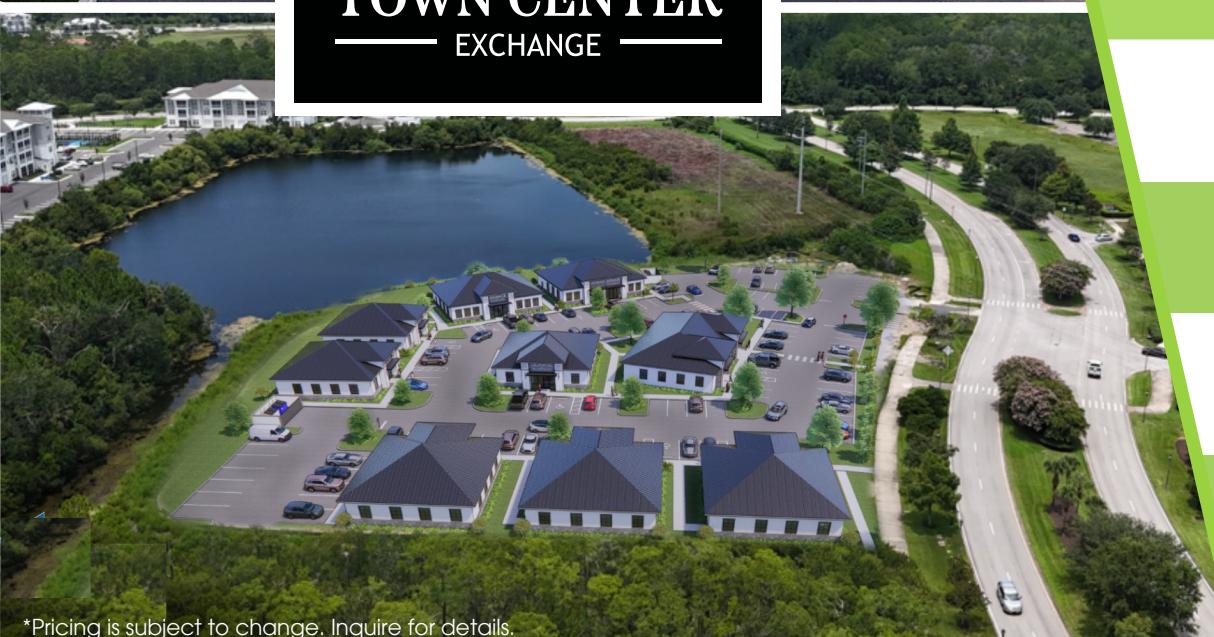


PALM COAST TOWN CENTER EXCHANGE



—PALM COAST—
TOWN CENTER
 —EXCHANGE—



MEDICAL / OFFICE DEVELOPMENT

Town Center Blvd, Palm Coast, FL 32164

Contact: Trey Gravenstein
 Vice President of Brokerage Services

E: Trey@FCPG.com
 P: 407.872.0177 ext. 119

Contact: Michael Castrilli
 Vice President of Brokerage Services

E: Michael@FCPG.com
 P: 407.872.0177 ext. 130

Contact: Chris Butera
 Principal | SVN Alliance

E: Chris.Butera@SVN.com
 P: 386.453.4789

For Sale: Medical or Office

- 2,500 - 4,200 SF Buildings
- Grey Shell Delivery
- Starting at \$320.00 / 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 **Schmid**
 CONSTRUCTION

*Pricing is subject to change. Inquire for details.

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

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SITE MAP & AVAILABILITY

PALM COAST TOWN CENTER EXCHANGE



Building #	Max SF Allowed	Use Allowed	Purchase Price	Price / SF
1	2,750	Medical / Office	RESERVED	
2	2,500	Medical / Office	\$800,000	\$320
3	2,750	Medical / Office	\$880,000	\$320
4	2,500	Medical / Office	\$800,000	\$320
5	2,500	Medical / Office	\$800,000	\$320
6	3,250	Medical / Office	\$1,060,000	\$326
7	3,250	Medical / Office	RESERVED	
8	2,750	Medical / Office	\$880,000	\$320
9	4,200	Medical / Office	RESERVED	

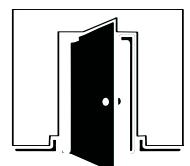
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MEDICAL & OFFICE
USERS WELCOMED



MONUMENT &
BUILDING SIGNAGE
AVAILABLE



GREY SHELL
DELIVERY

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**FIRST CAPITAL
Property Group**

Commercial Real Estate Services

LOCATION



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

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DEMOGRAPHICS



AVERAGE INCOME
\$97,629
(10 min drive time)



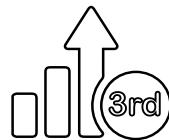
MEDIAN AGE
44.9
(5 min drive time)



**AVERAGE
HOUSEHOLD SIZE**
2.14
(5 min drive time)



**DAYTIME
POPULATION**
90,209
(15 min drive time)



**3RD FASTEST
GROWING
COUNTY IN FL**
Flagler - 2023

Average Annual Daily Trips

2024

Town Center Blvd	7,200
E Moody Blvd	38,500
I-95	92,438

— PALM COAST —
TOWN CENTER
— EXCHANGE —

	Total Population	Total Families	Total Households	Average Income	Total \$ Spent on Medical Care
5 mins	2025	3,039	873	\$71,615	\$2,388,391
	2030	4,591	1,445	\$85,820	
10 mins	2025	23,040	6,760	\$97,629	\$24,633,581
	2030	27,976	8,484	\$109,818	
15 mins	2025	95,107	28,570	\$102,096	\$113,198,799
	2030	109,316	33,592	\$114,876	



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