



PALM COAST TOWN CENTER EXCHANGE

SIGNAGE
by
FUTURE TENANT

PALM COAST TOWN CENTER EXCHANGE

MEDICAL / OFFICE DEVELOPMENT

Town Center Blvd, Palm Coast, FL 32164

Contact: Trey Gravenstein
Vice President of Brokerage Services

E: Trey@FCPG.com
P: 407.872.0177 ext. 119

Contact: Michael Castrilli
Vice President of Brokerage Services

E: Michael@FCPG.com
P: 407.872.0177 ext. 130

Contact: Chris Butera
Principal | SVN Alliance

E: Chris.Butera@SVN.com
P: 386.453.4789

For Sale: Medical or Office
- 2,500 - 4,200 SF Buildings
- Grey Shell Delivery
- Starting at \$320.00 / SF



CLICK HERE [FCPG.com/
PalmCoastTownCenterExchange/](https://www.fcp.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

Information furnished regarding the subject property is believed to be accurate, but no guarantee or representation is made. References to square footage are approximate. This offering is subject to errors, omissions, prior sale or lease or withdrawal without notice. ©2025 First Capital Property Group, Licensed Real Estate Brokers & Managers.

A JW²DEVELOPMENT
FEATURING SCHMID
CONSTRUCTION



SITE MAP & AVAILABILITY

— PALM COAST —
TOWN CENTER
— EXCHANGE —



Building #	Max SF Allowed	Use Allowed	Purchase Price	Price / SF
1	2,750	Medical / Office	RESERVED	
2	2,500	Medical / Office	\$800,000	\$320
3	2,750	Medical / Office	\$880,000	\$320
4	2,500	Medical / Office	\$800,000	\$320
5	2,500	Medical / Office	\$800,000	\$320
6	3,250	Medical / Office	\$1,060,000	\$326
7	3,250	Medical / Office	RESERVED	
8	2,750	Medical / Office	\$880,000	\$320
9	4,200	Medical / Office	RESERVED	

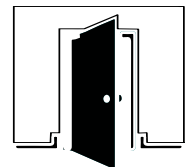
*Pricing is subject to change. Inquire for details.



**MONUMENT &
BUILDING SIGNAGE
AVAILABLE**



**MEDICAL & OFFICE
USERS WELCOMED**



**GREY SHELL
DELIVERY**

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

Information furnished regarding the subject property is believed to be accurate, but no guarantee or representation is made. References to square footage are approximate. This offering is subject to errors, omissions, prior sale or lease or withdrawal without notice. ©2025 First Capital Property Group, Licensed Real Estate Brokers & Managers.



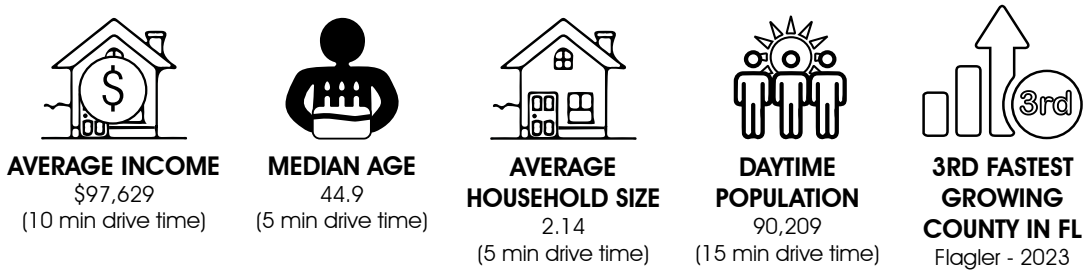
LOCATION



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

Information furnished regarding the subject property is believed to be accurate, but no guarantee or representation is made. References to square footage are approximate. This offering is subject to errors, omissions, prior sale or lease or withdrawal without notice. ©2025 First Capital Property Group, Licensed Real Estate Brokers & Managers.

DEMOGRAPHICS



Total Population



Total Families



Total Households



Average Income



Total \$ Spent on Medical Care

5 mins	2025	3,039	873	1,423	\$71,615	\$2,388,391
	2030	4,591	1,445	2,410	\$85,820	
10 mins	2025	23,040	6,760	9,896	\$97,629	\$24,633,581
	2030	27,976	8,484	12,530	\$109,818	
15 mins	2025	95,107	28,570	41,381	\$102,096	\$113,198,799
	2030	109,316	33,592	48,604	\$114,876	

Average Annual Daily Trips

2024

Town Center Blvd	7,200
E Moody Blvd	38,500
I-95	92,438

— PALM COAST —
TOWN CENTER
— EXCHANGE —



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

Information furnished regarding the subject property is believed to be accurate, but no guarantee or representation is made. References to square footage are approximate. This offering is subject to errors, omissions, prior sale or lease or withdrawal without notice. ©2025 First Capital Property Group, Licensed Real Estate Brokers & Managers.