



## PALM COAST TOWN CENTER EXCHANGE



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# 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 \$331.00 / SF



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

615 E. Colonial Dr., Orlando, FL 32803 Phone: 407.872.0209 [www.FCPG.com](http://www.FCPG.com)

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A JW<sup>2</sup>DEVELOPMENT  
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 | CLOSED         |            |
| 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       |            |

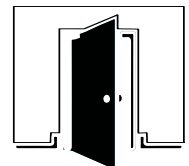
\*Pricing is subject to change. Inquire for details.



**MONUMENT &  
BUILDING SIGNAGE  
AVAILABLE**



**MEDICAL & OFFICE  
USERS WELCOMED**



**GREY SHELL  
DELIVERY**

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# LOCATION

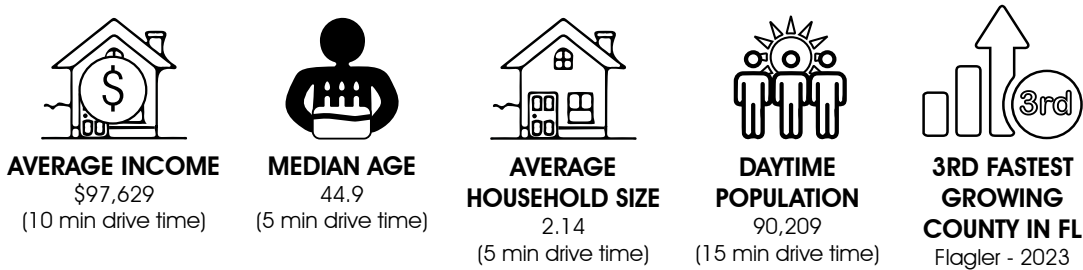


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DEMOGRAPHICS



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 |

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