



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

— PALM COAST —
TOWN CENTER
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| Building # | Max SF Allowed | Use Allowed | Purchase Price | Price / SF |
|------------|----------------|------------------|----------------|------------|
| 1 | 2,750 | Medical / Office | \$900,000 | \$327 |
| 2 | 2,500 | Medical / Office | \$820,000 | \$328 |
| 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 | 3,250 | Medical / Office | \$1,060,000 | \$326 |
| 7 | 3,250 | Medical / Office | \$1,090,000 | \$335 |
| 8 | 2,750 | Medical / Office | \$900,000 | \$327 |
| 9 | 4,200 | Medical / Office | \$1,440,000 | \$343 |

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HOSPITAL DRIVE

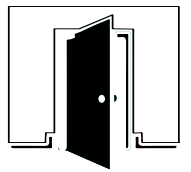
TOWN CENTER BLVD



MONUMENT & BUILDING SIGNAGE AVAILABLE



MEDICAL & OFFICE USERS WELCOMED



GREY SHELL DELIVERY

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FIRST CAPITAL
 Property Group, Inc.
 Commercial Real Estate Services

LOCATION



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DEMOGRAPHICS



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



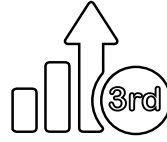
MEDIAN AGE
44.5
(5 min drive time)



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

| | 2024 | 3,149 | 875 | 1,444 | \$78,682 | \$2,676,965 |
|---------|------|---------|--------|--------|-----------|---------------|
| 5 mins | 2029 | 6,370 | 2,051 | 3,434 | \$91,283 | |
| | 2024 | 25,611 | 7,213 | 10,647 | \$99,056 | \$26,832,531 |
| 10 mins | 2029 | 31,869 | 9,383 | 14,010 | \$112,444 | |
| | 2024 | 103,285 | 30,061 | 43,847 | \$104,676 | \$122,245,886 |
| 15 mins | 2029 | 113,401 | 33,622 | 49,042 | \$121,620 | |



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