

Deer Moss Creek®

TOWN CENTER



PRE-LEASING OPPORTUNITIES

Now accepting Letters of Intent for retail and office tenants seeking space in the first phase of this thoughtfully designed mixed-use destination—where community, commerce, and nature come together.

LEASING CONTACT

Dora Cawood
Rental Manager/REALTOR®
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850.678.2223 | ruckelproperties.com

RPi Ruckel Properties, Inc.
REAL ESTATE & DEVELOPMENT

OFFERING SUMMARY

SITE ADDRESS

201 Town Center Blvd
Niceville, FL

TOTAL AVAILABLE SPACE

30,049 GLA

AVAILABLE SF

818-2,357 SF

LEASE RATE

\$35/SF/Yr NNN

TENANT IMPROVEMENT ALLOWANCE

Negotiable

TARGET OCCUPANCY

Q1 2028

BEST USE

Retail, Office, Medical, Restaurant,
Boutique Fitness

CONDITION

Gray Shell and Vanilla Shell availability

ZONING

CPUD

PARKING SPACES

122

PARKING RATIO

4.76 spaces per 1,000 SF

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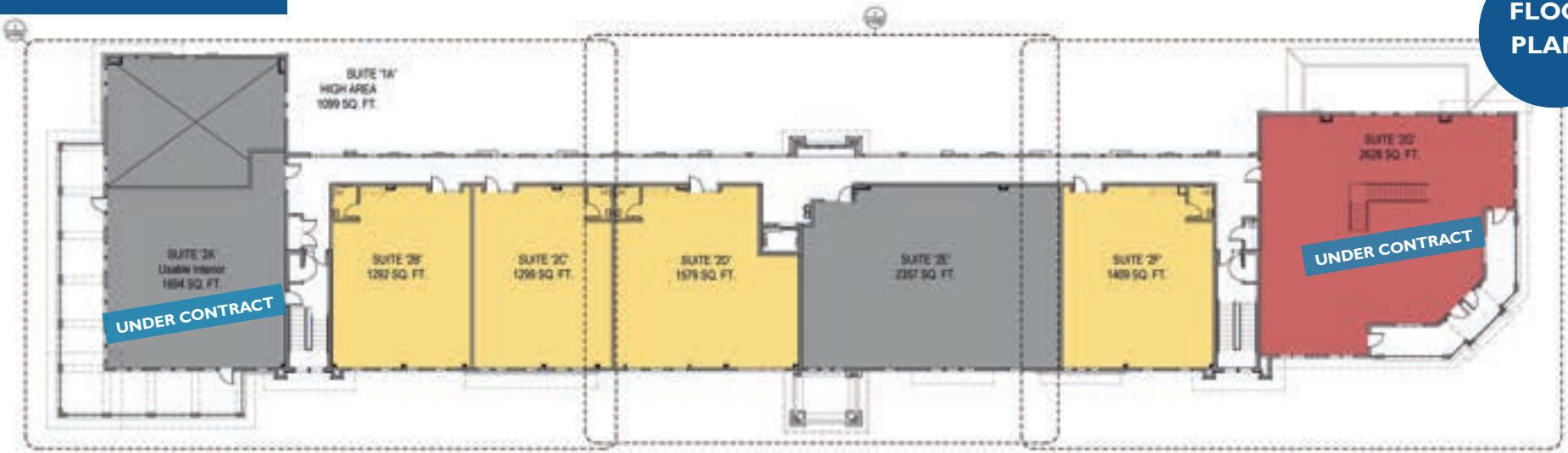
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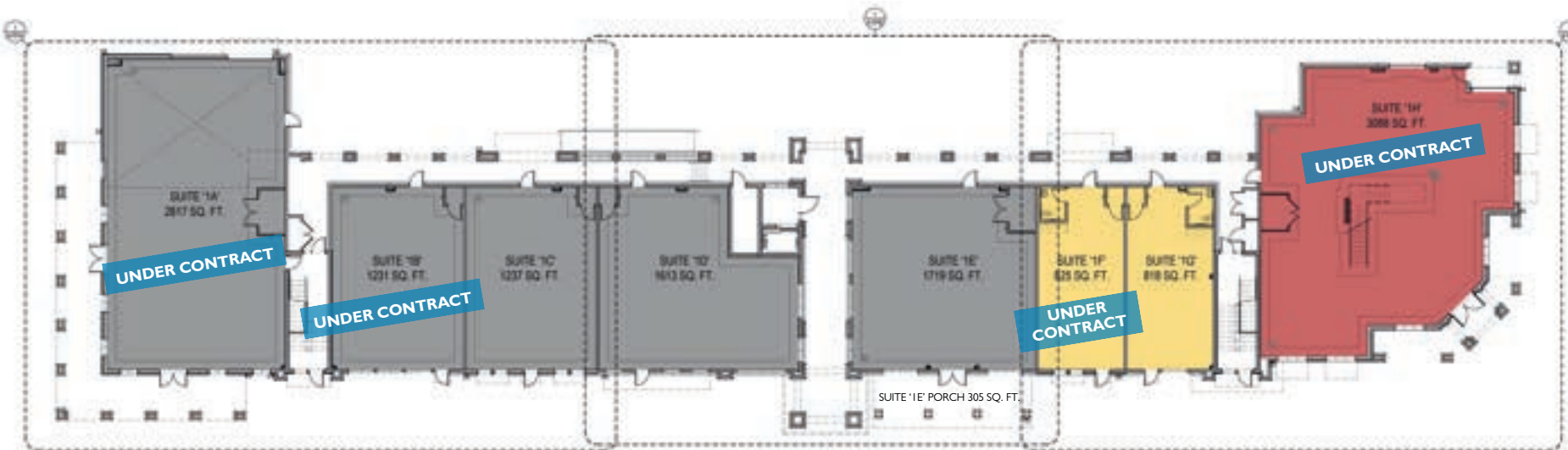
SITE
PLAN

SECOND FLOOR

FLOOR PLANS



FIRST FLOOR



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- Vanilla Shell Suites
- Gray Shell Suites

UNRIVALED LOCATION

- Deer Moss Creek® is an 1,100-acre master-planned mixed-use community in Niceville, located in central Okaloosa County in Northwest Florida
- The community will include a fully integrated multi-modal system, consisting of trails, bike paths, and interconnected parks
- At full buildout, Deer Moss Creek® will have up to 3500 residential units, 90 acres of office/technology/light industrial, and 40 acres of retail
- Ruckel Airport, a limited-use grass airstrip, is located along the border of Deer Moss Creek®
- Convenient to Interstate 10, Highways 285, 85, and John Sims Parkway (SR 20), plus quick access to SR 293 (Spence Parkway) and the Mid-Bay Bridge for a direct route to Destin beaches
- Adjacent to Eglin Reservation and quick access to Eglin Air Force Base, Duke Field, and Hurlburt Field
- Close to Niceville schools, Northwest Florida State College, and Twin Cities Hospital

**FUTURE
LAND
USE PLAN**

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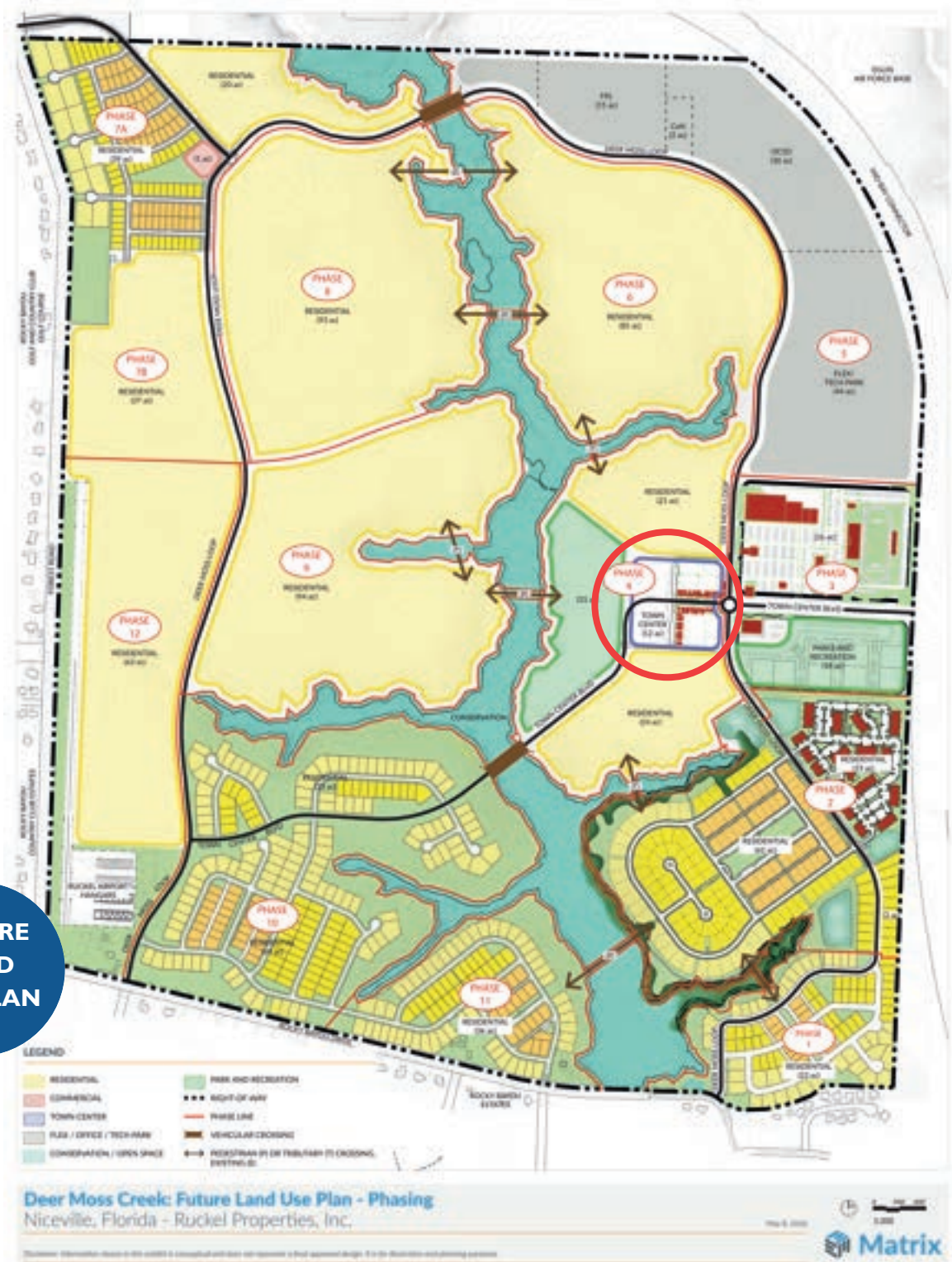
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UNRIVALED DEMOGRAPHICS

RETAIL TRADE AREA POPULATION

2020	113,658
2026	118,003
2031	121,017

AVERAGE HOUSEHOLD INCOME

\$123,259

MEDIAN HOUSEHOLD INCOME

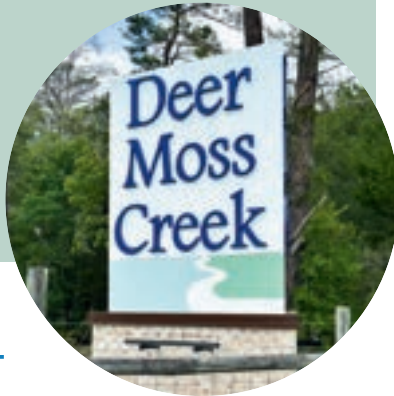
\$89,909

NON FAMILY HOUSEHOLDS

35.7%

FAMILY HOUSEHOLDS

64.3%



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Deer Moss Creek[®]

Niceville, FL — a Ruckel Properties Community



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