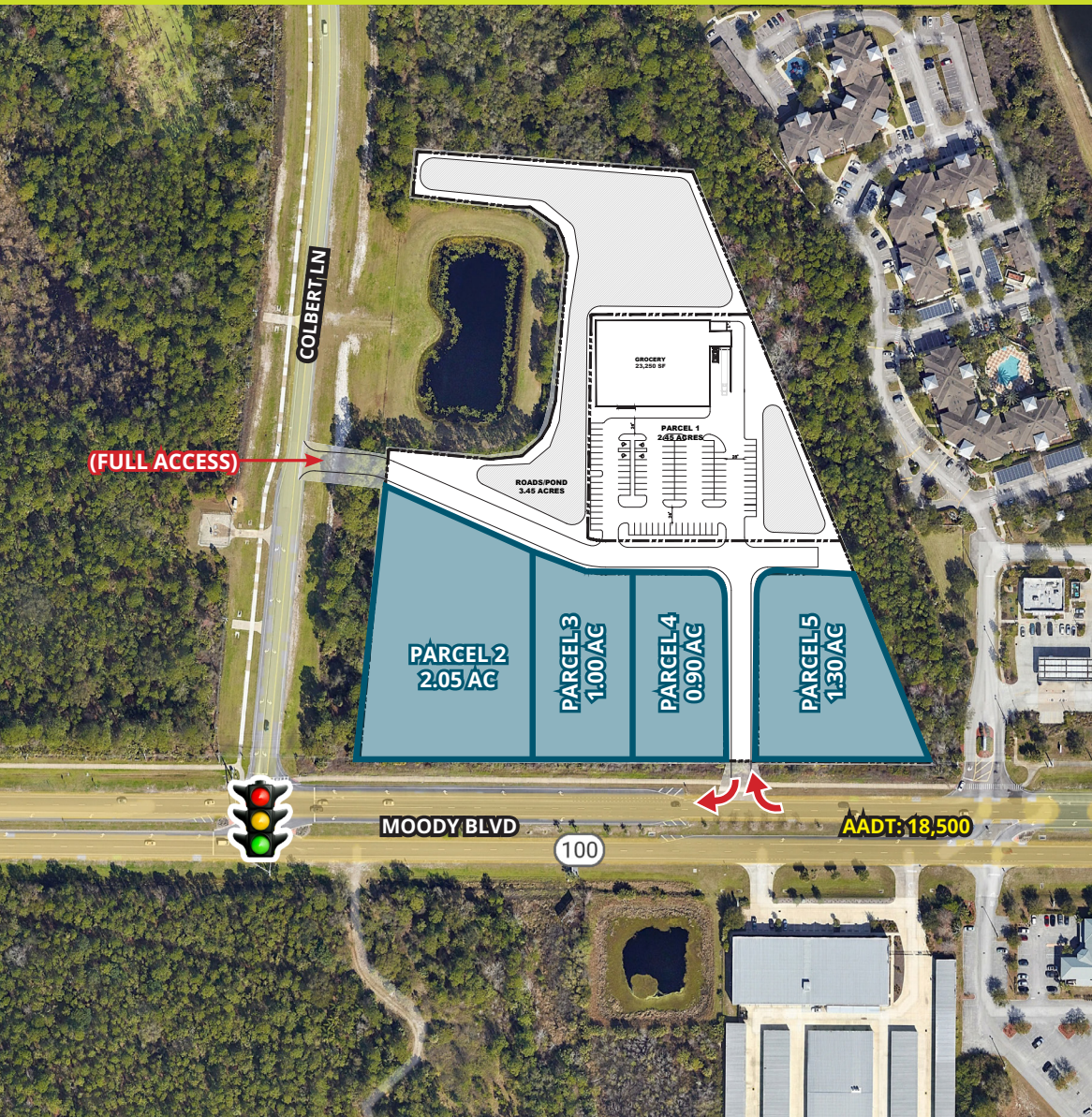


# FLAGLER BEACH DEVELOPMENT

Colbert Lane & Moody Blvd., Palm Coast, FL 32137

FOR SALE OR LEASE



## PROPERTY OVERVIEW

- » **11.24 Acres Available for Sale or Lease**
- » Direct frontage on SR-100 with access to a signalized intersection
- » Average household income of \$109,434 within a 5 mile radius
- » C-Store, Retail, Shopping Center, Medical Office
- » Over 850' of Frontage on SR 100
- » Several thousand multi-family and single-family units in close proximity

## DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	928	11,509	41,915
Households	435	5,455	18,053
Daytime Pop.	676	9,731	29,170
Ave. HH Income	\$125,361	\$110,191	\$109,434







