

ST JOE PLAZA OUTPARCEL

203 - 227 Palm Coast Pkwy SW
Palm Coast, FL 32164

This ±0.76-acre pad site presents an efficient, cost-effective development opportunity for a wide range of uses. Ideally located in Palm Coast, Florida, a rapidly growing suburban community on Florida's northeast coast.

Palm Coast benefits from an affordable cost of living and convenient access to major markets including Jacksonville and Daytona Beach, making it an attractive destination for families, retirees, and remote workers.



Anthony Bernabe

(407) 634-2813 | abernabe@equity.net

Jordan Characo

(407) 634-4428 | jcharaco@equity.net

Logan Frame

(860) 803-9855 | lframe@equity.net

- ✓ ±0.76-acre outparcel pad available for ground lease or build-to-suit development.
- ✓ High visibility location on Palm Coast Pkwy with strong daily traffic counts of 12,200±–14,400± vehicles per day.
- ✓ The site is supported by a dense trade area of more than 60,000 residents within 10 minutes.
- ✓ Ideal for medical, banking, casual dining, coffee, quick-service restaurants (QSR), and automotive uses.

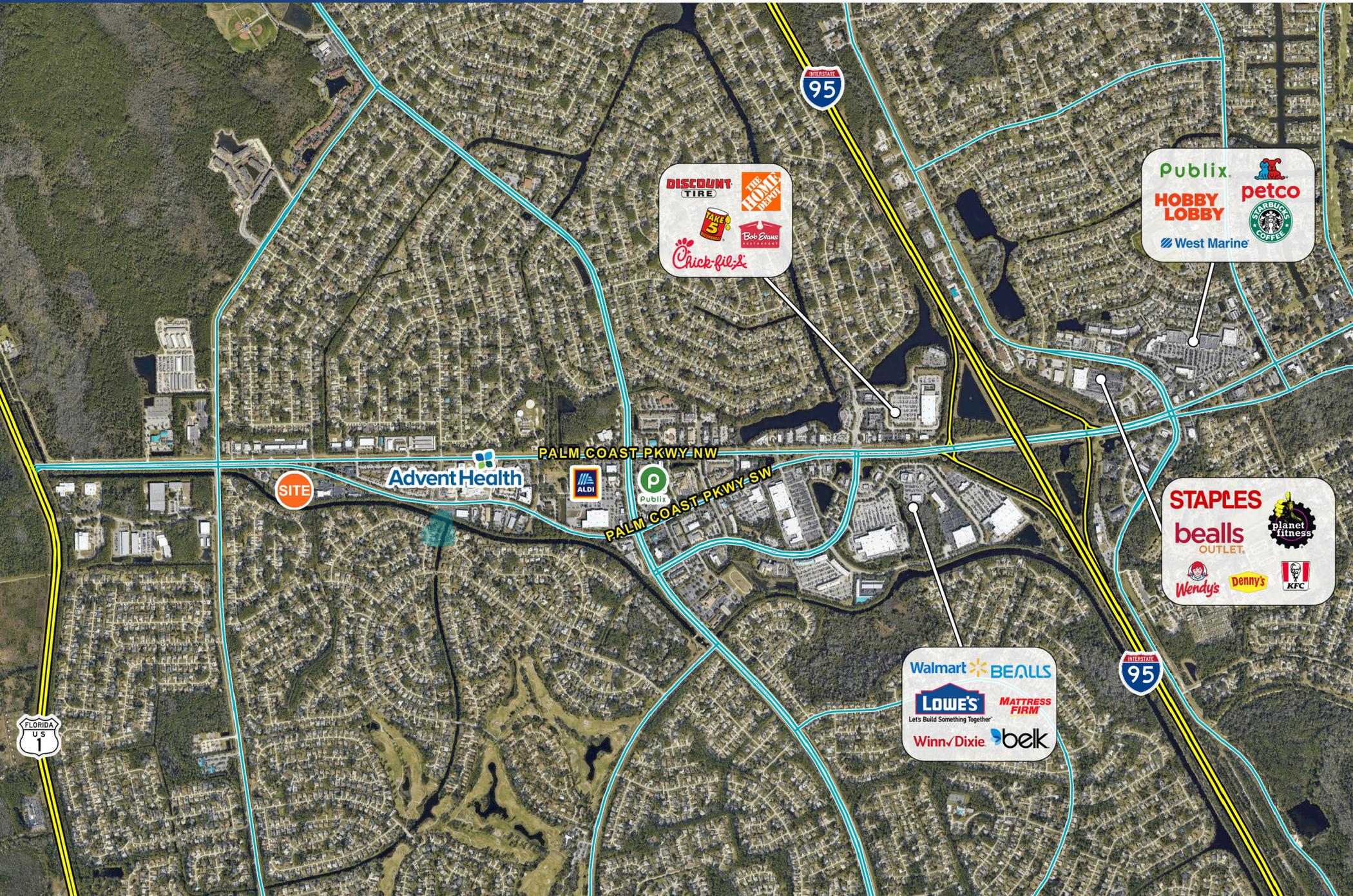
AERIAL VIEW



MARKET AERIAL



Commercial Real Estate Solutions®



DISCOUNT TIRE
TAKE 5
Chick-fil-A
THE HOME DEPOT
Bob Evans RESTAURANT

Publix.
HOBBY LOBBY
West Marine
petco
STARBUCKS COFFEE

SITE

AdventHealth



PALM COAST PKWY NW

PALM COAST PKWY SW

STAPLES
bealls
OUTLET.
planet fitness
Wendy's
Denny's
KFC

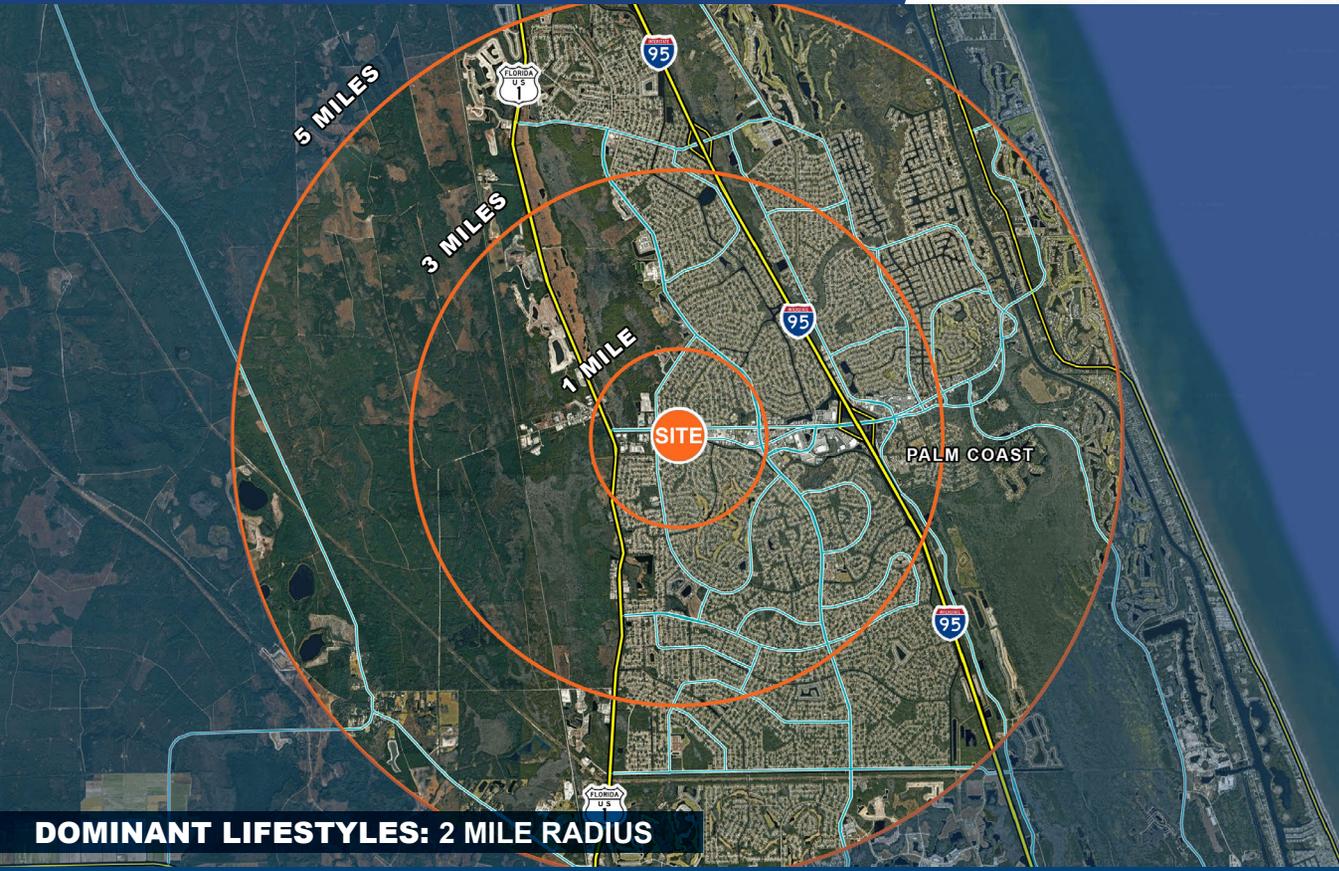
Walmart BEALLS
LOWE'S
MATTRESS FIRM
Winn-Dixie belk



TRADE AREA OVERVIEW



Commercial Real Estate Solutions®



DOMINANT LIFESTYLES: 2 MILE RADIUS

DEMOGRAPHICS

2025

RADIUS:

1 MILE

3 MILES

5 MILES

RESIDENTIAL POPULATION



7,447

47,702

85,278

DAYTIME POPULATION



6,920

44,656

73,083

AVERAGE HOUSEHOLD INCOME



\$88,001

\$100,411

\$103,983

NUMBER OF HOUSEHOLDS



3,460

21,571

39,608

MEDIAN AGE



52.5

51.2

52.7

41% LOYAL LOCALS

MEDIAN

AGE: 46.4

HH INCOME: \$77,226



Residents are 45+ years old, living mainly in single-family detached homes built before 2000. Home values exceed the national average. Most earn middle incomes in social work, trades, health care, or manufacturing, and drive alone to work.

35% RURAL RESORT DWELLERS

MEDIAN

AGE: 55.1

HH INCOME: \$71,031



Families and adults 55+ often are retired or nearing retirement, or work in manufacturing, construction, or agriculture with long commutes. They live in single-family homes, volunteer locally, and cook at home.

8% ROOTED RURAL

MEDIAN

AGE: 46.9

HH INCOME: \$61,776



These rural communities feature mostly married couples or single residents, lower labor participation, long-term homeownership, single-family and mobile homes, higher vacancies, multi-car households, and employment across industrial, agricultural, and service sectors.

Contact Us

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