

WAGNER REALTY

COMMERCIAL/INVESTMENT DIVISION

3639 Cortez Road W. Suite 200, Bradenton, FL 34210
Phone: 941-727-2800 Fax 941-727-2900

Retail for Lease



**1000 Palm Coast Pkwy SW
Palm Coast, FL 32137**

David Fletcher

Wagner Realty

3639 Cortez Rd. W. Suite 200

Bradenton, FL 34210

941-727-2800

Property Information

Ground Floor Available:

- **Unit 101-102—2,100sq ft End Cap**
- **Former Restaurant**
- **\$18 per sq ft NNN**

Second Floor Available:

- **Unit 206—950sq ft +/-**
- **\$16 per sq ft NNN**
- **Present NNN costs \$7.01 per sq ft**
- **Second floor accessible by elevator or stairs**
- **Tenant signage on building**
- **Strong tenant mix**

The information provided in this document has been prepared to provide a summary of information to a prospective purchaser and to establish only a preliminary level of interest in the subject property. The information contained in this document has been obtained from sources we believe to be reliable; however, Wagner Realty has not verified and will not verify, any of the information herein, nor has Wagner Realty conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take the appropriate measures to verify all of the information set forth herein.

FRONT

Vacant
2,100 SF
Unit 102

Craft Bar
2,100 SF
Unit 103-104

Country Rd
Fashion
1,056 SF
Unit 105

Consignment Store
3,088 SF
Unit 106-107

American Medical Hearing Center
1,965 SF
Unit 109-110

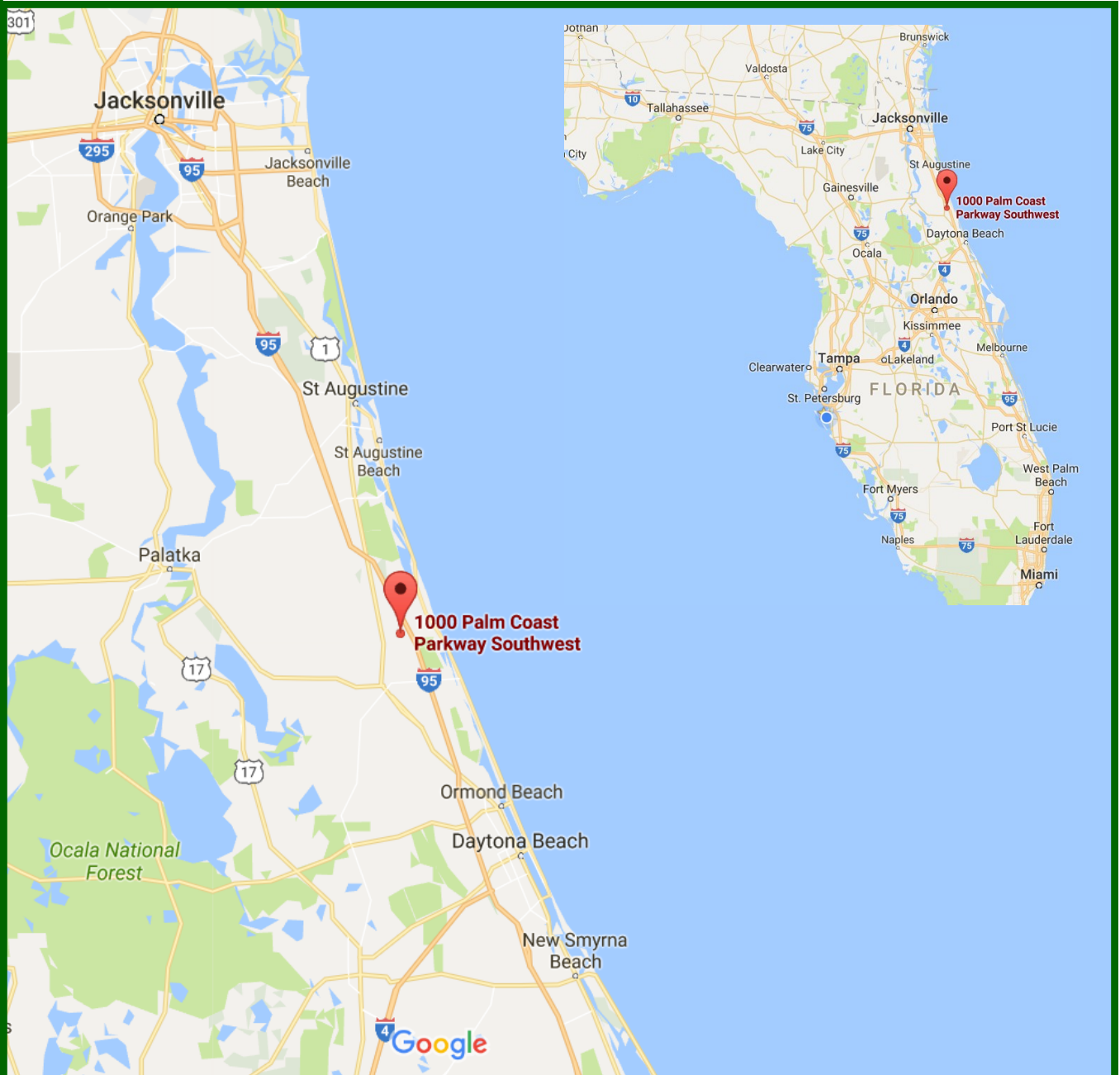
Ground Floor—not to scale

FRONT

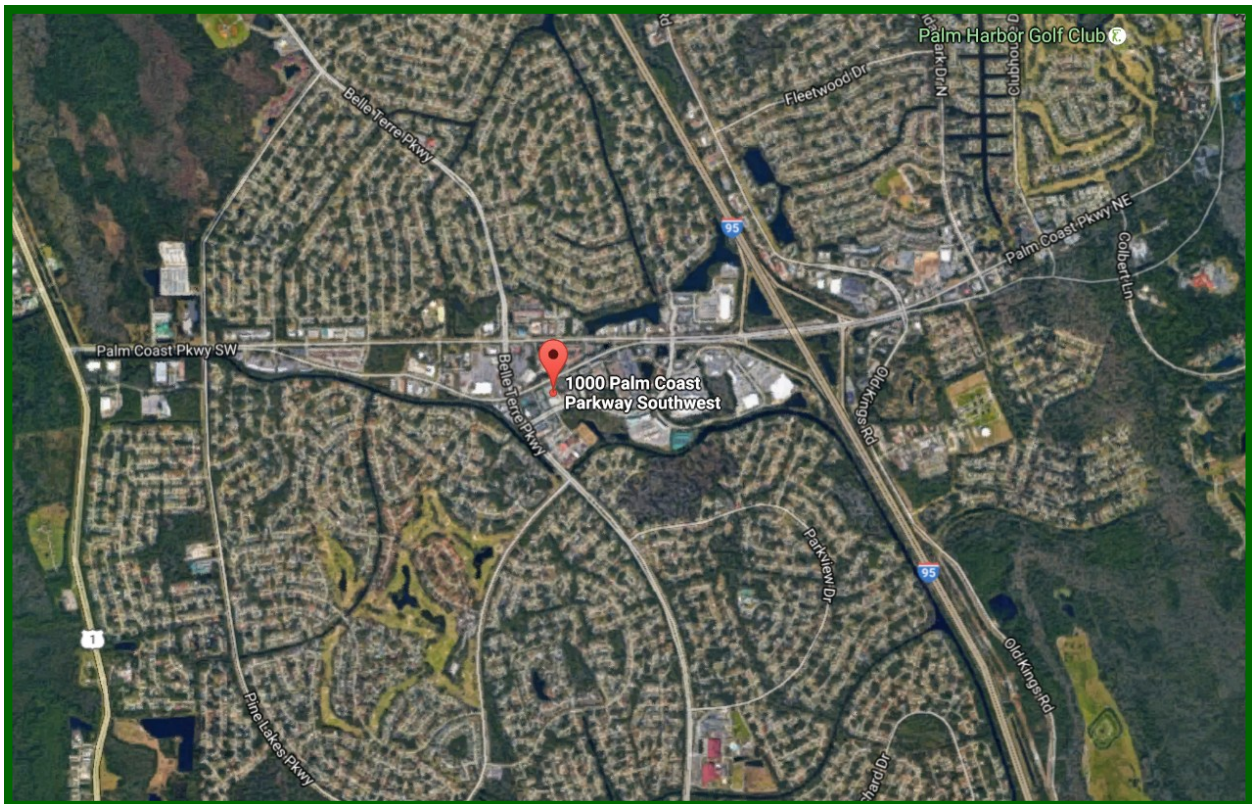
Hair & Nail Salon 970 SF Unit 201
Men's Barber shop 1,000 SF Unit 202
Jaimie Lynns Beauties 935 SF Unit 203
Tattoos 1923 SF Unit 204-205
Vacant 950 SF Unit 206
Martial Arts 1,050 SF Unit 207
The Dance Method 998 SF Unit 208
Planet Studio 1,958 SF Unit 209-210

Second Floor—not to scale

Maps

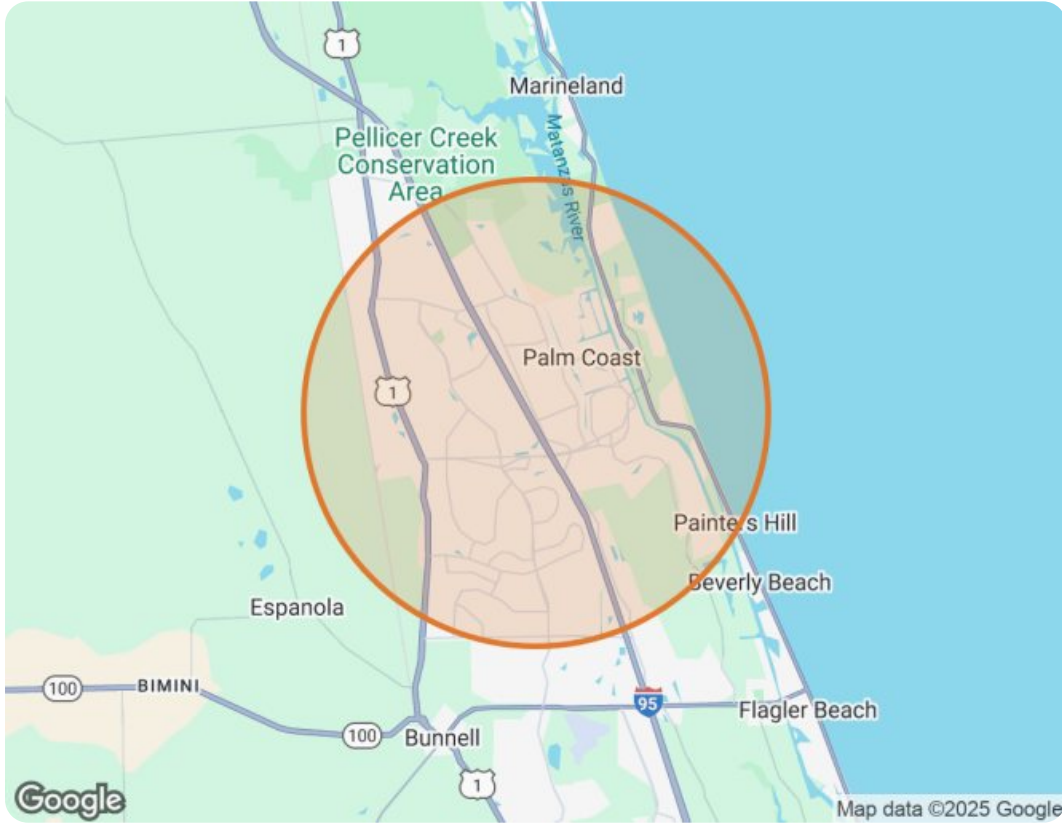


Aerials



Demographics

5 mile radius near Palm Coast, FL 32137



📞 Work 941-727-2800

📠 (941) 727-2900

5 mile radius near Palm Coast, FL 32137


Trade Area Summary

Attribute Summary for 5 mile radius near Palm Coast, FL 32137

Median Household Income	Median Age	Total Population	1st Dominant Segment
\$83,526	58.2	51,627	Silver and Gold
Source: 2024/2029 Income (Esri)	Source: 2024/2029 Age: 5 Year Increments (Esri)	Source: 2024 Age: 1 Year Increments (Esri)	Source: 2024 Tapestry Market Segmentation (Households)

Consumer Segmentation


LIFE MODE - What are the people like that live in this area?



Senior Styles

Senior lifestyles reveal the effects of saving for retirement

URBANIZATION - Where do people like this usually live?



Suburban Periphery

The most populous and fastest-growing among Urbanization groups, Suburban Periphery includes one-third of the nation's population

Top Tapestry Segments	Silver and Gold	Midlife Constants	Middleburg	Senior Escapes	Retirement Communities
% of Households	8,294 (37.0%)	4,626 (20.6%)	3,806 (17.0%)	3,543 (15.8%)	1,467 (6.5%)
Lifestyle Group	Senior Styles	GenXurban	Family Landscapes	Senior Styles	Senior Styles
Urbanization Group	Suburban Periphery	Suburban Periphery	Semirural	Semirural	Metro Cities
Residence Type	Single Family/Seasonal	Single Family	Single Family	Single Family, Mobile Homes or Seasonal	Multi-Units; Single Family
Household Type	Married Couples w/No Kids	Married Couples w/No Kids	Married Couples	Married Couples w/No Kids	Singles
Average Household Size	2.01	2.3	2.69	2.19	1.94
Median Age	65.5	45.8	37.6	55	51.8
Diversity Index	34.7	48.7	60.4	57.2	62.2
Median Household Income	\$98,600	\$71,500	\$83,700	\$54,200	\$56,400
Median Net Worth	\$778,300	\$262,000	\$277,100	\$220,800	\$109,500
Median Home Value	\$577,000	\$248,300	\$306,900	\$241,400	\$300,500
Homeownership	87.1	75	76.1	78.6	49
Employment	Professional or Mgmnt/Bus/Financial	Professional or Mgmnt/Bus/Financial	Professional or Mgmnt/Bus/Financial	Services or Professional	Professional or Mgmnt/Bus/Financial
Education	Bachelor's Degree	High School Diploma	High School Diploma	High School Diploma	High School Diploma
Preferred Activities	Pursue the luxuries that well-funded retirement affords. Maintain a regular exercise regimen.	Sociable, church-going residents. Enjoy movies at home, reading, fishing and golf.	Spending priorities also focus on family. Enjoy hunting, fishing, bowling and baseball.	Limited by medical conditions. Travel in the US via guided tours.	Enjoy hard-cover books, crosswords and Sudoku. Like to travel, including foreign to countries.
Financial	Draw retirement income	42% recieve Social Security, 27% also receive retirement income	Carry some debt; invest for future	Spend within means, don't carry credit card balances	Frugal, pay close attention to finances
Media	Avid readers of newspapers, magazines and books	After TV, Radio and newspapers are medias of choice	TV and magazines provide entertainment and information	Get most information from TV and Sunday newspaper	Prefer reading magazines over interacting with computers

5 mile radius near Palm Coast, FL 32137

Consumer Segmentation

Top Tapestry Segments	Silver and Gold	Midlife Constants	Middleburg	Senior Escapes	Retirement Communities
Vehicle	Prefer luxury cars, SUVs, convertibles	Own domestic SUVs, trucks	Like to drive trucks, SUVs, or motorcycles	Maintain older vehicle	One in five households has no vehicle

Consumer Segment Details

About this segment	Ranked	In this area	In the United States
Silver and Gold	1st	37.0%	0.8%
	dominant segment for this area	of households fall into this segment	of households fall into this segment

Who Are They?

Almost the oldest senior market, Silver and Gold is the most affluent. The affluence of Silver and Gold has afforded the opportunity to retire to sunnier climates that feature exclusive communities and vacation homes. These consumers have the free time, stamina, and resources to do what they enjoy. This market is smaller but growing.

Neighborhood

- Residents of Silver and Gold prefer a more bucolic setting, but close to metropolitan cities.
- Predominantly single-family, owner-occupied homes that have a median value of \$385,700.
- Neighborhoods include seasonal or vacation homes, reflected in the high vacancy rate of 43%.
- Mostly older married couples with no children, average household size is 2.03.

Socioeconomic Traits

- 47% have college degree(s).
- Primarily retired, but many still active in the labor force, participation rate of 41%.
- Self-employment is the highest across all Tapestry markets.
- More than half of the households receive income from wages/salaries, Social Security, or investments, many drawing retirement income.
- Connected, but primarily to get news and track investments, more likely to own an e-reader or tablet than a smartphone.

Market Profile

- Partial to luxury cars or SUVs; highest demand market for convertibles.
- Active seniors that maintain a regular exercise regimen and pay attention to healthier eating habits.
- Pursue the luxuries that well-funded retirement affords: an active social life, travel, hobbies, and sports (especially golf and boating) and liberal use of home maintenance services to minimize chores.
- Avid readers of newspapers, magazines (sports and travel), and books (audio, e-readers, or tablets).
- Generous supporters of charitable organizations.

5 mile radius near Palm Coast, FL 32137

Consumer Segment Details

About this segment

Midlife Constants

Ranked

2nd

dominant segment
for this area

In this area

20.6%

of households fall
into this segment

In the United States

2.4%

of households fall
into this segment

Who Are They?

Midlife Constants residents are seniors, at or approaching retirement, with below average labor force participation and above average net worth. Although located in predominantly metropolitan areas, they live outside the central cities, in smaller communities. Their lifestyle is more country than urban. They are generous, but not spendthrifts.

Neighborhood

- Older homes (most built before 1980) found in the suburban periphery of smaller metropolitan markets.
- Primarily married couples, with a growing share of singles.
- Settled neighborhoods with slow rates of change and residents that have lived in the same house for years.
- Single-family homes, less than half still mortgaged, with a median home value of \$154,100.

Socioeconomic Traits

- Education: 63% have a high school diploma or some college.
- At 31%, the labor force participation rate is low in this market.
- Almost 42% of households are receiving Social Security; 27% also receive retirement income.
- Traditional, not trendy; opt for convenience and comfort, not cutting-edge. Technology has its uses, but the bells and whistles are a bother.
- Attentive to price, but not at the expense of quality, they prefer to buy American and natural products.
- Radio and newspapers are the media of choice (after television).

Market Profile

- Prefer practical vehicles like SUVs and trucks (domestic, of course).
- Sociable, church-going residents belonging to fraternal orders, veterans' clubs and charitable organizations and do volunteer work and fund-raising.
- Contribute to arts/cultural, educational, health, and social services organizations.
- DIY homebodies that spend on home improvement and gardening.
- Media preferences: country or movie channels.
- Leisure activities include movies at home, reading, fishing, and golf.

5 mile radius near Palm Coast, FL 32137

Consumer Segment Details

About this segment	Ranked	In this area	In the United States
Middleburg	3rd	17.0%	3.1%
	dominant segment for this area	of households fall into this segment	of households fall into this segment

Who Are They?

Middleburg neighborhoods transformed from the easy pace of country living to semirural subdivisions in the last decade, as the housing boom spread beyond large metropolitan cities. Residents are traditional, family-oriented consumers. Still more country than rock and roll, they are thrifty but willing to carry some debt and are already investing in their futures. They rely on their smartphones and mobile devices to stay in touch and pride themselves on their expertise. They prefer to buy American and travel in the US. This market is younger but growing in size and assets.

Neighborhood

- Semirural locales within metropolitan areas.
- Neighborhoods changed rapidly in the previous decade with the addition of new single-family homes.
- Include a number of mobile homes.
- Affordable housing, median value of \$175,000 with a low vacancy rate.
- Young couples, many with children; average household size is 2.75.

Socioeconomic Traits

- Education: 65% with a high school diploma or some college.
- Labor force participation typical of a younger population at 66.7%.
- Traditional values are the norm here, faith, country, and family.
- Prefer to buy American and for a good price.
- Comfortable with the latest in technology, for convenience (online banking or saving money on landlines) and entertainment.

Market Profile

- Residents are partial to domestic vehicles; they like to drive trucks, SUVs, or motorcycles.
- Entertainment is primarily family-oriented, TV and movie rentals or theme parks and family restaurants.
- Spending priorities also focus on family (children's toys and apparel) or home DIY projects.
- Sports include hunting, fishing, bowling, and baseball.
- TV and magazines provide entertainment and information.
- Media preferences include country and Christian channels.

5 mile radius near Palm Coast, FL 32137

Consumer Segment Details

About this segment	Ranked	In this area	In the United States
Senior Escapes	4th	15.8%	0.9%
	dominant segment for this area	of households fall into this segment	of households fall into this segment

Who Are They?

Senior Escapes neighborhoods are heavily concentrated in the warmer states of Florida, California, and Arizona. These areas are highly seasonal, yet owner occupied. Many homes began as seasonal getaways and now serve as primary residences. Nearly 40% are mobile homes; over half are single-family dwellings. About half are in unincorporated and more rural areas. Nearly one-fifth of the population is between 65 and 74 years old. Residents enjoy watching TV, going on cruises, playing trivia games, bicycling, boating, and fishing. They are very conscious of their health and buy specialty foods and dietary supplements.

Neighborhood

- Neighborhoods include primary and second homes in rural or semirural settings.
- One quarter of all housing units are vacant; many are for seasonal use only.
- More than one-third of the households are married couples without children; a third are single-person households.
- More than half the homes are single family; nearly 40% are mobile homes.
- Three-quarters of all homes are owner occupied, and the majority own their homes free and clear.
- Most households have one or two vehicles.

Socioeconomic Traits

- Labor force participation is low, but more than half the households are drawing Social Security income.
- They spend majority of their time with spouse/significant other or alone.
- They are limited by medical conditions but still enjoy gardening and working on their vehicles.
- They take good care of vehicles, but haven't bought a new one in over five years.
- They only spend within their means, do their banking in person, and do not carry a balance on their credit card.

Market Profile

- Stock up on good deals, especially high-fiber, low-calorie, low-fat, and fat-free foods.
- Own 3, sometimes 4 or more TVs and watch news, sports, CMT, Hallmark, and AMC.
- Belong to veterans' clubs; maintain AARP and AAA memberships.
- Get most information from TV and the Sunday newspaper; light users of home computers and the Internet.
- Travel in the US via guided tours but weary of security issues.
- Frequently dine out at Wendy's, Golden Corral, and Cracker Barrel.

5 mile radius near Palm Coast, FL 32137

Consumer Segment Details

About this segment	Ranked	In this area	In the United States
Retirement Communities	5th	6.5%	1.2%
	dominant segment for this area	of households fall into this segment	of households fall into this segment

Who Are They?

Retirement Communities neighborhoods are evenly distributed across the country. They combine single-family homes and independent living with apartments, assisted living, and continuous care nursing facilities. Over half of the housing units are in multiunit structures, and the majority of residents have a lease. This group enjoys watching cable TV and stays up-to-date with newspapers and magazines. Residents take pride in fiscal responsibility and keep a close eye on their finances. Although income and net worth are below national averages, residents enjoy going to the movies, fishing, and taking vacations. While some residents enjoy cooking, many would rather dine out.

Neighborhood

- Much of the housing was built in the 1970s and 1980, a mix of single-family homes and large multiunit structures that function at various levels of senior care.
- Small household size; many residents have outlived their partners and live alone.
- Over half of the homes are renter occupied.
- Average rent is slightly below the US average.
- Nearly one in five households has no vehicle.

Socioeconomic Traits

- Brand loyal, this segment will spend a little more for their favorite brands, but most likely they will have a coupon.
- Frugal, they pay close attention to finances.
- They prefer reading magazines over interacting with computers.
- They are health conscious and prefer name brand drugs.

Market Profile

- Enjoy hard-cover books, book clubs, crossword puzzles, and Sudoku.
- Contribute to political organizations and other groups.
- Entertainment preferences: playing cards and reading books.
- Prefer watching cable TV, including premium channels like HBO and Cinemax.
- Like to travel, including visits to foreign countries.
- Shop at diverse, large retail chains like Sears, Family Dollar, Target, and Walmart for convenience.

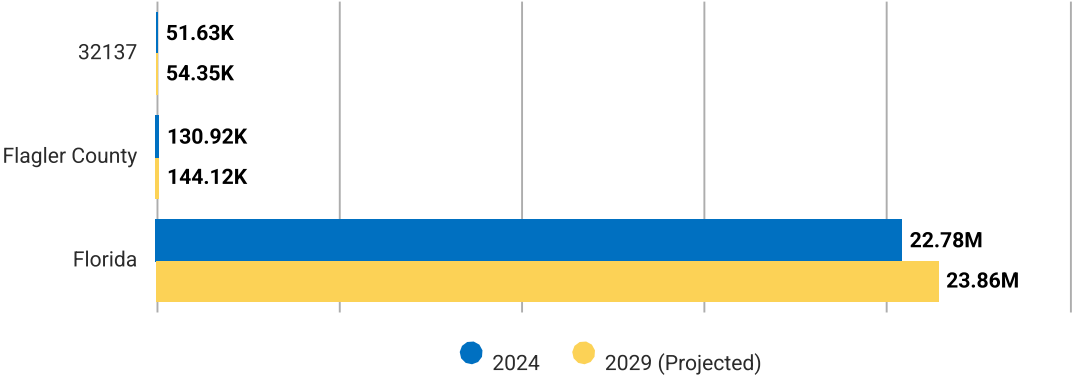
5 mile radius near Palm Coast, FL 32137

Population

Source: U.S. Census American Community Survey via Esri, 2024
Update Frequency: Annually

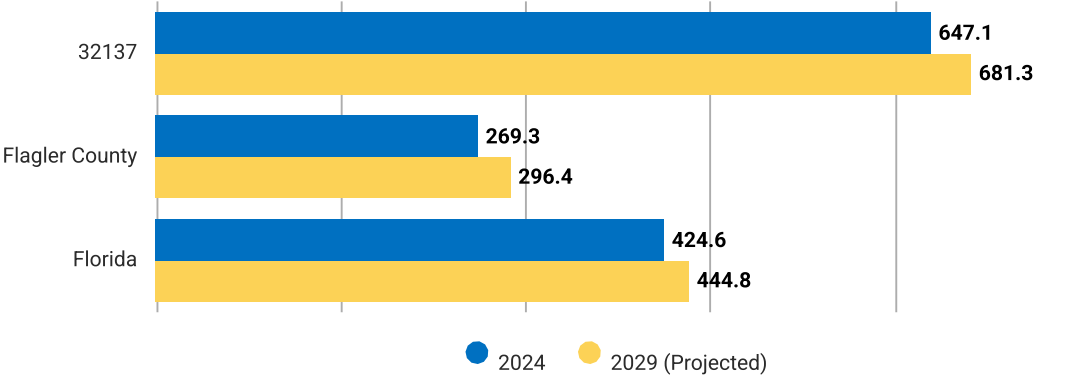
Total Population

This chart shows the total population in an area, compared with other geographies.



Population Density

This chart shows the number of people per square mile in an area, compared with other geographies.



Total Daytime Population

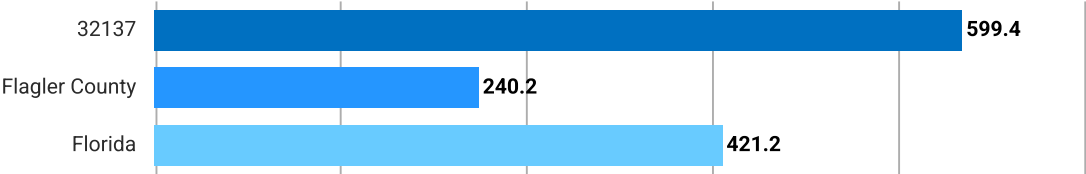
This chart shows the number of people who are present in an area during normal business hours, including workers, and compares that population to other geographies. Daytime population is in contrast to the "resident" population present during evening and nighttime hours.



5 mile radius near Palm Coast, FL 32137

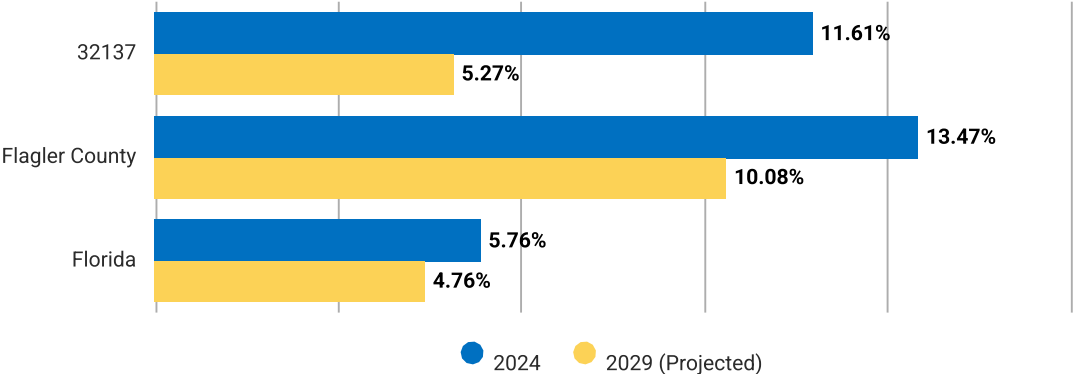
Daytime Population Density

This chart shows the number people who are present in an area during normal business hours, including workers, per square mile in an area, compared with other geographies. Daytime population is in contrast to the "resident" population present during evening and nighttime hours.



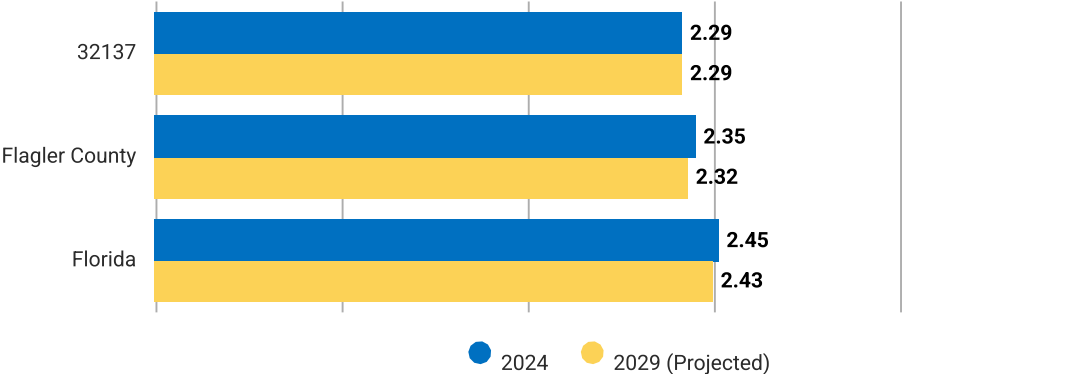
Population Change Since 2020

This chart shows the percentage change in area's population from 2020 to 2024, compared with other geographies.



Average Household Size

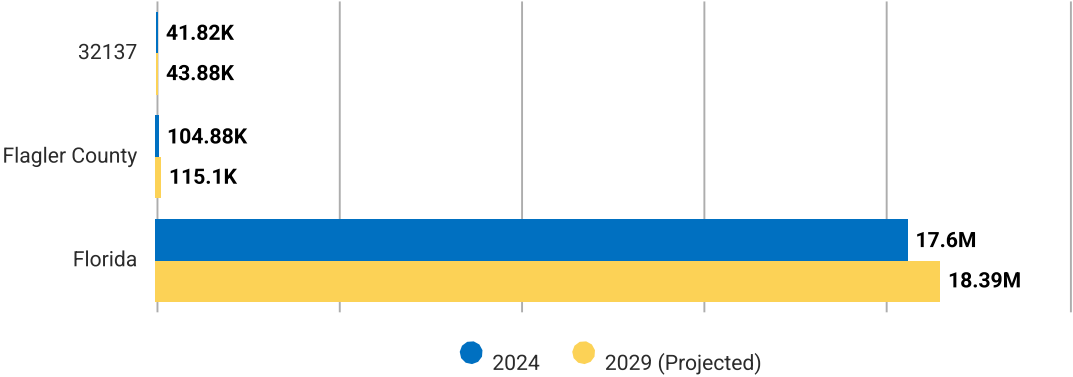
This chart shows the average household size in an area, compared with other geographies.



5 mile radius near Palm Coast, FL 32137

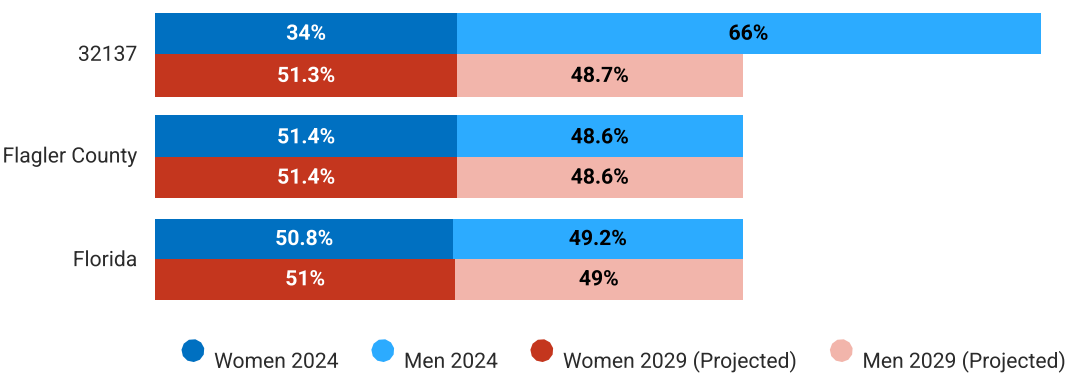
Population Living in Family Households

This chart shows the percentage of an area's population that lives in a household with one or more individuals related by birth, marriage or adoption, compared with other geographies.



Female / Male Ratio

This chart shows the ratio of females to males in an area, compared with other geographies.

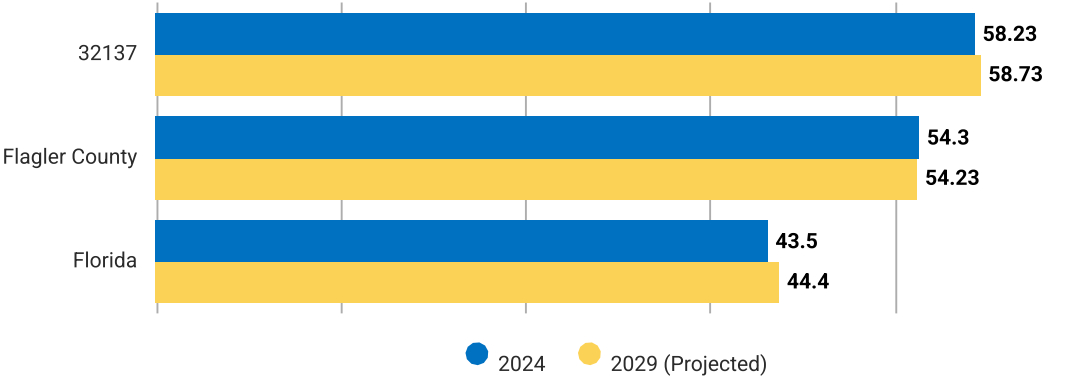


Age

Source: U.S. Census American Community Survey via Esri, 2024
Update Frequency: Annually

Median Age

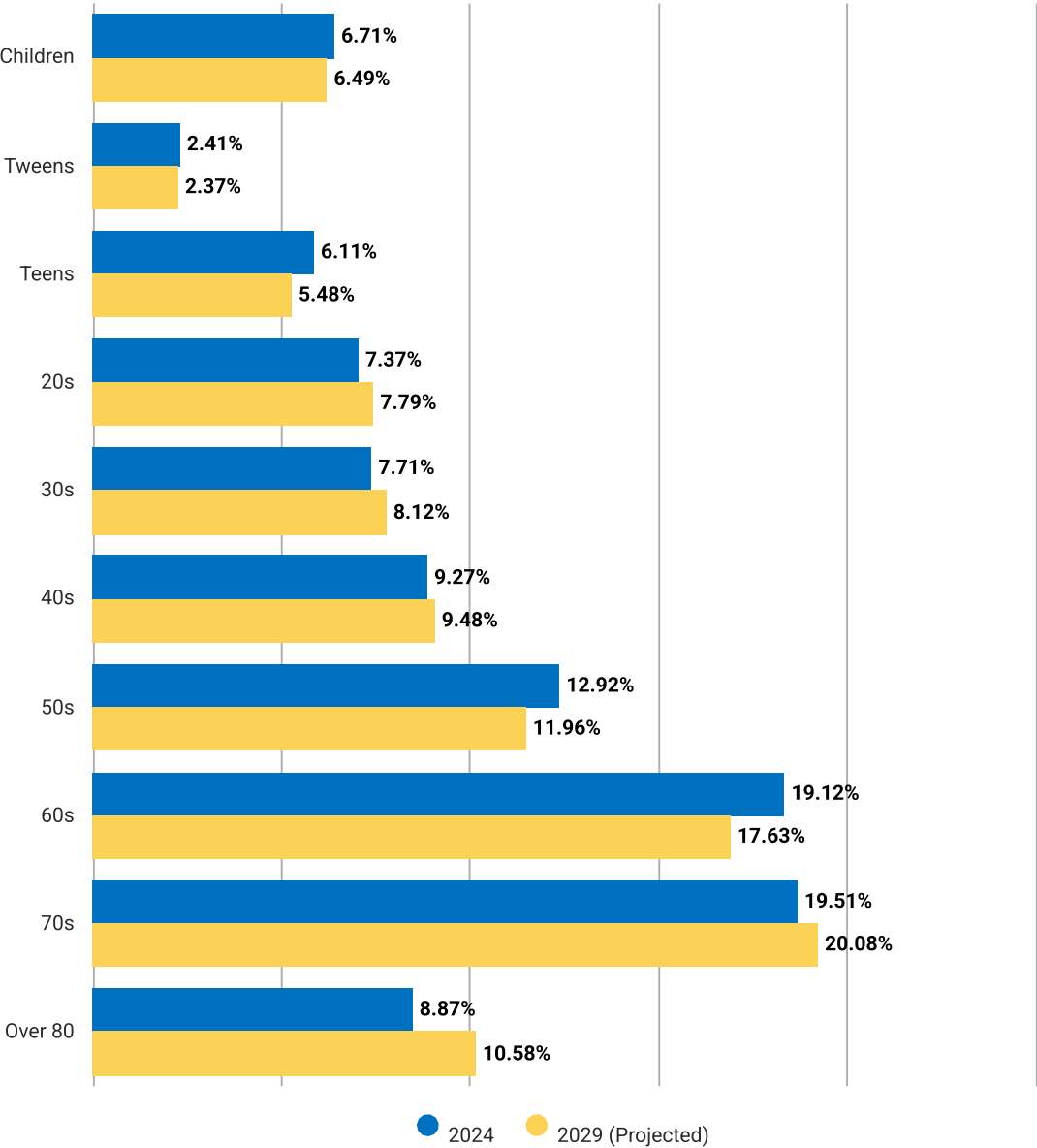
This chart shows the median age in an area, compared with other geographies.



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Population by Age

This chart breaks down the population of an area by age group.



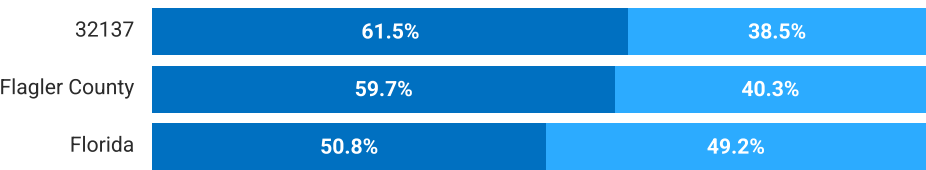
Married

Source: U.S. Census American Community Survey via Esri, 2024

Update Frequency: Annually

Married / Unmarried Adults Ratio

This chart shows the ratio of married to unmarried adults in an area, compared with other geographies.



5 mile radius near Palm Coast, FL 32137

Never Married

This chart shows the number of people in an area who have never been married, compared with other geographies.



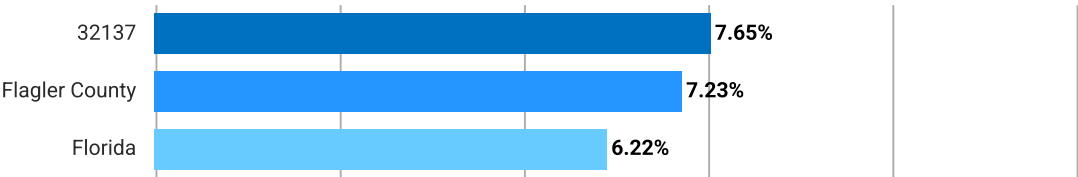
Married

This chart shows the number of people in an area who are married, compared with other geographies.



Widowed

This chart shows the number of people in an area who are widowed, compared with other geographies.



Divorced

This chart shows the number of people in an area who are divorced, compared with other geographies.



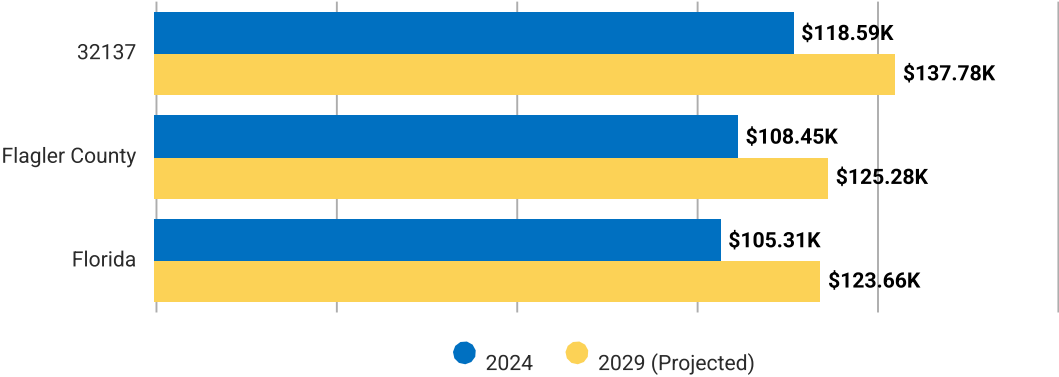
5 mile radius near Palm Coast, FL 32137

Income

Source: U.S. Census American Community Survey via Esri, 2024
Update Frequency: Annually

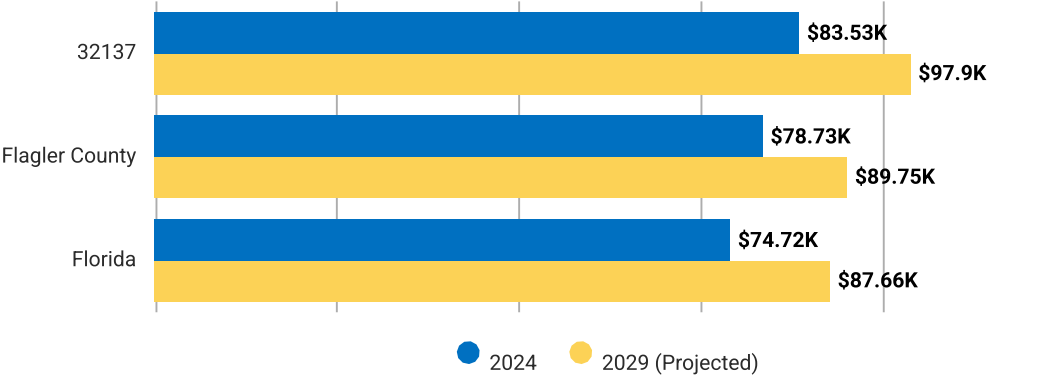
Average Household Income

This chart shows the average household income in an area, compared with other geographies.



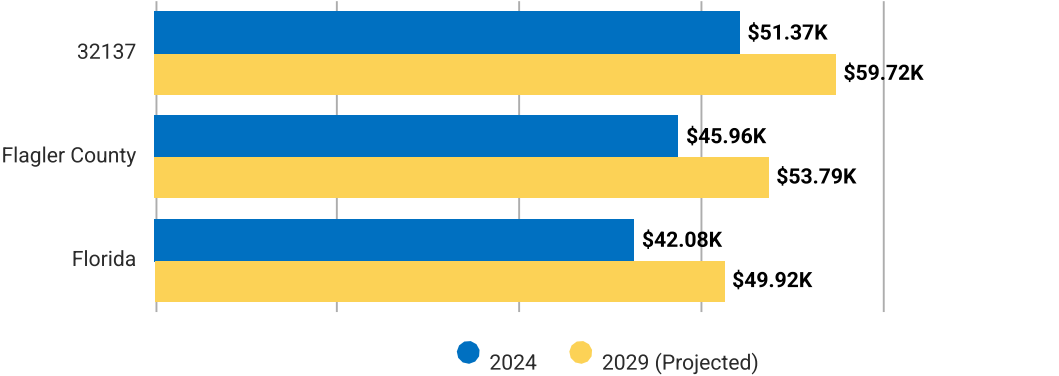
Median Household Income

This chart shows the median household income in an area, compared with other geographies.



Per Capita Income

This chart shows per capita income in an area, compared with other geographies.



5 mile radius near Palm Coast, FL 32137

Average Disposable Income

This chart shows the average disposable income in an area, compared with other geographies.

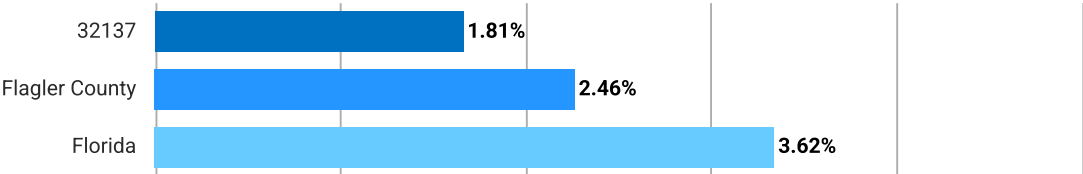


Education

Source: U.S. Census American Community Survey via Esri, 2024
Update Frequency: Annually

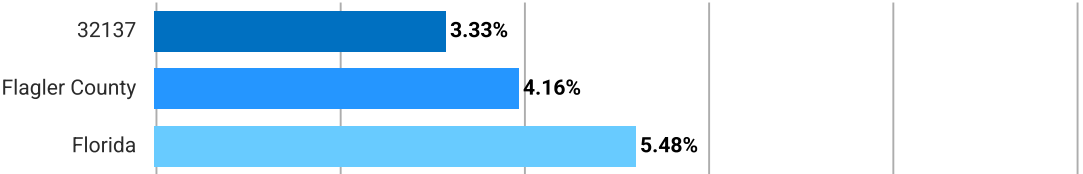
Less than 9th Grade

This chart shows the percentage of people in an area who have less than a ninth grade education, compared with other geographies.



Some High School

This chart shows the percentage of people in an area whose highest educational achievement is some high school, without graduating or passing a high school GED test, compared with other geographies.



High School GED

This chart shows the percentage of people in an area whose highest educational achievement is passing a high school GED test, compared with other geographies.



High School Graduate

This chart shows the percentage of people in an area whose highest educational achievement is high school, compared with other geographies.



5 mile radius near Palm Coast, FL 32137

Some College

This chart shows the percentage of people in an area whose highest educational achievement is some college, without receiving a degree, compared with other geographies.



Associate Degree

This chart shows the percentage of people in an area whose highest educational achievement is an associate degree, compared with other geographies.



Bachelor's Degree

This chart shows the percentage of people in an area whose highest educational achievement is a bachelor's degree, compared with other geographies.



Grad/Professional Degree

This chart shows the percentage of people in an area whose highest educational achievement is a graduate or professional degree, compared with other geographies.



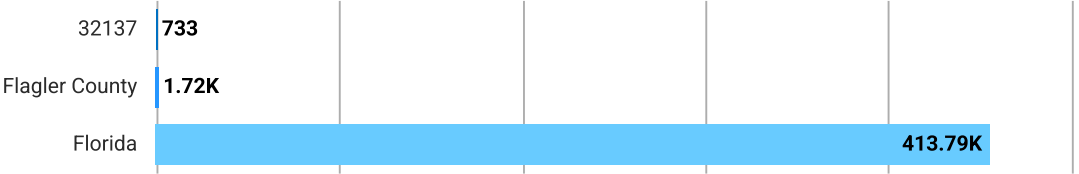
Economy

Unemployment Number

This chart shows the number of unemployed people in an area, compared with other geographies.

Source: Bureau of Labor Statistics via Esri, 2024

Update Frequency: Annually



5 mile radius near Palm Coast, FL 32137

Employment Number

This chart shows the number of employed people in an area, compared with other geographies.

Source: Bureau of Labor Statistics via Esri, 2024

Update Frequency: Annually

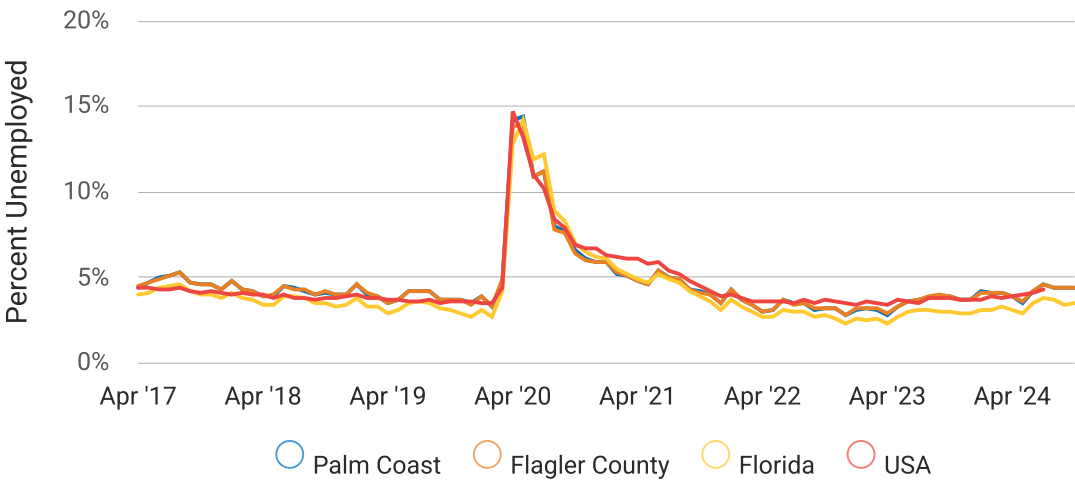


Unemployment Rate

This chart shows the unemployment trend in the area of your search. The unemployment rate is an important driver behind the housing market.

Source: Bureau of Labor Statistics

Update Frequency: Monthly



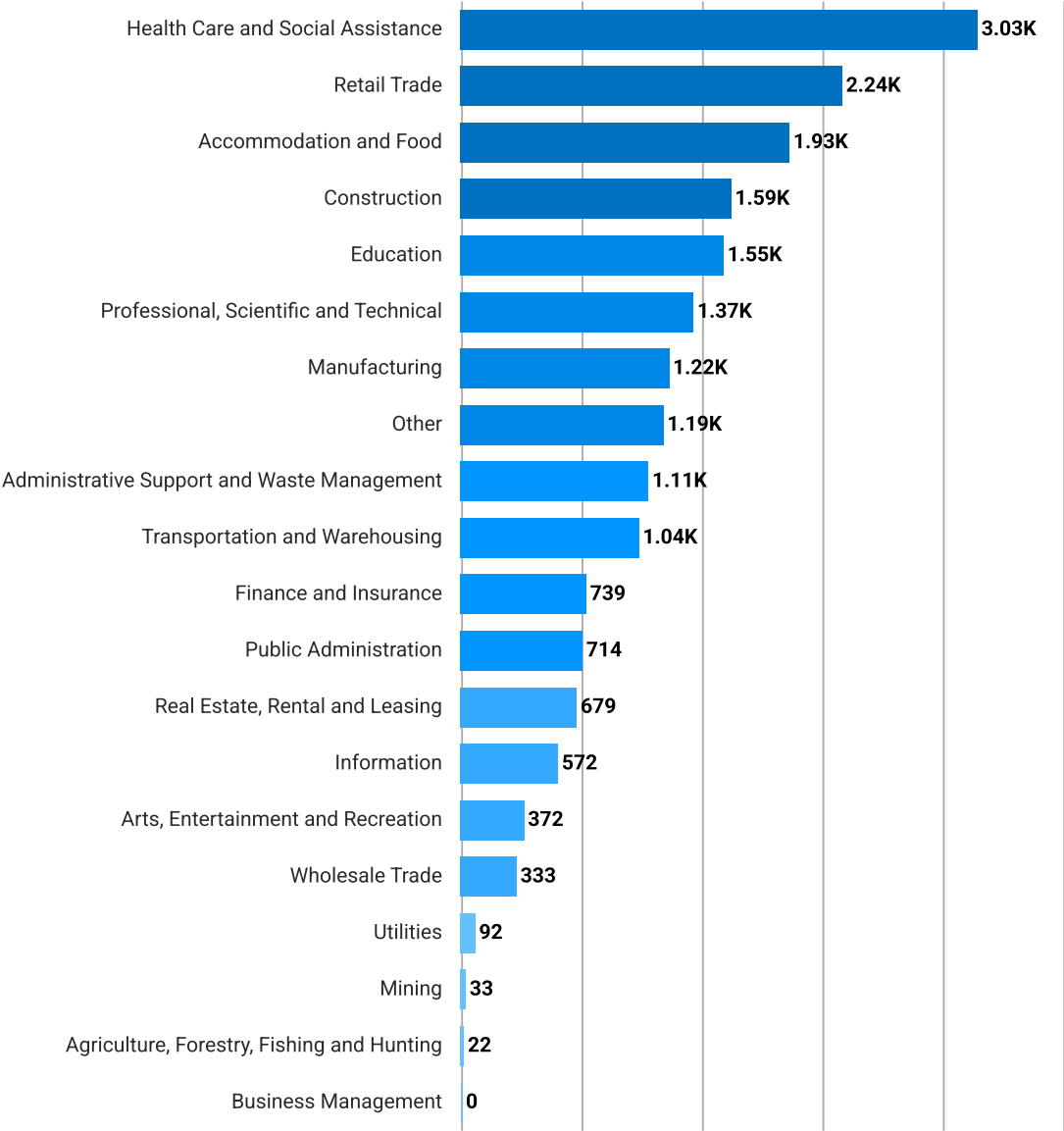
5 mile radius near Palm Coast, FL 32137

Employment Count by Industry

This chart shows industries in an area and the number of people employed in each category.

Source: Bureau of Labor Statistics via Esri, 2024

Update Frequency: Annually



5 mile radius near Palm Coast, FL 32137

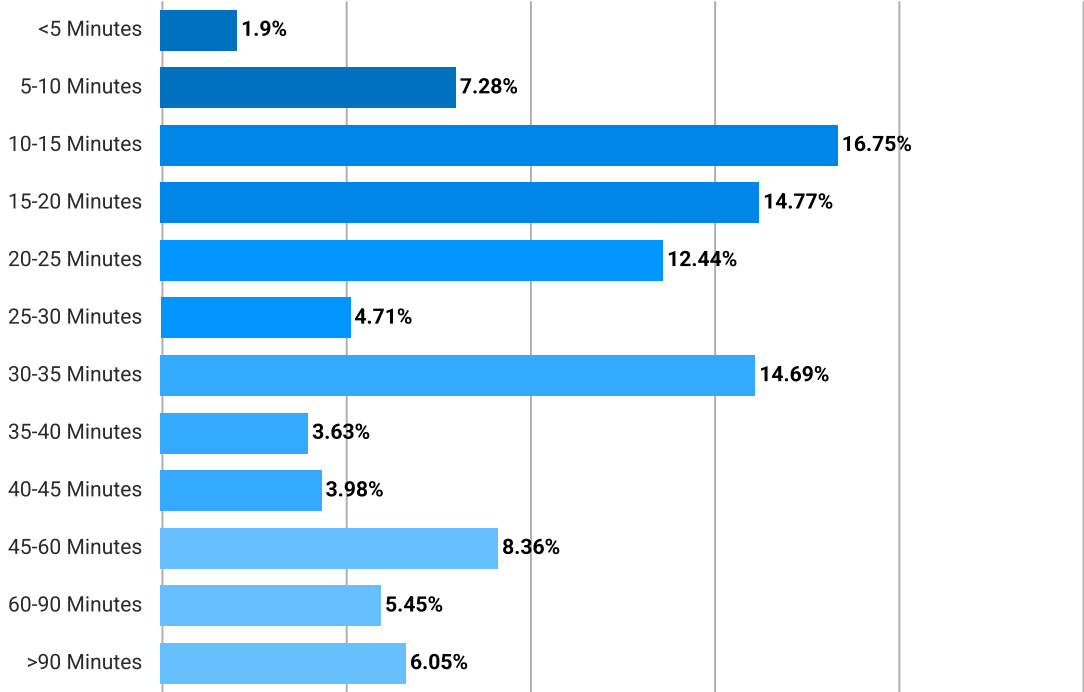
Commute to Work

Average Commute Time

This chart shows average commute times to work, in minutes, by percentage of an area's population.

Source: U.S. Census American Community Survey via Esri, 2024

Update Frequency: Annually

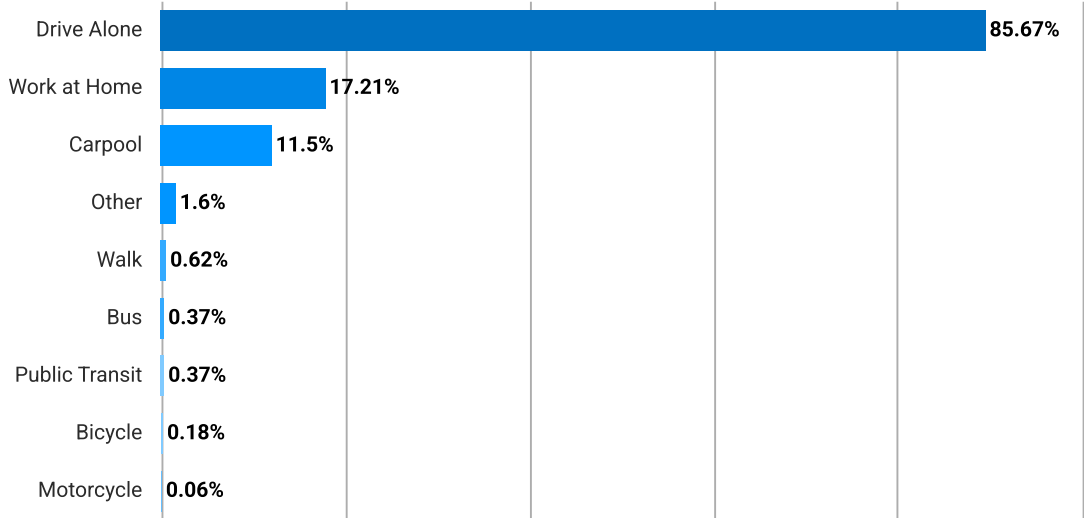


How People Get to Work

This chart shows the types of transportation that residents of the area you searched use for their commute, by percentage of an area's population.

Source: U.S. Census American Community Survey via Esri, 2024

Update Frequency: Annually



5 mile radius near Palm Coast, FL 32137

Home Values

Median Estimated Home Value

This chart displays property estimates for an area and a subject property, where one has been selected. Estimated home values are generated by a valuation model and are not formal appraisals.

Source: Valuation calculations based on public records and MLS sources where licensed

Update Frequency: Monthly

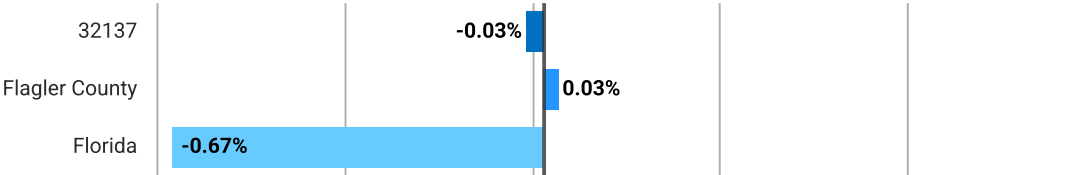


12 mo. Change in Median Estimated Home Value

This chart shows the 12-month change in the estimated value of all homes in this area, the county and the state. Estimated home values are generated by a valuation model and are not formal appraisals.

Source: Valuation calculations based on public records and MLS sources where licensed

Update Frequency: Monthly



Median Listing Price

This chart displays the median listing price for homes in this area, the county, and the state.

Source: Listing data

Update Frequency: Monthly



12 mo. Change in Median Listing Price

This chart displays the 12-month change in the median listing price of homes in this area, and compares it to the county and state.

Source: Listing data

Update Frequency: Monthly



Traffic Counts



Daily Traffic Counts

- ▲ Up to 6,000 / day
- ▲ 6,001 - 15,000
- ▲ 15,001 - 30,000
- ▲ 30,001 - 50,000
- ▲ 50,001 - 100,000
- ▲ Over 100,000 / day

Traffic Counts by Highest Traffic Count

1 89,303

2022 Est. daily traffic counts

Cross: -
Cross Dir: -
Distance: -

Historical counts

Year	▲ Count	Type
2021	▲ 72,000	AADT
2020	▲ 76,000	AADT
2019	▲ 81,401	AADT
2018	▲ 85,044	AADT

2 82,510

I 95

2024 Est. daily traffic counts

Cross: Pillory Ln
Cross Dir: NW
Distance: -

3 66,643

2024 Est. daily traffic counts

Cross: -
Cross Dir: -
Distance: -

Historical counts

Year	▲ Count	Type
2022	▲ 77,000	AADT
2021	▲ 74,000	AADT
2020	▲ 58,500	AADT
2019	▲ 53,000	AADT
2018	▲ 49,000	AADT

4 62,359

I- 95

2024 Est. daily traffic counts

Cross: Palm Coast Pkwy NE
Cross Dir: NW
Distance: 1 miles

Historical counts

Year	▲ Count	Type
2008	▲ 57,736	AADT

5 49,992

I- 95

2024 Est. daily traffic counts

Cross: Palm Coast Pkwy NE
Cross Dir: SE
Distance: 0.89 miles

Historical counts

Year	▲ Count	Type
2008	▲ 45,500	AADT
2005	▲ 46,500	AADT
1997	▲ 34,500	AADT

AADT - Annual Average Daily Traffic ADT - Average Daily Traffic AWDT - Average Weekly Daily Traffic
NOTE: Daily Traffic Counts are a mixture of actual and estimates

5 mile radius near Palm Coast, FL 32137

About RPR

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- RPR is a wholly owned subsidiary of the National Association of REALTORS® and a member benefit to REALTORS®.
- RPR's data sources range from MLSs and county-level tax and assessment offices, to the U.S. Census and FEMA, to specialty data set providers such as Esri (consumer data), Niche (school information) and Precisely (geographic boundaries).

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