



**For Sale**  
\$950,000

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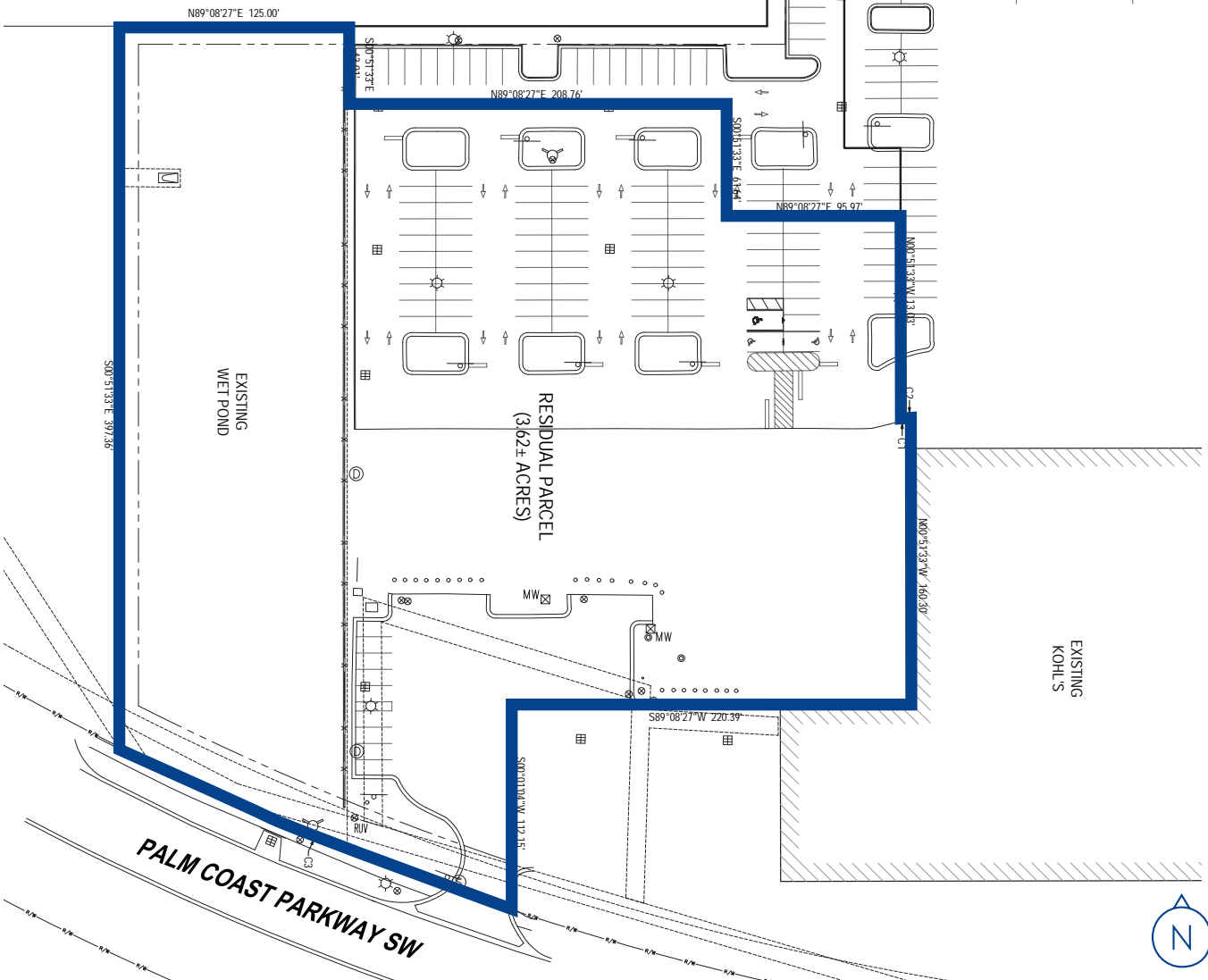
**3.62± AC Pad Ready Retail Parcel**

Palm Coast Pkwy SW | Palm Coast, FL 32137

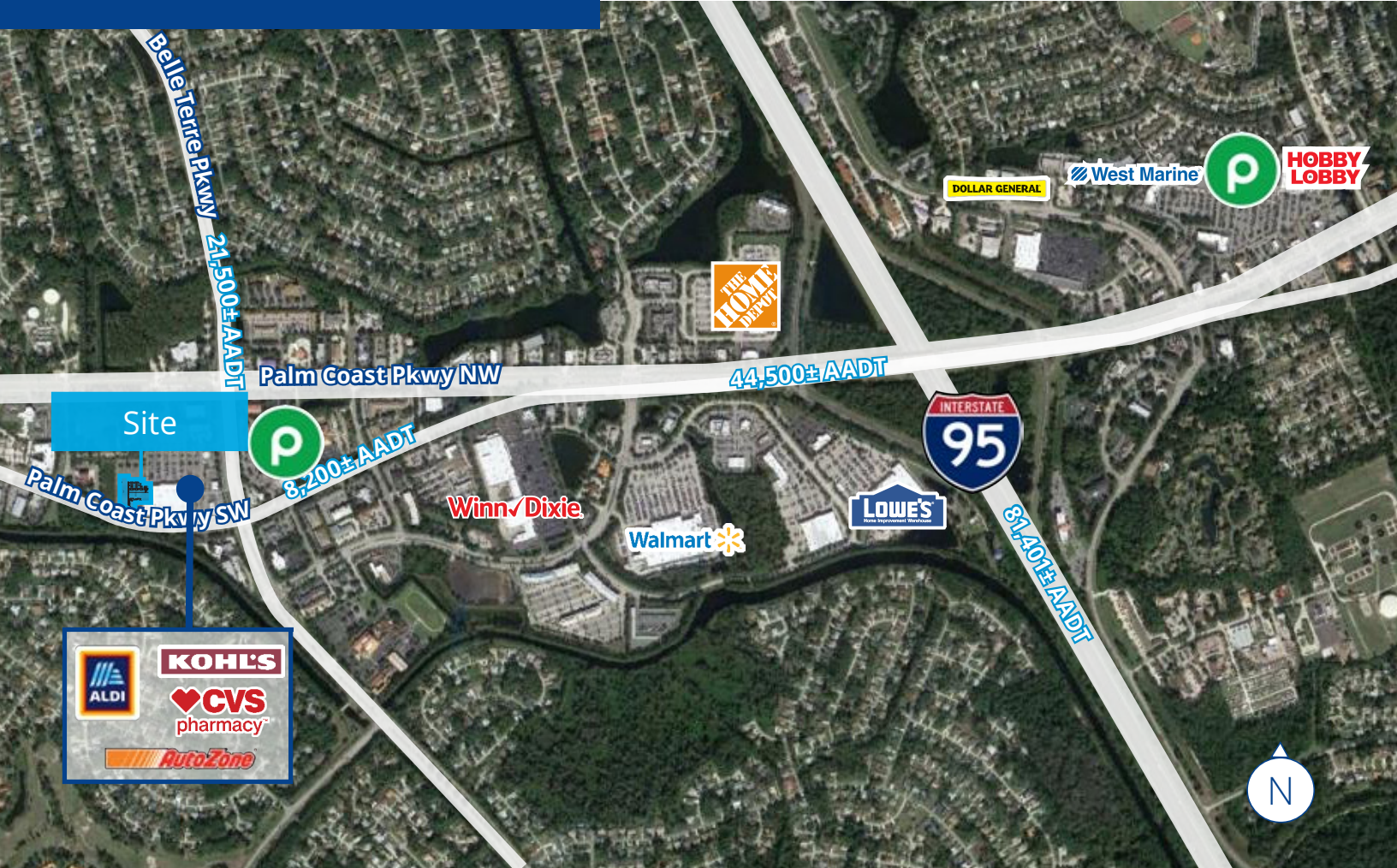
- 3.62± acre parcel at Palm Coast Pkwy SW and Belle Terre Pkwy
- Zoned PUD and developable for up to 26,400 SF of retail
- Pad ready site with offsite retention and utilities to the property line
- This multi-parcel development includes Kohl's, ALDI, McDonald's and CVS with Publix, Winn Dixie, Walmart, Lowe's and Home Depot in the immediate trade area
- The average household income within 5 miles is \$109,211
- Traffic counts: 21,500± AADT on Belle Terre Pkwy, 16,000± AADT on Palm Coast Pkwy NW, 8,200± AADT on Palm Coast Pkwy SW

# Survey

CURVE TABLE			
CURVE	RADIUS	ARC LENGTH	CHORD BEARING/DELTA ANGLE
C1	35.00'	5.772'	N56°58'28"E 92°1'28"
C2	30.00'	1.53'	S53°43'36"W 2°55'21"
C3	1585.02'	231.63'	S68°17'20"E 82°22'23"



# Trade Area



## Demographics

Source: Esri Business Analyst 2022



### Population

1 Mile  
3 Mile  
5 Mile

8,455  
55,050  
89,685



### Daytime Population

10,634  
49,615  
78,269



### Households

3,453  
22,745  
37,335



### Average HH Income

\$95,915  
\$103,683  
\$109,211

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