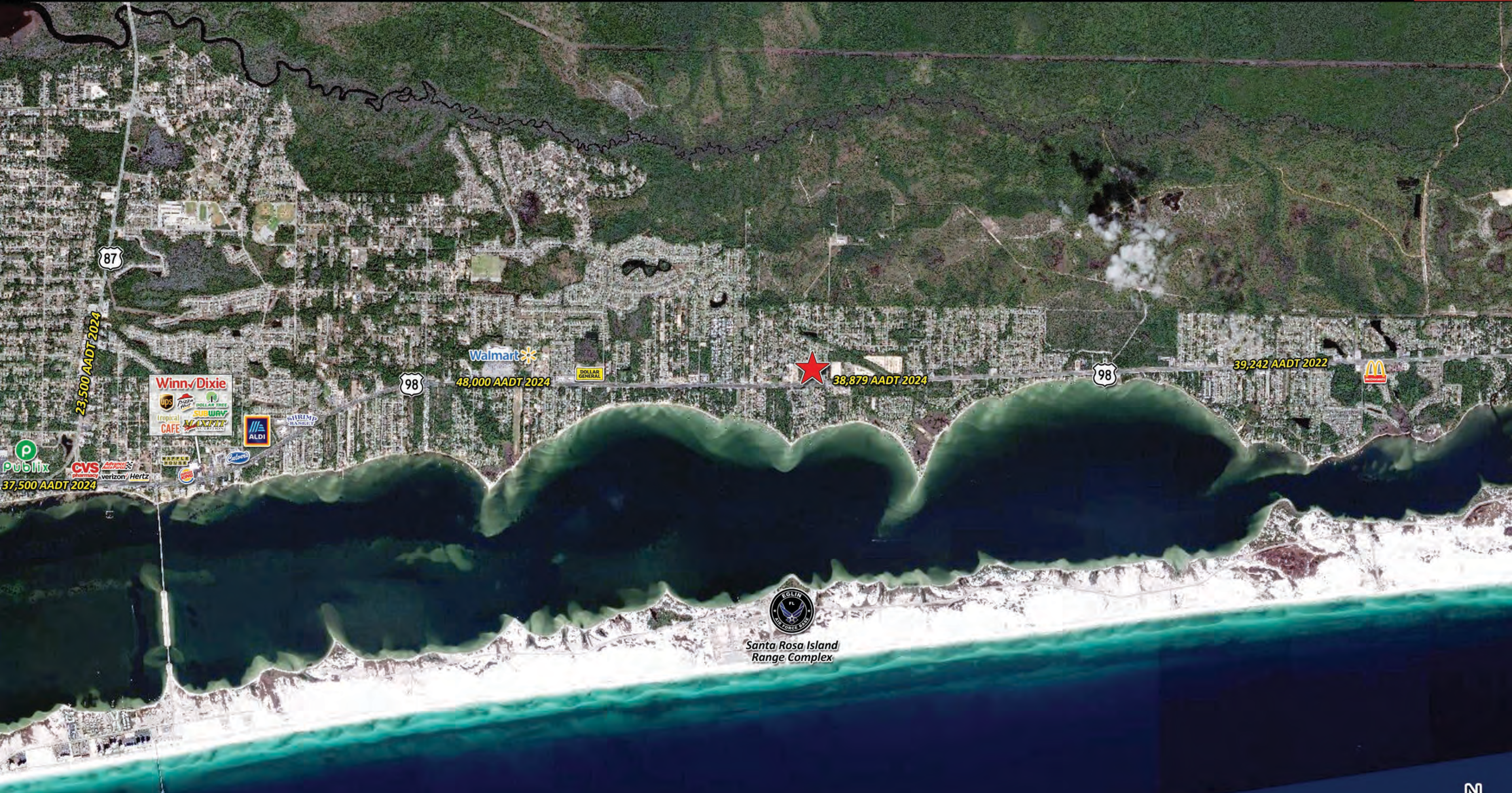


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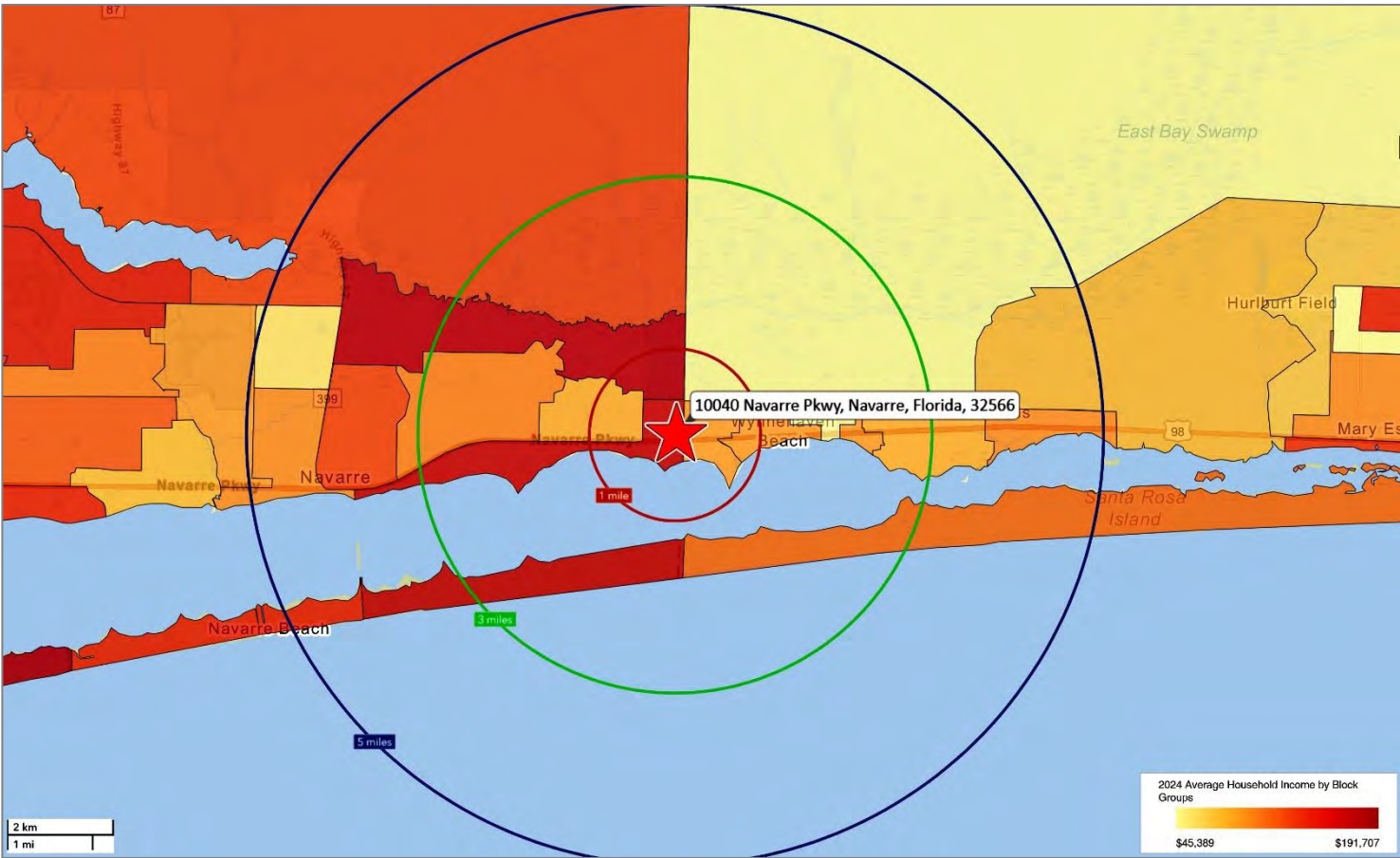
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Median Household Income Heat Map and Drive-Time Demographics

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2024 Drive-Time Demographics	5 Min	10 Min	15 Min
Population	8,010	22,341	41,722
Median Age	38.0	36.8	37.1
Largest Median Age Group	25-34	25-34	25-34
Annual Population Growth Projection for 2024-2029	0.99%	1.05%	1.20%
Daytime Population	5,229	10,784	35,592

Households & Income	5 Min	10 Min	15 Min
Total Households	3,116	8,586	15,940
Average Household Size	2.57	2.59	2.60
Median Household Income	\$93,996	\$88,535	\$88,385

Housing & Value	5 Min	10 Min	15 Min
Owner Occupied Houses	70.8%	65.8%	60.7%
Renter Occupied Houses	23.6%	25.5%	25.3%
Average Home Value	\$442,055	\$418,414	\$423,670



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