



OFFERING SUMMARY

LEASE RATE:	\$19.00 NNN
AVAILABLE SF:	Suite 2 & 3: 2,062 SF
YEAR BUILT:	2006
TRAFFIC COUNT:	9,000 AADT
ZONING:	OFC-2

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,300	19,333	36,504
TOTAL POPULATION	8,020	47,168	88,220
AVERAGE HH INCOME	\$85,572	\$92,089	\$95,506

PROPERTY DESCRIPTION

2,062 SF Office Condo For Lease in Westpointe Plaza - Palm Coast.

The unit features an efficient, flexible layout including 7 private offices, a conference room, lobby/reception area, breakroom, supply room, and two restrooms.

Suitable for a wide range of professional, medical, or service-oriented users.

The property offers convenient access, and ample parking in a well-maintained plaza serving the growing Palm Coast market.

Estimated CAM, Real Estate Taxes, and Insurance \$7.08 per SF.

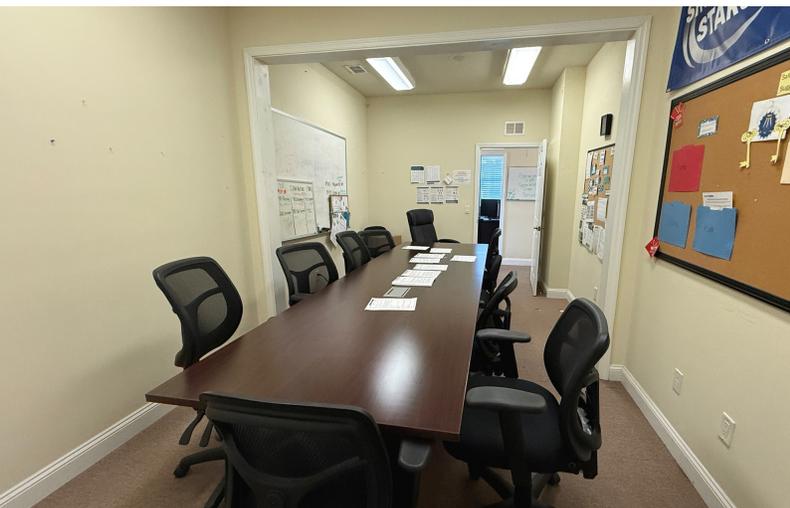
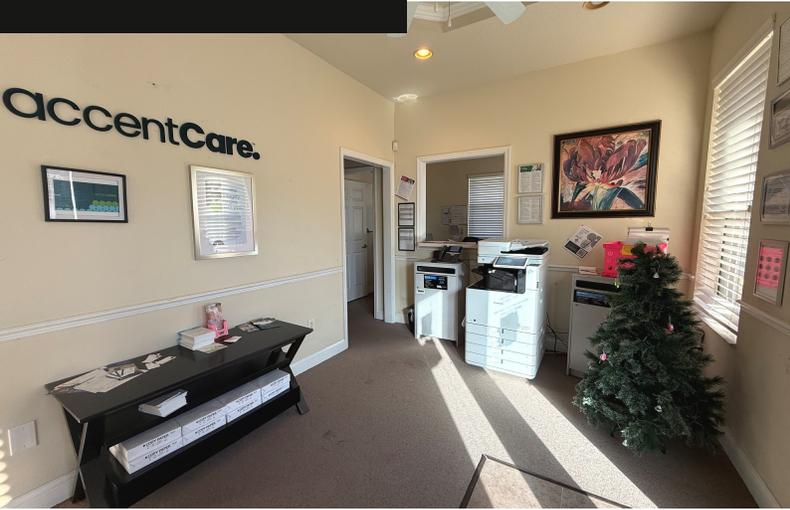
LOCATION DESCRIPTION

Located on the south side of Palm Coast Parkway NW between Pine Lakes Parkway and Belle Terre Parkway within West Pointe Plaza.

Additional Photos

2,062 SF Office Condo For Lease

4881 Palm Coast Parkway NW, Suite 2 & 3, Palm Coast, FL 32137

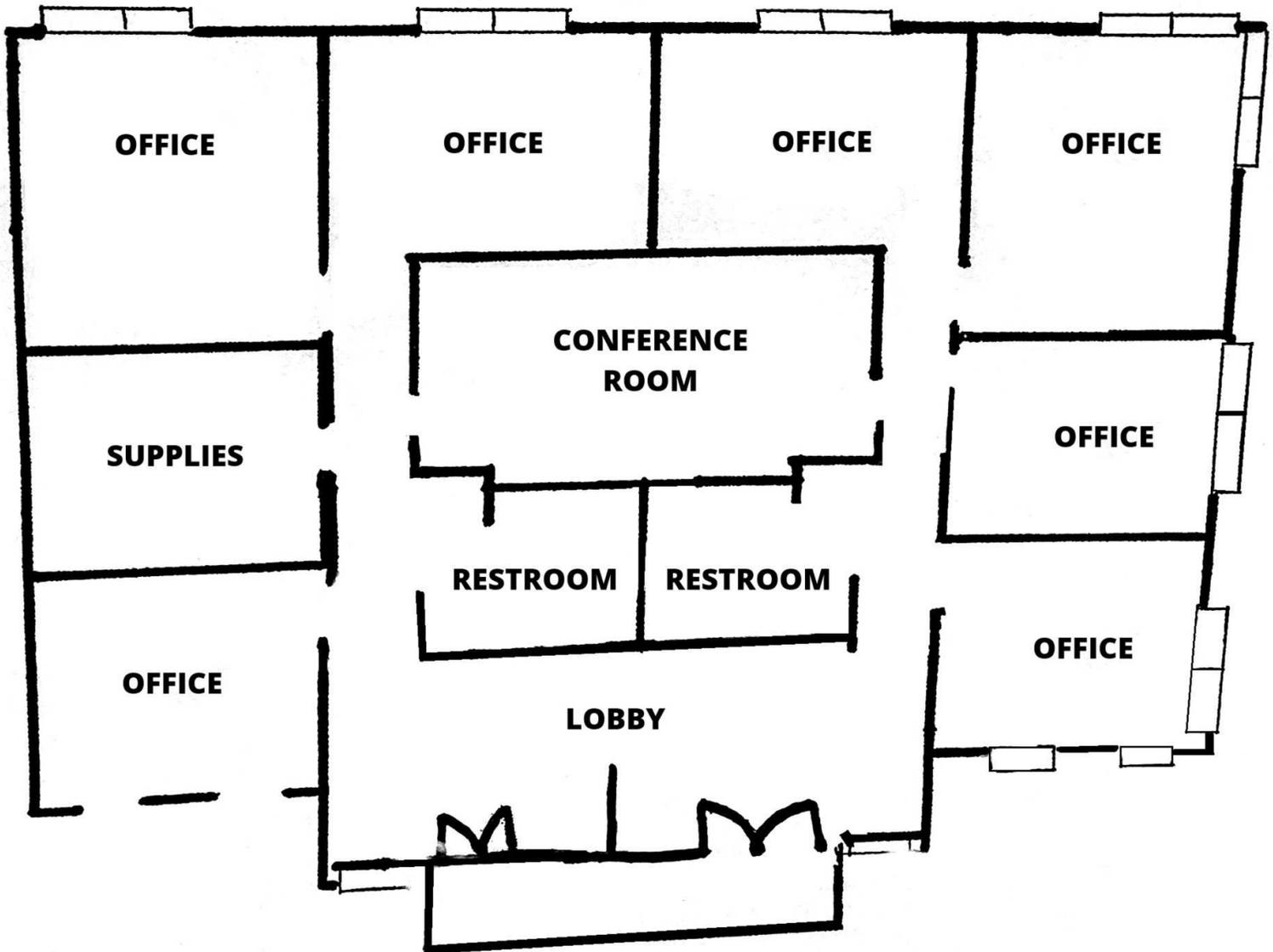


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Floor Plan

2,062 SF Office Condo For Lease

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Location Maps

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