



FOR LEASE

70 EXCHANGE LOOP, UNIT 3

PALM COAST, FL 32164

MEDICAL / PROFESSIONAL OFFICE

New construction in Palm Coast Town Center Exchange with flexible sizing, ground-level access and immediate proximity to the healthcare corridor.

LEASE RATE

\$34.00 / SF

AVAILABLE

2,750 SF

DIVISIBLE

2 x 1,375 SF

PROPERTY AT A GLANCE

- ✓ Dark-gray shell delivery ready for a custom tenant buildout
- ✓ Medical and professional office uses welcomed
- ✓ Monument and building signage opportunities
- ✓ Approximately 0.3 miles from AdventHealth Palm Coast Hospital
- ✓ Convenient to I-95, State Road 100 and Town Center Boulevard

A highly visible ground-floor opportunity within Palm Coast's expanding Town Center medical and professional services district.

Presented by HDK Capital Industrial Real Estate

Property details adapted from the supplied Palm Coast Town Center Exchange brochure and current public listing information.



UNIT 3 - AVAILABLE FOR LEASE

2,750 SF total | Demisable into two 1,375 SF suites

- ✓ Grey-shell condition provides maximum flexibility for tenant improvements
- ✓ Single-story, ground-level format designed for convenient patient and client access
- ✓ Building and monument signage available within the development
- ✓ Medical and office users welcomed
- ✓ Public utilities and infrastructure are in place within the approved development
- ✓ Located in a federally designated Opportunity Zone

PALM COAST TOWN CENTER EXCHANGE - DEVELOPMENT PROGRAM

BLDG 1
2,750 SF

BLDG 2
2,500 SF

BLDG 3
2,750 SF

BLDG 4
2,500 SF

BLDG 5
2,500 SF

BLDG 6
3,250 SF

BLDG 7
3,250 SF

BLDG 8/9
2,750 / 4,200 SF

Source: supplied Palm Coast Town Center Exchange brochure. Building sizes are approximate; Unit 3 lease offering subject to final lease terms.



STRATEGICALLY POSITIONED

- ✓ Approximately 0.3 miles from AdventHealth Palm Coast Hospital
- ✓ Direct access via Town Center Boulevard near Hospital Drive
- ✓ Minutes from I-95 and State Road 100
- ✓ More than 390 feet of frontage along Town Center Boulevard for the overall development
- ✓ Surrounded by medical, retail, hospitality and residential growth
- ✓ Near Freytag Health Plaza, Town Center retail and major daily-needs amenities

TRAFFIC COUNTS

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

Growing medical and residential corridor

Palm Coast Town Center continues to add new housing, healthcare and commercial development, supporting long-term demand for ground-floor professional space.



Sources: supplied brochure location map and 2024 AADT figures; current property listing for hospital distance and frontage.

TRADE AREA SNAPSHOT

2025 population and average household income estimates for the broader Palm Coast Town Center trade area.

METRIC	3 MILES	5 MILES	10 MILES
Population	32,290	68,249	138,151
Average HH Income	\$94,112	\$109,522	\$113,986
Households	12,927	27,555	58,243
Daytime Population	30,607	56,237	119,271

ORIGINAL SITE DRIVE-TIME METRICS

\$97,629

Average income
10-minute drive

90,209

Daytime population
15-minute drive

EXCLUSIVELY LISTED BY HDK CAPITAL INDUSTRIAL REAL ESTATE

DANIEL J. DU CHARME

President / Broker

954-588-7644
Dan@hdkpm.com

KELLY S. DU CHARME

VP / Marketing Director

954-588-7645
Kelly@hdkpm.com



OFFICE

162 South Marion Ave
Lake City, FL 32025

LEASE RATE: \$34.00/SF | 2,750 SF AVAILABLE | DEMISABLE TO 1,375 SF

Demographic sources: 2025 trade-area estimates reported for Palm Coast Landing (5270 SR 100, nearby Town Center market); original site brochure drive-time data. Figures are estimates and should be independently verified.