



PALM COAST TOWN CENTER EXCHANGE



PALM COAST TOWN CENTER EXCHANGE



MEDICAL / OFFICE DEVELOPMENT

Town Center Blvd, Palm Coast, FL 32164

Contact: Trey Gravenstein
Vice President of Brokerage Services
Contact: Michael Castrilli
Vice President of Brokerage Services

E: Trey@FCPG.com
P: 407.872.0177 ext. 119
E: Michael@FCPG.com
P: 407.872.0177 ext. 130

- For Sale:** Medical or Office
- 2,500 - 4,200 SF Buildings
 - Grey Shell Delivery
 - Starting at \$331.00 / SF



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

Palm Coast's only approved ground-level medical/office opportunity within the Town Center healthcare corridor, offering unmatched positioning for healthcare and professional users

Fully entitled with City of Palm Coast approvals and infrastructure in place, significantly reducing entitlement risk and allowing for an immediate development path

Located in the fastest-growing city in the Volusia-Flagler region, with population exceeding 115,000 residents and sustained annual growth of approximately 4%

Situated within the Town Center healthcare hub, surrounded by established providers and adjacent to new and planned residential communities that support long-term demand

Ground-level access with direct frontage and high-visibility signage along primary corridors; eliminating elevators, wayfinding challenges, and buried multi-story locations

Rare ownership opportunity in a supply-constrained submarket, providing long-term stability and control over signage, branding, and the overall customer experience

*Pricing is subject to change. Inquire for details.

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. ©2026 First Capital Property Group, Licensed Real Estate Brokers & Managers.

A JW²DEVELOPMENT
FEATURING SCHMID
CONSTRUCTION



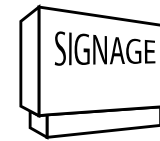
SITE MAP & AVAILABILITY

— 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	\$830,000	\$332
3	2,750	Medical / Office	\$910,000	\$331
4	2,500	Medical / Office	\$840,000	\$336
5	2,500	Medical / Office	\$840,000	\$336
6	3,250	Medical / Office	\$1,080,000	\$332
7	3,250	Medical / Office	RESERVED	
8	2,750	Medical / Office	\$910,000	\$331
9	4,200	Medical / Office	RESERVED	

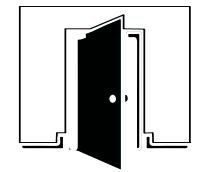
*Pricing is subject to change. Inquire for details.



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. ©2026 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. ©2026 First Capital Property Group, Licensed Real Estate Brokers & Managers.

DEMOGRAPHICS



AVERAGE INCOME
\$97,629
(10 min drive time)



MEDIAN AGE
44.9
(5 min drive time)



AVERAGE HOUSEHOLD SIZE
2.14
(5 min drive time)



DAYTIME POPULATION
90,209
(15 min drive time)



3RD FASTEST GROWING COUNTY IN FL
Flagler - 2023

Average Annual Daily Trips

2024

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

PALM COAST TOWN CENTER EXCHANGE



Total Population



Total Families



Total Households



Average Income



Total \$ Spent on Medical Care

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



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. ©2026 First Capital Property Group, Licensed Real Estate Brokers & Managers.