



New
Publix
Development

Merganser Commons at Dogwood Estates

Magnolia Street at Dogwood Drive (SR 89)
Milton, FL

Delivering May 2022

BRANCH
PROPERTIES, LLC

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i PROJECT INFORMATION

Join Publix at Merganser Commons at Dogwood Estates in Milton, Florida. Retail spaces available for lease in new Publix development currently under construction. Located at the signalized intersection of Dogwood Drive and Magnolia Street. Traffic counts on Dogwood Drive are 15,000 as of 2020, 9,100 AADT on Willard Norris Road, and 3,000 AADT on Magnolia Street. Property has amazing visibility, ease of access and a premium national anchor tenant. Two entrances on Magnolia Street, and one full-access entrance from Dogwood Drive (SR89) provide quick and easy access to the center.



DOGWOOD DRIVE
🚗 15,000 ADT

SITE

W. MAGNOLIA STREET
🚗 3,000 ADT

TRADE AREA

POPULATION

1-MILE	5-MILE
5,085	34,667

HOUSEHOLDS

1-MILE	5-MILE
2,356	18,673

AVERAGE HOUSEHOLD INCOME

1-MILE	5-MILE
\$58,554	\$70,231

MEDIAN HOME VALUE

1-MILE	5-MILE
\$268,964	\$255,783

DAYTIME EMPLOYEES

1-MILE	5-MILE
5,312	44,689



SITE

WHITING FIELD AIR STATION

SANTA ROSA MEDICAL CENTER

MILTON

EGLIN AIR FORCE BASE

UNIVERSITY OF WEST FLORIDA

WEST FLORIDA HOSPITAL

CHOCTAW NAVY OUTLYING FIELD

BAPTIST HOSPITAL

PENSACOLA

NAVARRE

WYNNEHAVEN BEACH

FORREST SHERMAN AIR FIELD

GULF BREEZE

399

98

281

281

90

10

89

90

10

87

291

90

10

110

90

281

90

90

10

29

29

90

98

87

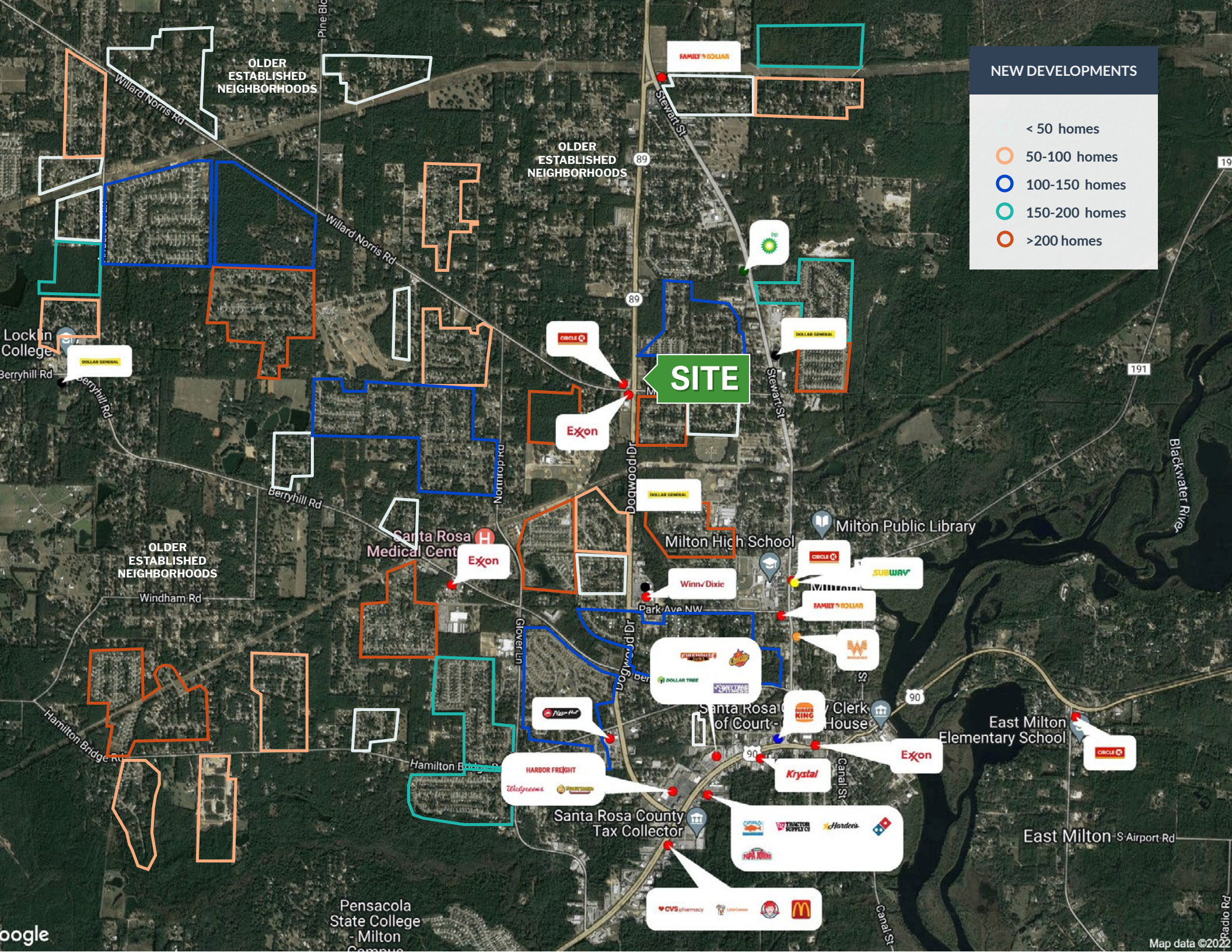
399

17 miles

PACE



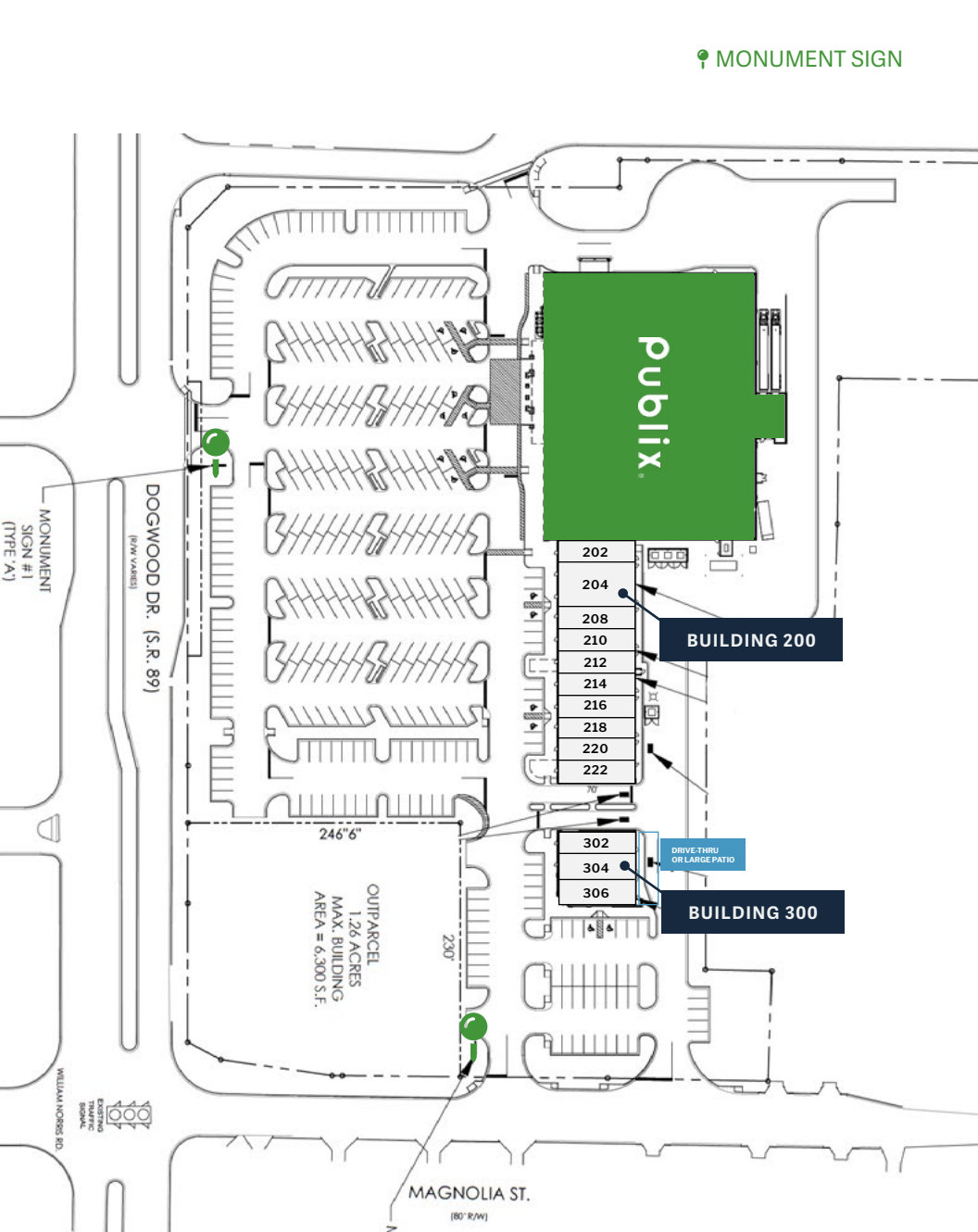
17 miles



NEW DEVELOPMENTS

- < 50 homes
- 50-100 homes
- 100-150 homes
- 150-200 homes
- >200 homes

SITE



BUILDING 200

SUITE 202	1,400 SF	SUITE 214	1,540 SF
SUITE 204	2,800 SF	SUITE 216	1,400 SF
SUITE 208	1,400 SF	SUITE 218	1,400 SF
SUITE 210	1,400 SF	SUITE 220	1,204 SF
SUITE 212	1,400 SF	SUITE 222	1,596 SF

BUILDING 300

SUITE 302	1,400 SF
SUITE 304	1,400 SF
SUITE 306	1,910 SF



BRUNCH

coffee

DELI

YOGA

EATERY

Bistro

labey

PETS

TRUCK

HERB



BARBER

PETS

boutiQue

TAILOR

Gallery

DECOR

ba



WARE

PETS

boutique

TAILOR

Jelly

DECOR

bakery

Wellness spa

YOGA

EATERY

BISTRO

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