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For Sale or Lease

540 Palm Coast Pkwy. SW | Palm Coast, FL 32137

2.43± AC | \$2,500,000/\$150,000/yr ground lease

- One of the few undeveloped land parcels on Palm Coast Pkwy in the main retail corridor
- Close proximity to Aldi, Kohl's, Wendy's and McDonald's
- Zoned COM-2 allowing for multiple retail uses
- Site has off site retention and utilities to the property line
- Advent Health Hospital (100 beds) & Medical Center (opened June 2023) employ 300 to 500 professionals
- Excellent visibility with 450± feet of frontage on Palm Coast Pkwy SW



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Trade Area



INTERSTATE 95

Belle Terre Pkwy

Old Kings Rd N

five BELOW HOBBY LOBBY

bealls OUTLET planet fitness



CVS pharmacy



Palm Coast Pkwy NW

Advent Health Hospital

CVS pharmacy



Walgreens



Palm Coast Pkwy SW

OLLIE'S Bargain OUTLET

DOLLAR TREE

Wendy's

KOHL'S

Winn-Dixie

Walmart

LOWE'S

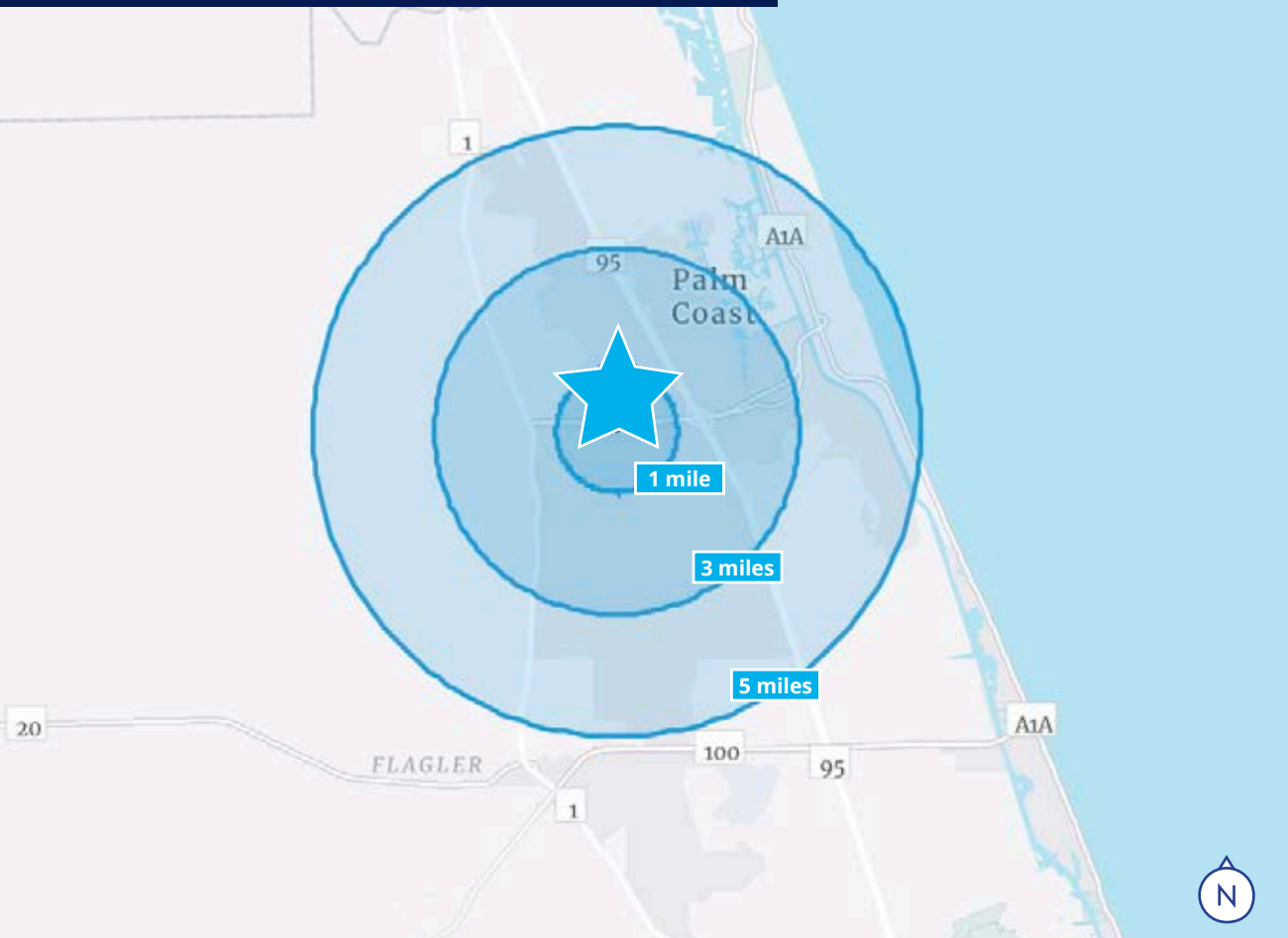
DOLLAR GENERAL

Cypress Point Pkwy

Old Kings Rd



Area Demographics



Demographics

Source: ESRI Business Analyst, 2023



Population

1 Mile | 9,330
 3 Miles | 50,570
 5 Miles | 86,116



Total Households

1 Mile | 3,763
 3 Miles | 20,437
 5 Miles | 20,437



Average HH Income

1 Mile | \$83,946
 3 Miles | \$89,835
 5 Miles | \$97,307



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