



New  
**Publix**  
Development

## Wynnehaven Plaza

10040 Navarre Parkway (Highway 98)  
Wynnehaven, FL

*Delivering Late Summer 2022*

**BRANCH**  
PROPERTIES, LLC

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## PROJECT INFORMATION

Join Publix at Wynnehaven Plaza in Navarre, Florida. Retail spaces are available for lease in the new Publix-anchored development currently under construction. All of the pad building and suites A103-A106 are available, with a drive-through endcap at the end of Suite A106. Suites range from 1,500 – 4,800 sf. The shopping center has amazing visibility and is located at the signalized intersection of Navarre Parkway (Hwy 98) and Rosewood Avenue. Traffic counts on Navarre Parkway (Hwy 98) are 43,000 AADT, as of 2020. With two entrances on Navarre Parkway (Hwy 98) and one on Rosewood Avenue, consumers will have convenient access to the center from Santa Rosa County's most traveled thoroughfare.



## TRADE AREA



### POPULATION

5 MIN.	15 MIN.
9,845	49,141



### HOUSEHOLDS

5 MIN.	15 MIN.
3,780	18,785



### AVERAGE HOUSEHOLD INCOME

5 MIN.	15 MIN.
\$89,753	\$84,004



### MEDIAN HOME VALUE

5 MIN.	15 MIN.
\$268,964	\$255,783



### DAYTIME EMPLOYEES

5 MIN.	15 MIN.
7,158	44,814

NAVARRE PARKWAY / HWY. 98

 43,000 VPD



87



WHITING FIELD AIR STATION

90



EGLIN AIR FORCE BASE

SANTA ROSA MEDICAL CENTER



PACE

90

85

90



WEST FLORIDA HOSPITAL



CHOCTAW NAVY OUTLYING FIELD

87

NICEVILLE



EGLIN AIR FORCE BASE

PENSACOLA

SITE



HURLBURT FIELD

FORT WALTON

NAVARRE

DESTIN

98

GULF BREEZE

98

98



#	Development	Units
1	Reserve Pointe	210
2	Duncan Ridge	84
3	Whispering Pines	3
4	Cottages at East River	66
5	East River	3
6	Pebble Brook	14
7	Laredo Street	4
8	Fountainbleau	31
9	Palmetto Lake	41
10	Buckley Drive	16
11	Esplanade Street	15
12	Diane's Landing	29
13	Captain's Cove (Street UC)	18
14	Santa Rosa Oaks Infill Tom Street	43
15	Santa Rosa Oaks Infill Nina Street	7
16	Santa Rosa Oaks Infill Janet Street	11
17	Hadleigh Hills Phase 2	44
18	Medlin Preserve (platted, boat slips)	38
19	Marker Cove Infill	2
20	Green Drive Infill	12

**691 HOMES BUILT  
IN THE LAST DECADE**



**SITE**

Commercial centers highlighted on the map include:

- Waffle House, Burger King, Papa John's
- Publix, GNC, Firehouse Subs, Walgreens, CVS Pharmacy
- Winn-Dixie, Tropical Cafe, Taco Bell, Dollar Tree, Pizzeria Hut
- McDonald's, Dollar General

Santa Rosa Sound

Wynnehaven Beach

Santa Rosa Island





**NAVARRE PARKWAY / HWY. 98**  
 🚦 43,000 VPD



**SHOPS A**

A-100	2,100 SF
A-101	1,500 SF
A-102	1,500 SF
A-103	1,500 SF
A-104	1,500 SF
A-105	1,875 SF
A-106	1,875 SF

**PAD A**

P-101	1,433 SF
P-102	1,500 SF
P-103	1,800 SF





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**VALLAS  
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