

# EXECUTIVE SUMMARY

Former Golden Corral • 225 Cypress Edge Dr Palm Coast, FL 32164



## OFFERING SUMMARY

**Sale Price:** \$3,500,000

**Price / SF:** \$314.44

**Lot Size:** 2.56 Acres

**Building Size:** 11,131 SF

**APN#:** 18-11-31-1230-00000-0041

## PROPERTY OVERVIEW

Incredible outparcel to Lowe's Home Improvement and other national tenants to include Wal-Mart.

Located off highly desirable Palm Coast Pkwy.

Second generation restaurant that could be converted to retail or other uses.

## LOCATION OVERVIEW

In the busy retail section off Palm Coast Pkwy and I-95

## JEFFERY T. ROBISON, CCIM

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## Lightle Beckner Robison, Inc.

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70 W. Hibiscus Blvd.,  
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# RETAIL MAP

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# ADDITIONAL PHOTOS

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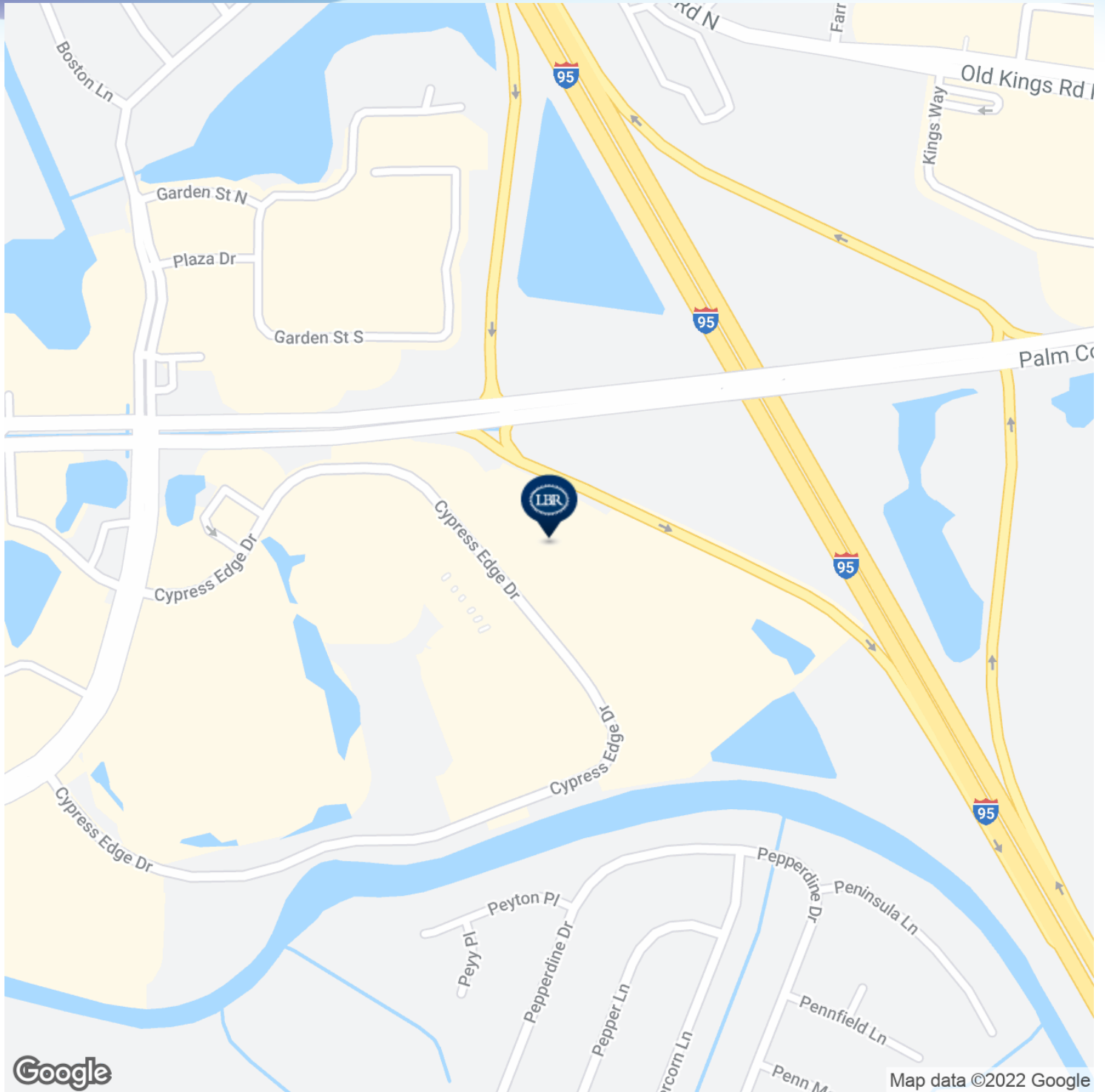
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# LOCATION MAP

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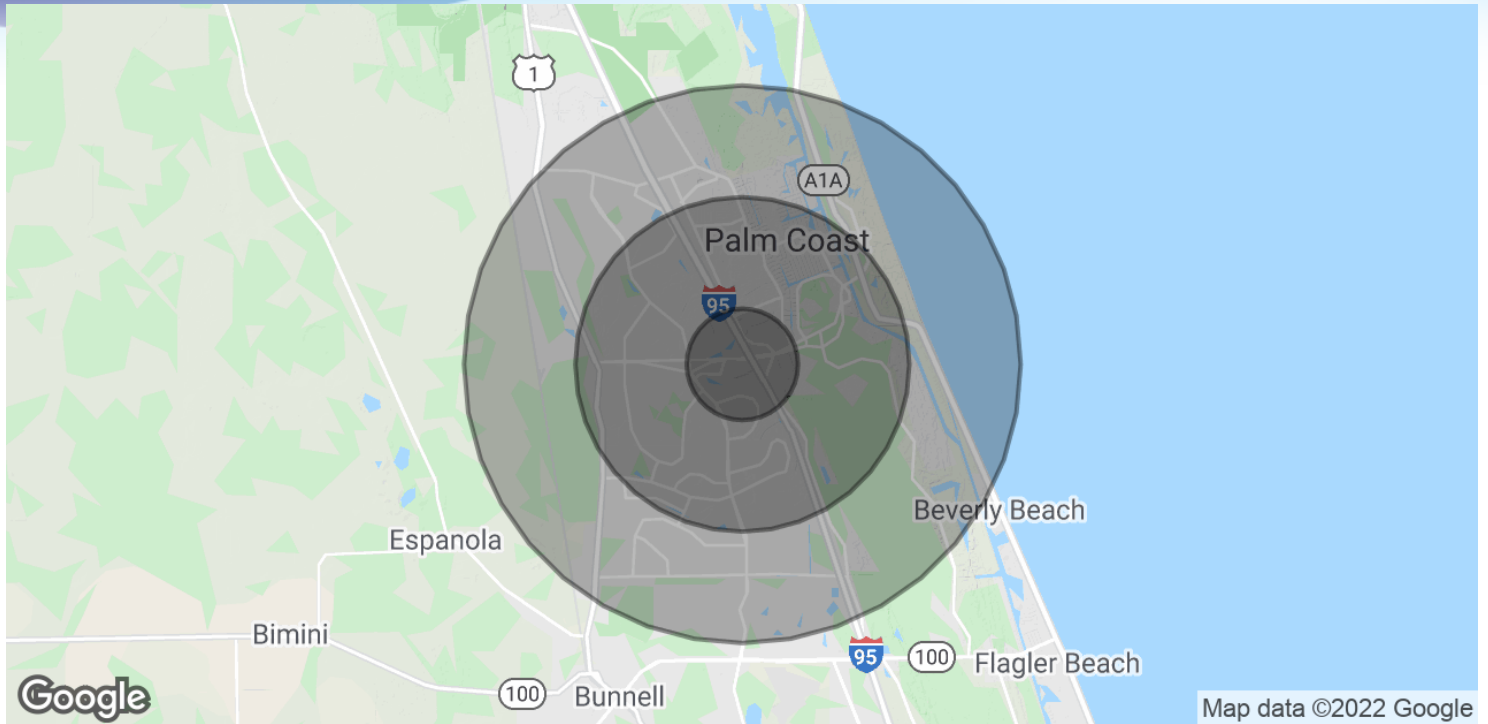
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# DEMOGRAPHICS MAP & REPORT

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## POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	5,374	39,156	66,341
Average Age	46.5	49.6	47.2
Average Age (Male)	43.9	48.3	46.1
Average Age (Female)	47.8	50.2	47.8

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	2,128	15,833	25,960
# of Persons per HH	2.5	2.5	2.6
Average HH Income	\$50,336	\$55,317	\$58,817
Average House Value	\$224,583	\$288,539	\$323,822

\* Demographic data derived from 2010 US Census

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