

MARKET INFORMATION

- Navarre is located in Northwest Florida in Santa Rosa County, ranking in the top 10 fastest growing counties in Florida and in the top 200 fastest growing counties in the Country. (2024)
- 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
334 260 2500 (t) | 334 260 2533 (f) | jwacompanies.com

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
2024 Population	44,507	70,099	239,141
2028 Projected Population	46,528	77,109	247,764
2024 Avg. Household Income	\$125,197	\$123,636	\$118,348
2024 Households	17,324	27,269	96,951

DRIVE TIME	5 Minute	10 Minute	20 Minute
2024 Population	10,990	31,923	72,065
2028 Projected Population	12,087	32,922	79,430
2024 Avg. Household Income	\$114,681	\$122,456	\$125,049
2024 Households	4,316	12,749	28,280

CONTACT INFORMATION

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NAVARRE SQUARE
GENERAL INFORMATION/DEMOGRAPHICS



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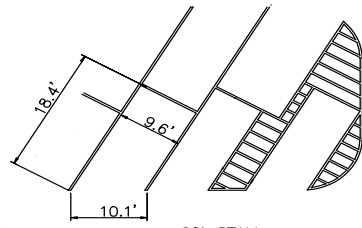


NAVARRE SQUARE AERIAL / RETAILERS

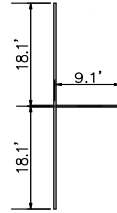


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60' STALL



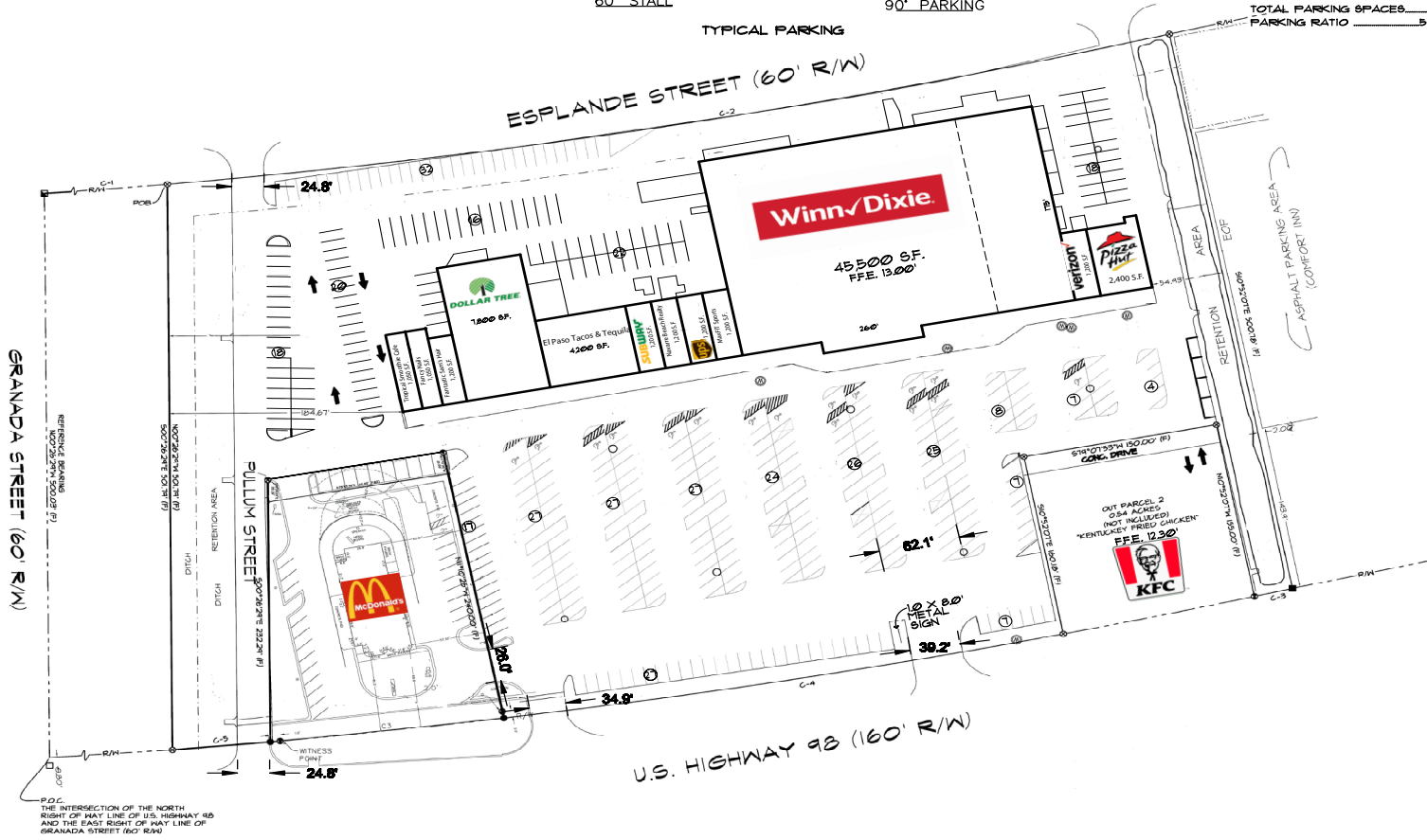
90' PARKING

TYPICAL PARKING

TABLATIONS

WINN-DIXIE	45,500 S.F.
DOLLAR TREE	1,000 S.F.
MISCELLANEOUS SHOPS	15,500 S.F.
TOTAL BUILDING AREA	69,200 G.S.F.
LAND AREA (SHOPPING CENTER)	5.55 ACRES
LAND TO BUILDING RATIO	5.12 TO 1
LAND AREA (OUTPARCELS)	1.35 ACRES

EXISTING STANDARD PARKING	316 SPACES
EXISTING HANDICAP SPACES	16 SPACES
TOTAL PARKING SPACES	386 SPACES
PARKING RATIO	5.58 SPACES/1,000 S.F.



NAVARRE SQUARE SHOPPING CENTER

**NAVARRE SQUARE
SITE PLAN**



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