

# NAVARRE COMMERCIAL SUITE

## Office or Retail Use



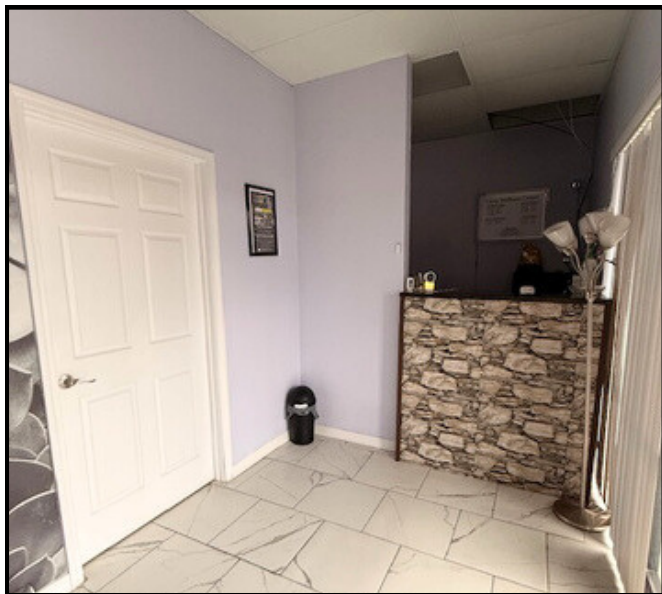
1815 Alpine Ave | Navarre, FL presents a versatile 1,440 SF office or retail suite in a 6,588 SF multi-tenant strip center on busy Navarre Parkway with 37,500 CPD (2025). Currently built out for an aesthetician/salon use, the unit features a glass storefront, tiled lobby with reception area, full-use kitchen with appliances, attractive cabinetry, tiled floors, multiple private rooms, and a large, tiled shower ideal for spa-style treatments and wellness services.



### 1815 Alpine Dr. Navarre, FL

#### Quick Highlights

- 1,440 SF unit
- Located in popular multi-tenant strip center
- Office or Retail Use
- Prime exposure on Navarre Parkway
- 37,500 CPD (2025) | Zoned HCD
- Flexible layout for salon/spa, office, or retail
- Neighboring tenants include retailers, cafes, and trade service providers
- Strong market fundamentals:
  - 51,795 population (2025)
  - \$966M total sales (2025) | 1,245 businesses
  - | 7,591 employees



#### For Lease

Base \$2,580

NNN \$1,111.20

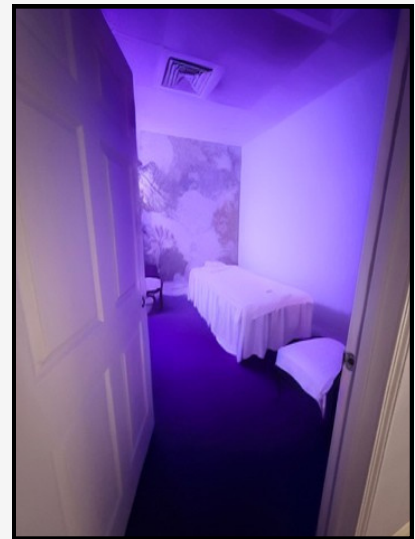
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#### PROPERTY SUMMARY | 1815 Alpine Dr. Navarre, FL.

The space is well-suited for beauty, wellness, or personal care users, while also offering flexibility for a professional office layout or open-concept retail conversion. The center is home to established neighboring tenants including Hachi Grill, Foxy Hair Studio, Bear Fruit Bowls, and Eleven Tattoo Studio, creating a strong mix of daily traffic and complementary businesses in a proven Navarre location. The surrounding market continues to support commercial growth, with a 2025 population of 51,795, projected to reach 55,838 by 2030 (1.51% annual growth), plus a daytime population of 38,190, \$966M in total sales, and 1,245 businesses employing 7,591 people.

CONFIDENTIAL OFFERING MEMORANDUM



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