

MARKET INFORMATION

- Navarre is located in Northwest Florida in Santa Rosa County, the 8th fastest growing population in Florida. (2017)
- The Navarre area has been ranked as one of the most military friendly communities in the country.
- Tourism in Santa Rosa County generates nearly \$397 million annually.
- The region is home to several military installations including Eglin Air Force Base, NAS Whiting Field, NAS Pensacola and Duke Field.
- Santa Rosa County has the 4th highest median household income in Florida.
- Santa Rosa County anticipates 1.9% population growth per year through 2025.
- Santa Rosa County is home to more than 34,000 military retirees.



LOCATION

Located in Northwest Florida on the U.S. Highway 98 corridor along the South coast of Santa Rosa County. The U.S. Highway East corridor is seven miles including the communities of Navarre and Midway with an average daily traffic of 41,000.

- Pensacola, Florida 23 miles
- Ft. Walton, Florida 31 miles
- Mobile, Alabama 83 miles

**NAVARRE SQUARE
MARKET INFORMATION**



Jim Wilson & Associates, LLC

2660 East Chase Lane, Suite 100, Montgomery, Alabama 36117-7024
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THE CENTER

69,000-square-foot neighborhood shopping center featuring a grocer, specialty stores, restaurants and two outparcels.

FEATURED TENANTS

Winn Dixie, Tropical Smoothie Cafe, Dollar Tree, Subway, UPS, Pizza Hut, McDonald's and Kentucky Fried Chicken.

MAJOR EMPLOYERS

- Santa Rosa County School District
- Federal Government
- Federal Military
- Santa Rosa Medical Center
- Walmart

TRADE AREA / DEMOGRAPHICS

DEMOGRAPHICS	5 Mile	10 Mile	20 Mile
2022 Population	43,138	66,798	235,423
2027 Projected Population	45,616	71,568	248,466
2022 Avg. Household Income	\$80,915	\$81,828	\$86,385
2022 Households	16,135	25,215	93,372

DRIVE TIME	5 Minute	10 Minute	20 Minute
2022 Population	13,354	37,475	73,327
2027 Projected Population	13,699	39,265	78,255
2022 Avg. Household Income	\$69,271	\$76,993	\$83,668
2022 Households	4,996	14,062	27,851

CONTACT INFORMATION

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NAVARRE SQUARE
GENERAL INFORMATION/DEMOGRAPHICS



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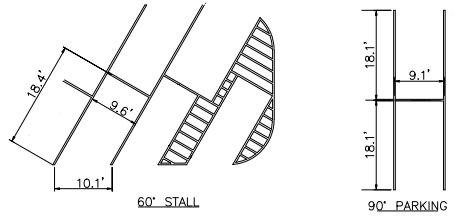
NAVARRE SQUARE AERIAL / RETAILERS



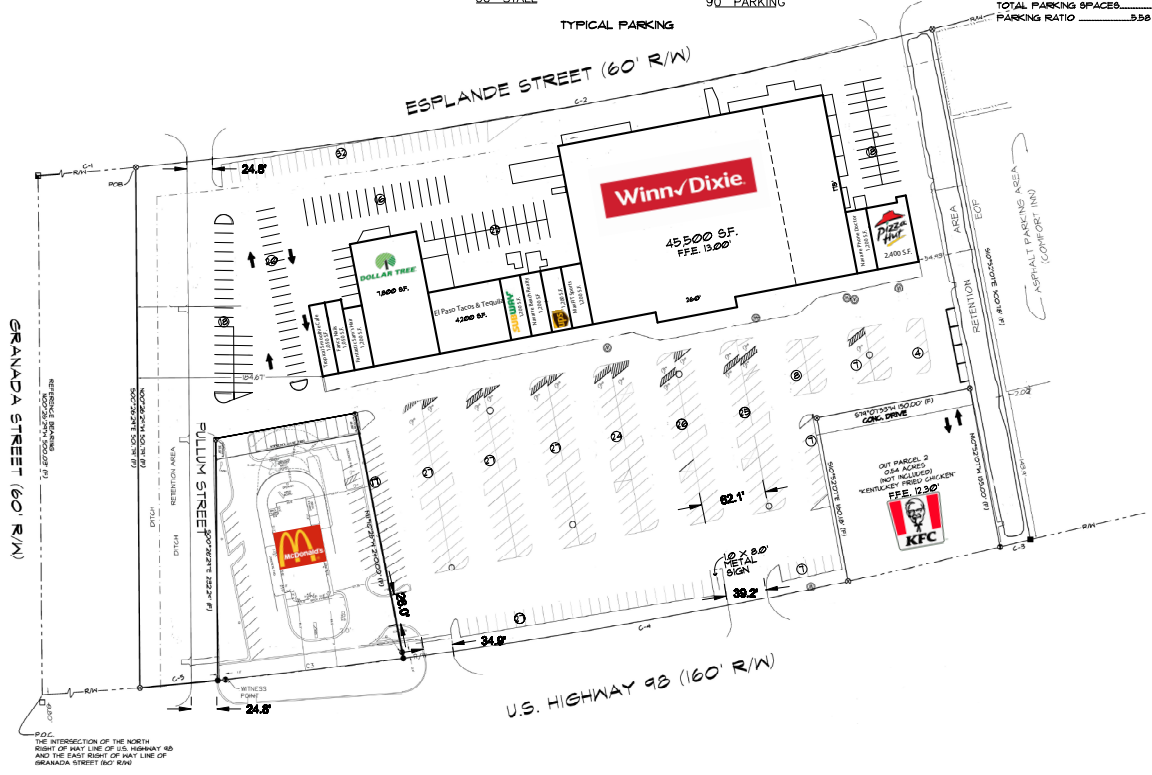
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TABULATIONS	
WINN-DIXIE	45,500 SF.
DOLLAR TREE	1,600 SF.
MISCELLANEOUS SHOPS	18,900 SF.
TOTAL BUILDING AREA	69,000 G.S.F.
LAND AREA (SHOPPING CENTER)	3.39 ACRES
LAND TO BUILDING RATIO	0.52 TO 1
LAND AREA (OUTPARCELS)	139 ACRES
EXISTING STANDARD PARKING 370 SPACES	
EXISTING HANDICAP SPACES 16 SPACES	
TOTAL PARKING SPACES 386 SPACES	
PARKING RATIO 5.58 SPACES/1000 SF.	



NAVARRE SQUARE SHOPPING CENTER

NAVARRE SQUARE
SITE PLAN



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