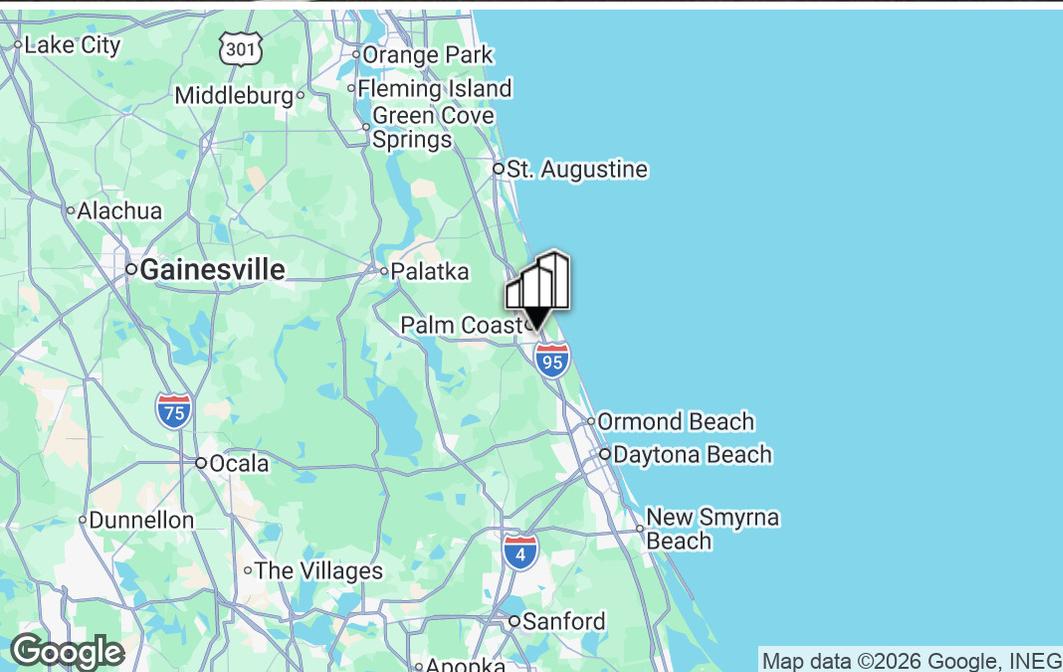
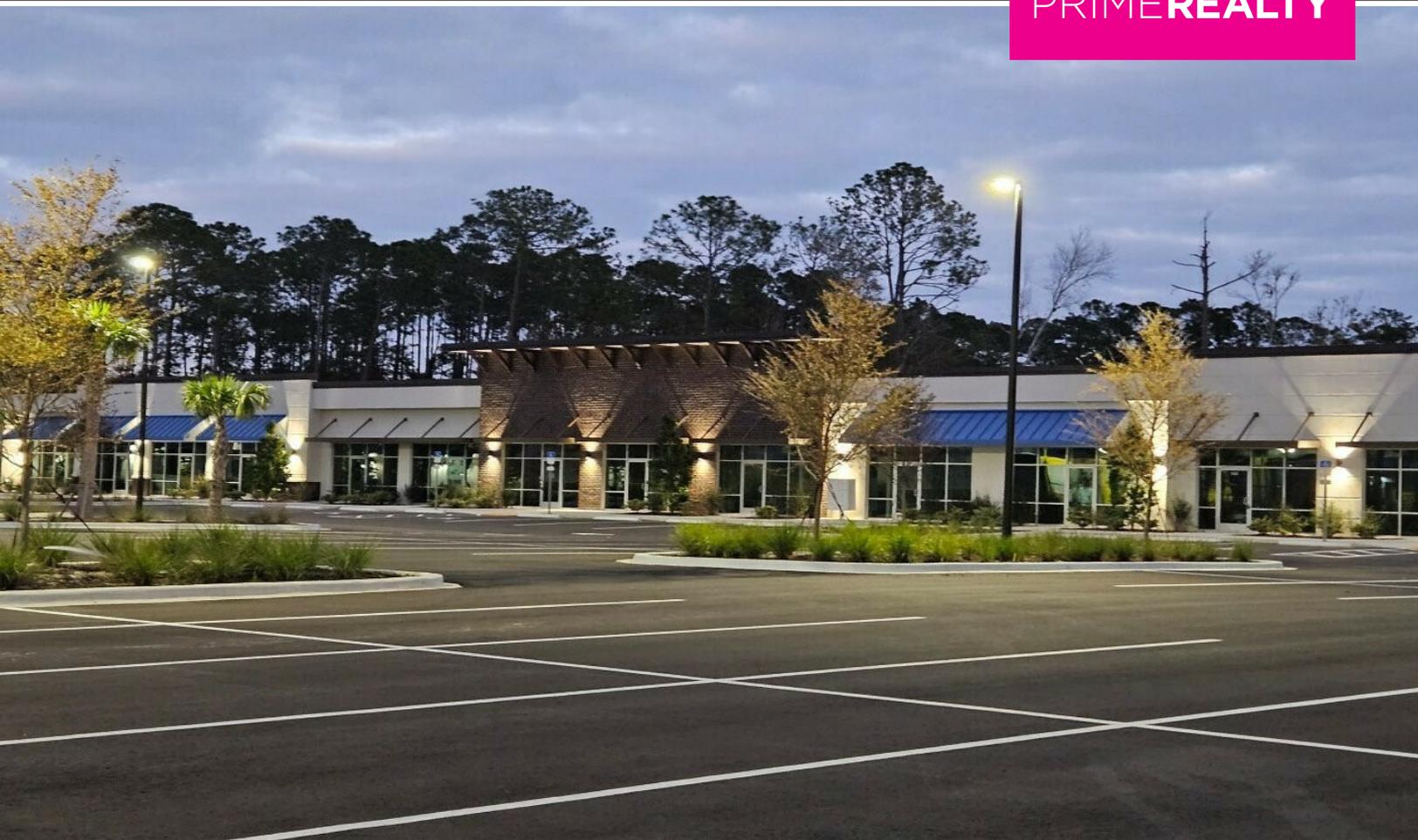


# RETAIL/MEDICAL OFFICE FOR LEASE

5650 SR 100 EAST- TOWN CENTER COMMONS  
PALM COAST, FL 32164



PRIMEREALTY



## For More Information:

**Conrad Boylan**

Director

904.515.2590

[cboylan@primerealtyinc.com](mailto:cboylan@primerealtyinc.com)

**Brent Dennis**

Director

904.930.4299

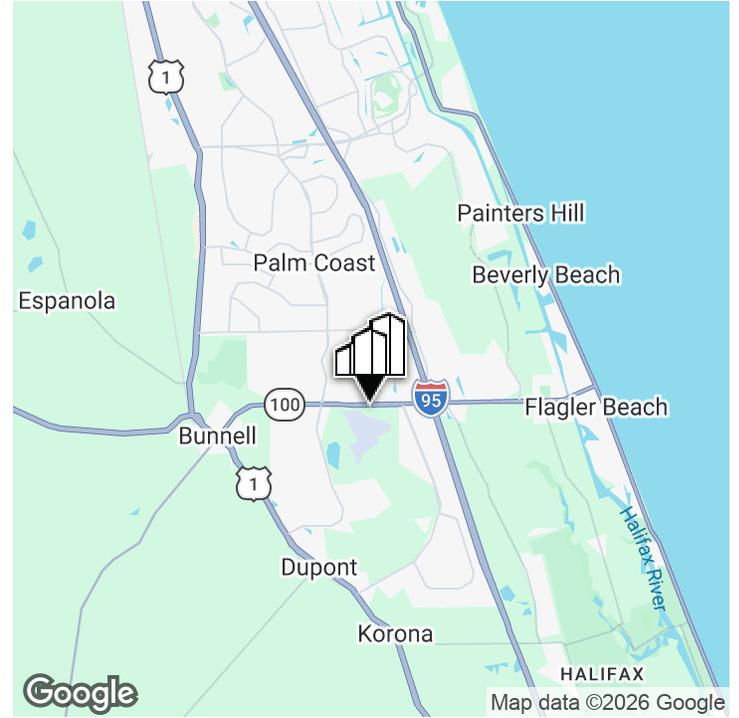
[bdennis@primerealtyinc.com](mailto:bdennis@primerealtyinc.com)

4237 Salisbury Road North, Building 2, Suite 212 | Jacksonville, FL 32216 | 904.352.1400

Office | Industrial | Retail | Multi-Family

All information has been gathered from sources deemed to be reliable. Provided information may be independently verified and shall not be solely relied upon.

Palm Coast, FL 32164



## OFFERING SUMMARY

Lease Rate:	\$32.00 SF/YR (NNN)
Estimated NNN:	\$7.00/SF/YR
Building Size:	30,000 SF
Available SF:	1,200 SF
Parking Ratio:	5 per 1000 SF

## PROPERTY OVERVIEW

Situated just off I-95 in Palm Coast, Florida this is an exciting opportunity to lease in rapidly growing area!

Only one space left!

This 30,000 SF building was just constructed in 2024 and is perfect for retail and medical users. Just minutes away from the Flagler Executive Airport and other numerous national retailers, space is becoming limited in this expanding area.

Join the following Tenants and others in the newly constructed Town Center Commons:

- Total Salon Studios
- Goodwill (Drop Off Center)
- Club Pilates
- Trulieve
- Chicken Salad Chick
- Advent Health
- Palmetto Infusion

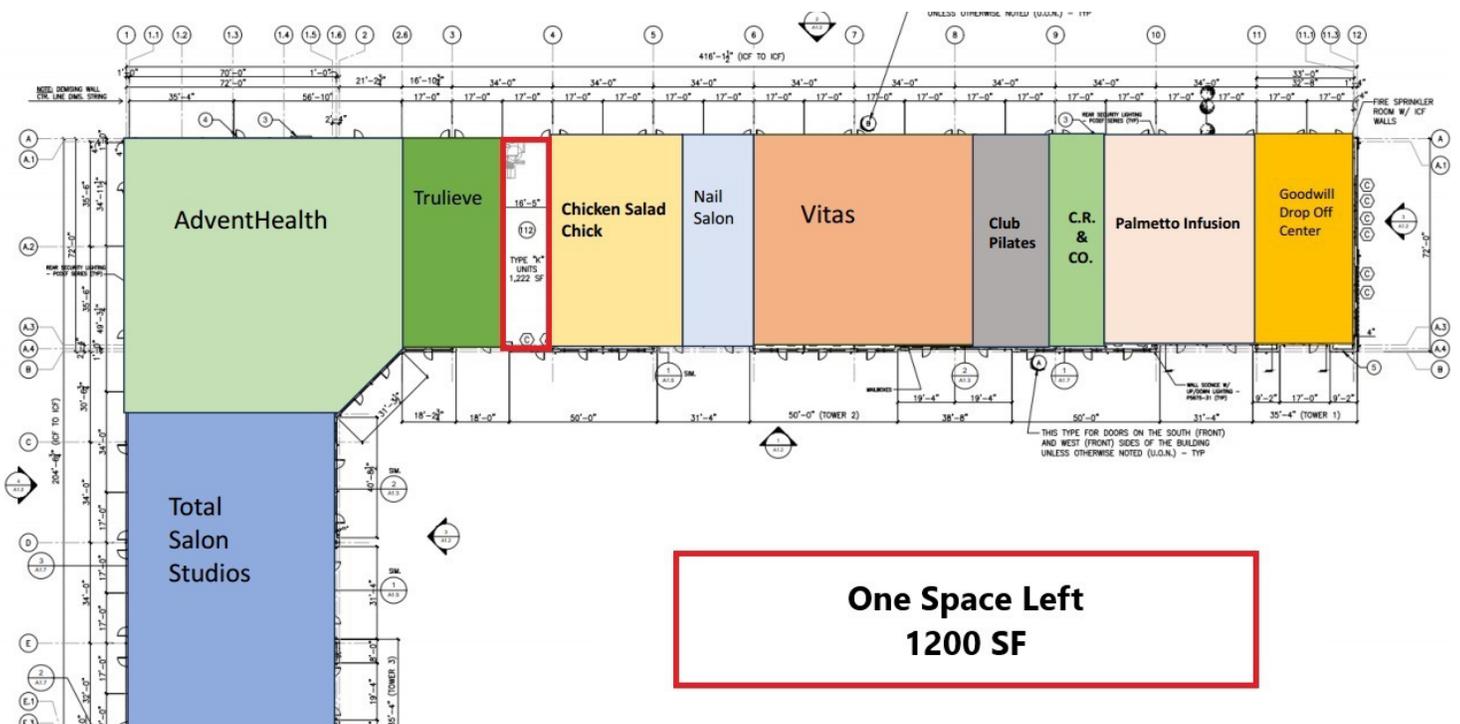
**Conrad Boylan**  
Director  
904.515.2590  
cboylan@primerealtyinc.com

**Brent Dennis**  
Director  
904.930.4299  
bdennis@primerealtyinc.com

# Retail Property For Lease | 5650 SR 100 East- Town Center Commons



Palm Coast, FL 32164



**Conrad Boylan**  
Director  
904.515.2590  
cboylan@primerealtyinc.com

**Brent Dennis**  
Director  
904.930.4299  
bdennis@primerealtyinc.com

# Retail Property For Lease | 5650 SR 100 East- Town Center Commons



Palm Coast, FL 32164



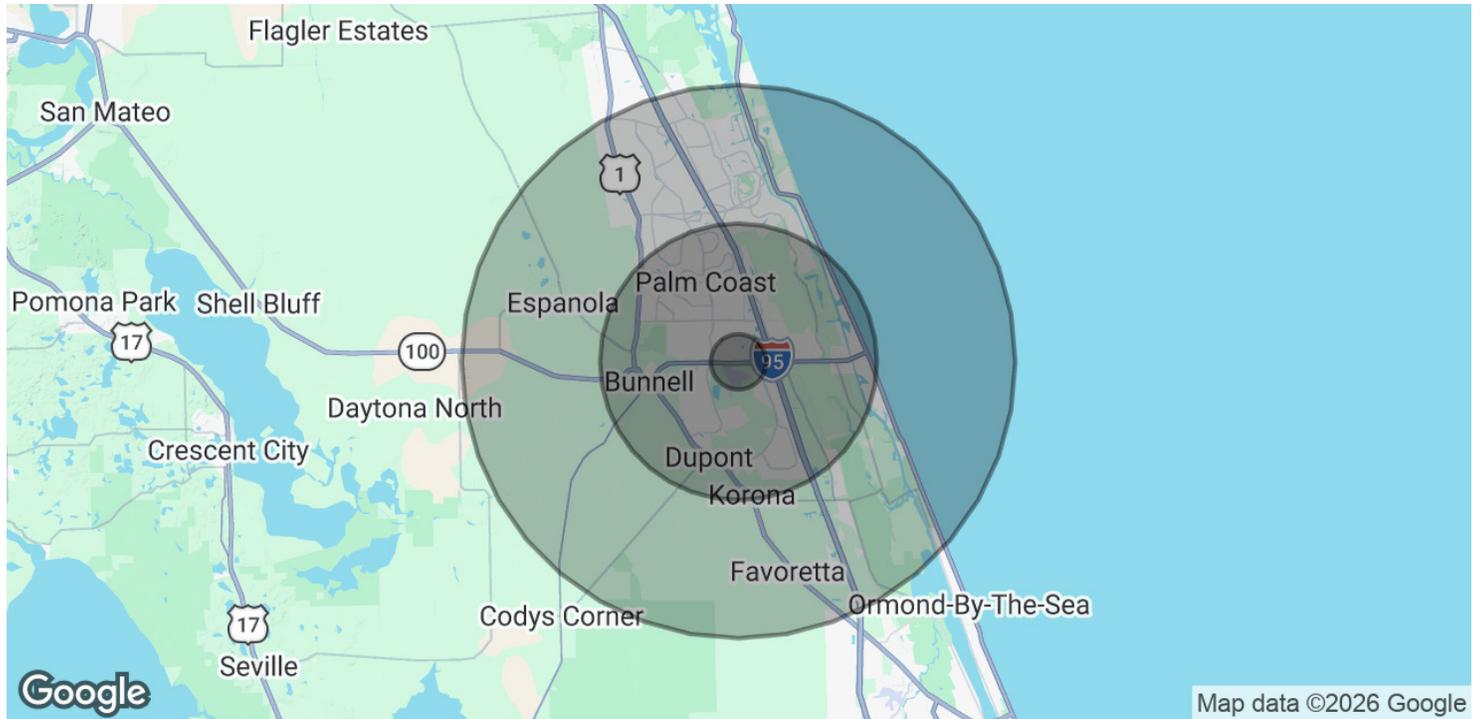
Conrad Boylan  
Director  
904.515.2590  
cboylan@primerealtyinc.com

Brent Dennis  
Director  
904.930.4299  
bdennis@primerealtyinc.com

# Retail Property For Lease | 5650 SR 100 East- Town Center Commons



Palm Coast, FL 32164



<b>POPULATION</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total Population	1,011	56,761	107,434
Average Age	56.3	49.2	52.0
Average Age (Male)	54.9	48.4	51.6
Average Age (Female)	57.1	50.0	52.1
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total Households	512	24,443	51,018
# of Persons per HH	2.0	2.3	2.1
Average HH Income	\$40,635	\$70,671	\$68,082
Average House Value	\$92,726	\$230,455	\$257,040

2020 American Community Survey (ACS)

**Conrad Boylan**  
 Director  
 904.515.2590  
 cboylan@primerealtyinc.com

**Brent Dennis**  
 Director  
 904.930.4299  
 bdennis@primerealtyinc.com