



For Sale Les Lavandes Plaza

4440 N. Ocean Shore Blvd
Palm Coast, FL 32137



Mixed Use Commercial/Residential

- Ten Commercial Units
- Two Second Floor Apartments
- Updated Landscaping
- Updated Lighting
- Mixed Use
- Monument Sign



Prime Investment & Lifestyle Opportunity in Palm Coast!

Offered at:

\$2,000,000

**Call Today for More
Information**

Contact Agent:
Samuel Hale

Superior Real Estate Services
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WWW.SUPERIORSOLD.COM



Prime Investment & Lifestyle Opportunity in Palm Coast!

Discover an exceptional chance to own a meticulously maintained mixed-use property at 4440 N Ocean Shore Blvd, Palm Coast, FL, in the highly desirable Hammocks community. Les Lavandes Plaza offers a dynamic blend of thriving commercial spaces and comfortable residential living. This beautiful plaza boasts 10 commercial suites, currently 75% occupied with a great mixture of office and retail tenants, providing immediate income. An ideal opportunity exists for an owner/user to occupy the remaining three commercial spaces and/or the two charming 1-bedroom apartments located on the second floor. Benefit from stable income with all commercial leases structured as triple net. The property has been recently updated with multiple new HVAC systems, new electric meter cans and disconnects, updated building awnings, updated landscaping and lighting, a newly sealed and striped parking lot, and a prominent monument sign ensuring excellent visibility. This is a fantastic investment or owner/user opportunity in a prime location with significant recent capital improvements. Contact us today for detailed income & expense reports and to schedule a private showing of Les Lavandes Plaza – where business meets lifestyle!

Contact us:

Sammy@superiorsold.com

Phone: (904) 810-5758



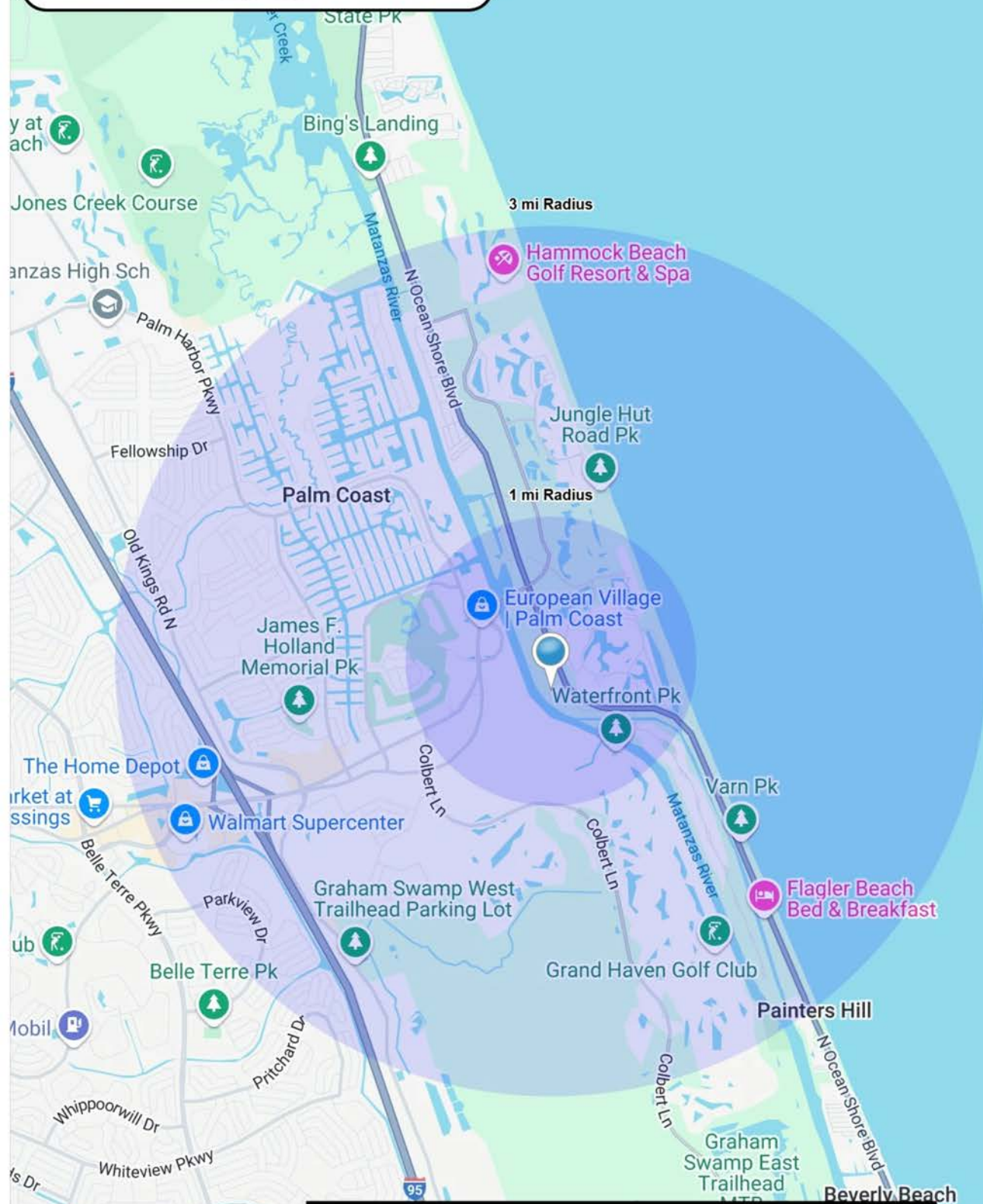
4440 N Ocean Shore Blvd

Palm Coast, FL 32137

March 2025



SUPERIOR
REAL ESTATE SERVICES, LLC



4440 N Ocean Shore Blvd Palm Coast, FL 32137	1 mi Radius	3 mi Radius
Population	3,464	26,973
Median HH Income	\$82,160	\$84,523
Population Median Age	64.5	59
Households	1,829	12,692

Turtle Shack Cafe

Summary Profile

2010-2020 Census, 2024 Estimates with 2029 Projections
Calculated using Weighted Block Centroid from Block Groups



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REAL ESTATE SERVICES, LLC

Lat/Lon: 29.5678/-81.1827

4440 Ocean Shore Blvd Palm Coast, FL 32137	1 mi radius	3 mi radius
Population		
2024 Estimated Population	3,523	26,640
2029 Projected Population	3,743	29,607
2020 Census Population	2,992	23,214
2010 Census Population	2,586	20,110
Projected Annual Growth 2024 to 2029	1.3%	2.2%
Historical Annual Growth 2010 to 2024	2.6%	2.3%
2024 Median Age	64.6	59.1
Households		
2024 Estimated Households	1,859	12,560
2029 Projected Households	1,914	13,584
2020 Census Households	1,548	10,908
2010 Census Households	1,186	9,074
Projected Annual Growth 2024 to 2029	0.6%	1.6%
Historical Annual Growth 2010 to 2024	4.1%	2.7%
Race and Ethnicity		
2024 Estimated White	86.8%	83.0%
2024 Estimated Black or African American	4.4%	6.3%
2024 Estimated Asian or Pacific Islander	2.9%	2.7%
2024 Estimated American Indian or Native Alaskan	0.2%	0.2%
2024 Estimated Other Races	5.8%	7.8%
2024 Estimated Hispanic	7.6%	9.7%
Income		
2024 Estimated Average Household Income	\$137,942	\$123,706
2024 Estimated Median Household Income	\$82,794	\$84,860
2024 Estimated Per Capita Income	\$72,918	\$58,365
Education (Age 25+)		
2024 Estimated Elementary (Grade Level 0 to 8)	0.4%	1.5%
2024 Estimated Some High School (Grade Level 9 to 11)	2.5%	2.4%
2024 Estimated High School Graduate	17.5%	26.3%
2024 Estimated Some College	21.4%	18.1%
2024 Estimated Associates Degree Only	8.2%	10.2%
2024 Estimated Bachelors Degree Only	23.4%	25.6%
2024 Estimated Graduate Degree	26.7%	16.0%
Business		
2024 Estimated Total Businesses	425	1,588
2024 Estimated Total Employees	1,929	7,890
2024 Estimated Employee Population per Business	4.5	5.0
2024 Estimated Residential Population per Business	8.3	16.8

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Traffic Counts

Legacy Vacation
Resorts Palm Coast

European Village
| Palm Coast

St. Joe Walkway
Scenic Bench

St Joe Walkway/
Palm Coast Linear Pk

Daytona State Coll

Paradise Landscaping
& Nursery

Fence Me In, Inc

DJB & Associates, Inc

Hammock Dunes Club
and Links Golf Course

Southern States
Management Group

La Grande Provence

Cambria Condominium
Associates

Tuscany Condo
Association

Art LaMay Studios

Canopy Walk

Matanzas River

Waterfront Pk