FIRST CAPITAL Property Group
Commercial Real Estate Services

PALM COAST TOWN CENTER EXCHANGE

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TOWN CENTER
EXCHANGE

*Pricing is subject to change. Inquire for details.

MEDICAL / OFFICE DEVELOPMENT

Town Center Blvd, Palm Coast, FL 32164

Contact: Trey Gravenstein
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Contact: Michael Castrilli
Vice President of Brokerage Services
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For Sale: Medical or Office
- 2,500 - 3,250 SF Buildings
- Grey Shell Delivery
- Starting at $331.00 / SF

CLICK HERE 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

A JW²DEVELOPMENT FEATURING SCHMID CONSTRUCTION

JW² DEVELOPMENT

Schmid CONSTRUCTION

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

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SITE MAP & AVAILABILITY

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	CLOSED	
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	CLOSED	

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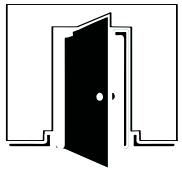
MONUMENT & BUILDING SIGNAGE AVAILABLE

MEDICAL & OFFICE USERS WELCOMED



GREY SHELL DELIVERY

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LOCATION

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DEMOGRAPHICS

AVERAGE INCOME
$108,239
(10 min drive time)

MEDIAN AGE
43.3
(5 min drive time)

AVERAGE HOUSEHOLD SIZE
2.00
(5 min drive time)

DAYTIME POPULATION
93,969
(15 min drive time)

3RD FASTEST GROWING COUNTY IN FL
Flagler - 2023

		Total Population	Total Families	Total Households	Average Income	Total $ Spent on Medical Care
5 mins	2026	2,571	770	1,283	$71,213	$2,065,691
	2031	4,004	1,359	2,233	$96,602	
10 mins	2026	23,664	7,083	10,279	$108,239	$27,136,636
	2031	28,393	8,862	12,902	$125,865	
15 mins	2026	97,982	29,500	42,775	$116,456	$127,010,657
	2031	110,454	34,068	49,285	$135,307	

Average Annual Daily Trips

2025	
Town Center Blvd	7,400
E Moody Blvd	36,500
I-95	94,773

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