

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.
- The region is home to several military installations including Eglin Air Force Base, NAS Whiting Field, NAS Pensacola and Duke Field.
- Santa Rosa County is home to more than 34,000 military retirees.
- Santa Rosa County has the 4th highest median household income in Florida.
- Santa Rosa County anticipates 1.9% population growth per year through 2025.
- Tourism in Santa Rosa County generates nearly \$397 million annually.
- The Navarre Beach Sea Turtle Conservation Center draws 65,000 visitors annually.



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



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NAVARRE SQUARE
MARKET INFORMATION

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
2025 Population	44,043	70,960	238,853
2030 Projected Population	46,454	75,901	242,230
2025 Avg. Household Income	\$130,765	\$129,845	\$121,998
2025 Households	17,084	27,548	96,571

DRIVE TIME	5 Minute	10 Minute	20 Minute
2025 Population	15,516	36,521	77,430
2030 Projected Population	16,361	38,161	82,159
2025 Avg. Household Income	\$126,565	\$127,739	\$128,752
2025 Households	6,084	14,437	30,357

CONTACT INFORMATION

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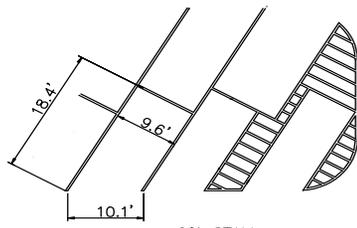
NAVARRE SQUARE
GENERAL INFORMATION / DEMOGRAPHICS



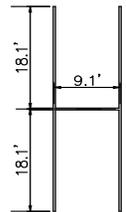
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NAVARRE SQUARE
AERIAL / RETAILERS



60' STALL

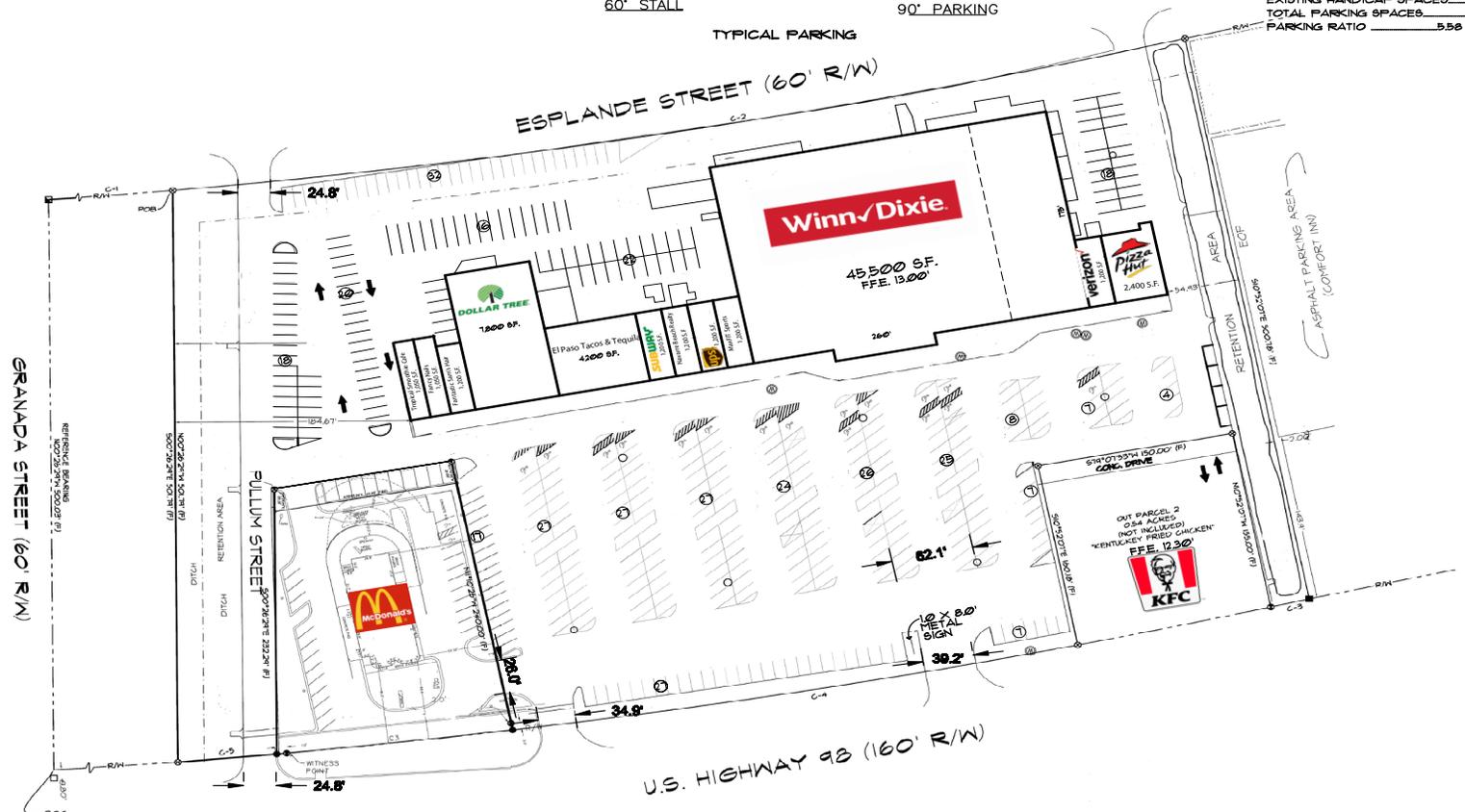


90' PARKING

TYPICAL PARKING

TABULATIONS

WINN-DIXIE	45,500 S.F.
DOLLAR TREE	1,000 S.F.
MISCELLANEOUS SHOPS	15,500 S.F.
TOTAL BUILDING AREA	62,000 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	310 SPACES
EXISTING HANDICAP SPACES	16 SPACES
TOTAL PARKING SPACES	386 SPACES
PARKING RATIO	5.58 SPACES/1,000 S.F.



P.O.C.
THE INTERSECTION OF THE NORTH
RIGHT OF WAY LINE OF U.S. HIGHWAY 98
AND THE EAST RIGHT OF WAY LINE OF
GRANADA STREET (60' R/W)

NAVARRE SQUARE SHOPPING CENTER



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NAVARRE SQUARE
SITE PLAN