



PALM COAST TOWN CENTER EXCHANGE



— PALM COAST —
TOWN CENTER
— EXCHANGE —



Pricing is subject to change. Inquire for details.

MEDICAL / OFFICE DEVELOPMENT

Town Center Blvd, Palm Coast, FL 32164

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- For Sale:** Medical or Office
- 2,500 - 4,200 SF Buildings
 - Grey Shell Delivery
 - Starting at \$326.00 / SF



CLICK HERE [FCPG.com/ PalmCoastTownCenterExchange/](http://FCPG.com/PalmCoastTownCenterExchange/)

Premier Mixed-Use Development situated at the intersection of Hospital Drive and Town Center Blvd with dark grey shell buildings for medical or office opportunities

Positioned at one of the two access points to Advent Health's 100-bed, 158,000 SF Palm Coast Hospital (0.3 miles from site) and the adjacent 30,000 SF Town Center Medical Complex, less than a mile from I-95

Over 345' of frontage on Town Center Blvd with direct access both to Palm Coast Pkwy and to SR 100

Monument signage available at intersection of Town Center Blvd and Hospital Drive

Located within the Town Center at Palm Coast CDD trade area, with entitlements for multi-family, residential, office, retail and hotel developments

Palm Coast, with a population exceeding 98,000, has emerged as the largest city in Flagler, Volusia, St. Johns, and Putnam counties

615 E. Colonial Dr., Orlando, FL 32803 Phone: 407.872.0209 www.FCPG.com

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A JW²DEVELOPMENT
FEATURING SCHMID
CONSTRUCTION



SITE MAP & AVAILABILITY

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Building #	Max SF Allowed	Use Allowed	Purchase Price	Price / SF
1	2,750	Medical / Office	\$900,000	\$327
2	2,750	Medical / Office	\$900,000	\$327
3	2,750	Medical / Office	\$900,000	\$327
4	2,500	Medical / Office	\$820,000	\$328
5	2,500	Medical / Office	\$820,000	\$328
6	3,625	Medical / Office	\$1,180,000	\$326
7	3,625	Medical / Office	\$1,180,000	\$326
8	2,750	Medical / Office	\$900,000	\$327
9	4,200	Medical / Office	\$1,440,000	\$343

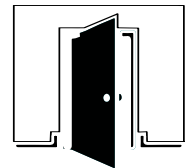
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MONUMENT & BUILDING SIGNAGE AVAILABLE



MEDICAL & OFFICE USERS WELCOMED



GREY SHELL DELIVERY

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LOCATION



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DEMOGRAPHICS



AVERAGE INCOME
\$99,056
(10 min drive time)



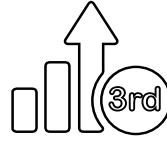
MEDIAN AGE
44.5
(5 min drive time)



AVERAGE HOUSEHOLD SIZE
2.18
(5 min drive time)



DAYTIME POPULATION
94,779
(15 min drive time)



3RD FASTEST GROWING COUNTY IN FL
Flagler - 2023

Average Annual Daily Trips

2023

Town Center Blvd	7,000
E Moody Blvd	37,500
I-95	89,601

— PALM COAST —
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Total Population



Total Families



Total Households



Average Income



Total \$ Spent on Medical Care

5 mins	2024	3,149	875	1,444	\$78,682	\$2,676,965
	2029	6,370	2,051	3,434	\$91,283	

10 mins	2024	25,611	7,213	10,647	\$99,056	\$26,832,531
	2029	31,869	9,383	14,010	\$112,444	

15 mins	2024	103,285	30,061	43,847	\$104,676	\$122,245,886
	2029	113,401	33,622	49,042	\$121,620	



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