



OFFERING MEMORANDUM

COASTAL CENTRE

4750 EAST MOODY BOULEVARD, BUNNELL, FLORIDA 32110

Marcus & Millichap
THE VALIANI GROUP

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Activity ID# ZAG0310324

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PROPERTY LINES

Coastal Centre





COASTAL CENTRE



PROJECT MAGELLEN A \$500M ECONOMIC DEVELOPMENT IN THE WEST OF PALM COAST IS PROJECTED TO CREATE 2,000 JOBS AND GENERATE \$20M IN ANNUAL TAX REVENUE SCHEDULED FOR JANUARY 2026 COMPLETION WHICH WILL BRING ACCESSIBILITY TO NEW HOUSING DEVELOPMENTS.

[Link to Project Magellan Article](#)

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SECTION

01

EXECUTIVE SUMMARY

Offering Overview

Summary of Offering/Terms

Regional Map

Investment Overview

Investment Highlights

Surrounding Retail Aerial

LOCAL MAP



Walgreens

Coastal Centre

4th Street SE VPD: +/- 7,700



OFFERING SUMMARY

Listing Price	\$2,750,000
Address	4750 East Moody Boulevard Bunnell, Florida 32110
Net Operating Income	\$215,631
Net Rentable Area	13,713 SF
Total Gross Square Feet	15,800 SF
Total Land Area	1.45 Acres
Property Type	Retail – Neighborhood /Strip Center
Year Built	1989
Tenant Occupancy	96.10%

TERMS OF SALE

This property is listed at \$2,750,000 with a current Cap Rate of 7.84%, with seller financing available at below market rate. Reach out to agents for more information.

INTEREST OFFERED

Marcus & Millichap has been selected to exclusively market for sale Coastal Centre, a retail center in the growing Bunnell market.

PROPERTY TOURS

Prospective purchasers are encouraged to visit the subject property prior to submitting offers. However, all property tours must be arranged with the Marcus & Millichap listing agent(s). **At no time shall the tenants, on-site management or staff be contacted without prior approval.**

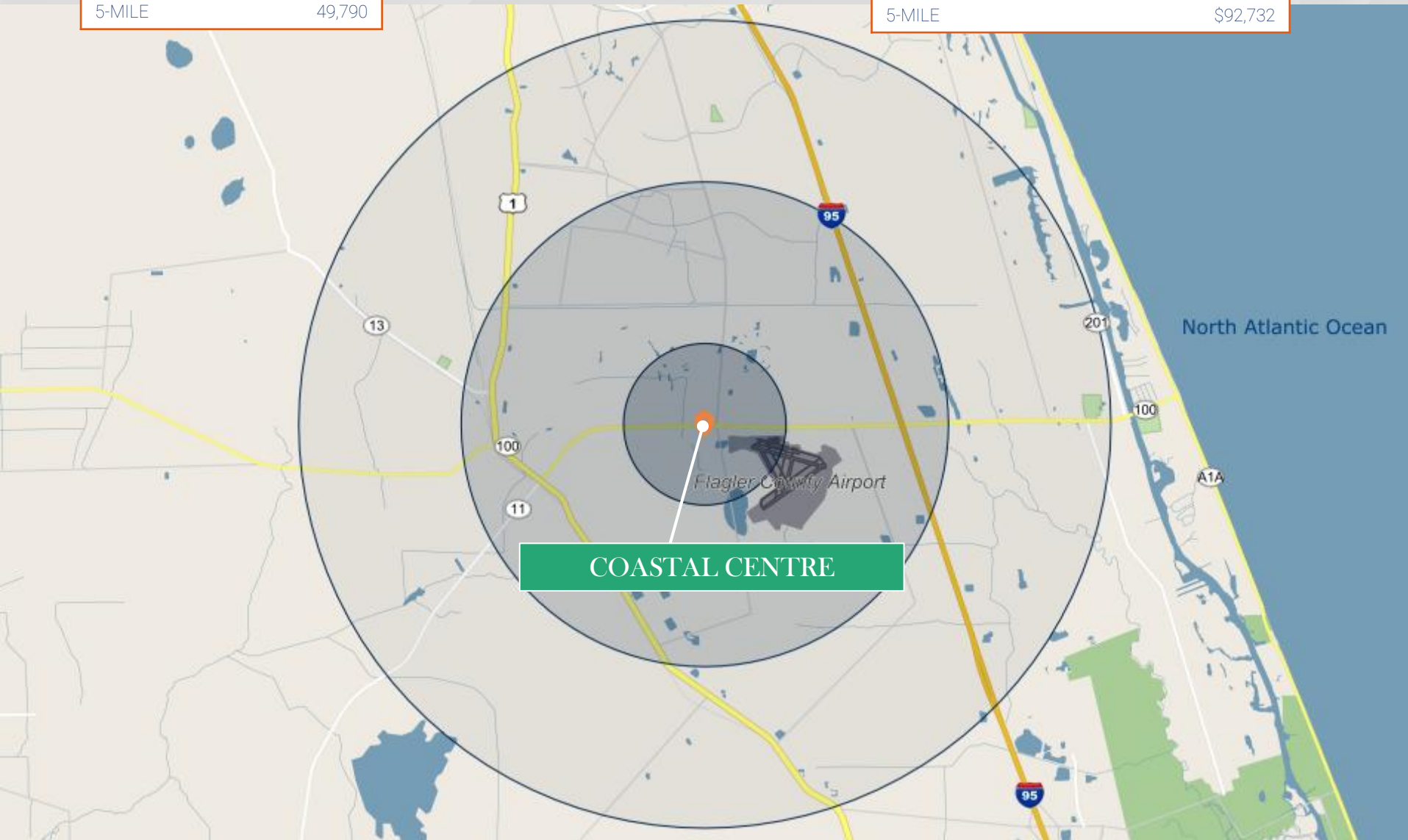


POPULATION (2024)

1-MILE	2,298
3-MILE	27,082
5-MILE	49,790

AVG. HOUSEHOLD INCOME (2024)

1-MILE	\$85,653
3-MILE	\$87,965
5-MILE	\$92,732



15,800 SF RETAIL CENTER IN BUNNELL, FLORIDA MARKET

The Coastal Center is a 15,800± square-foot, two-story neighborhood commercial building consisting of 41 individual units and operating at a strong 96% occupancy. The property is designed with highly efficient micro-suite layouts ranging from 100 to 1,100 square feet, offering exceptional flexibility for small businesses, service providers, and professional users. With surface parking for 70 vehicles, monument signage, and functional floor plates, the center provides affordable, accessible space where monthly rent stability drives consistently strong tenant demand.

The property is strategically located along Moody Boulevard (SR-100), one of Flagler County's primary commercial arteries surrounded by major national retailers and essential services. Nearby anchors include Target, Walmart, McDonald's, Winn-Dixie, Publix, Tractor Supply, AdventHealth medical facilities, and numerous restaurants and government offices. Directly across the street, the Flagler Executive Airport generates steady business activity from flight schools, aviation services, county operations, and emergency services. Traffic counts along the corridor range from 13,000 to 22,000 VPD, and the property sits just minutes from AdventHealth Palm Coast and AdventHealth Palm Coast Parkway, further enhancing its appeal for medical, wellness, and professional tenants.

The Coastal Center offers clear value-add potential through targeted renovations and modernization of both the first and second floors. Cosmetic upgrades to common areas, railings, stairways, lobbies, and suite interiors—combined with improved signage and branding—create the opportunity to reposition the asset, elevate tenant quality, and drive rental rates. The building's naturally high demand for small service suites provides a strong foundation for capturing higher rents post-renovation and curating a more medical-focused tenant mix.

Palm Coast and Flagler County remain among the fastest-growing markets in Florida, supported by thousands of residential units that are either under construction, approved, or working through the entitlement pipeline. With projected population growth exceeding 20% in the next five years, rising household incomes, and rapid housing delivery, the area is expanding at a pace that continues to support service-based commercial centers. This accelerating demographic growth positions the Coastal Center to benefit from long-term tenant demand and makes it an attractive, future-proofed investment opportunity.

HIGHLIGHTS



Strong Demand For Small Bays: Units Ranging From 100 – 1,100 SF Keep Monthly Rent Affordable And Drive Consistent Leasing Velocity

Prime Sr-100 Frontage: Located On Moody Blvd, A Major Commercial Corridor With 13,000 – 22,000 VPD



High Occupancy: 96% Leased Across 41 Units, Providing Immediate Cash Flow And Stability

Diverse Tenant Mix: Micro-suite Configuration Attracts Salons, Wellness, Professional Services, Boutique Retail, And Medical-adjacent Users.



Surrounded By National Retailers: Target, Walmart, Publix, Winn-Dixie, McDonald's, Tractor Supply, And More Within Minutes

Directly Across From Airport: Flagler Executive Airport Provides Steady Demand From Aviation, County Operations, And Emergency Services



Proximity To Healthcare: Minutes To AdventHealth Palm Coast And AdventHealth Palm Coast Parkway, Supporting Strong Medical User Potential

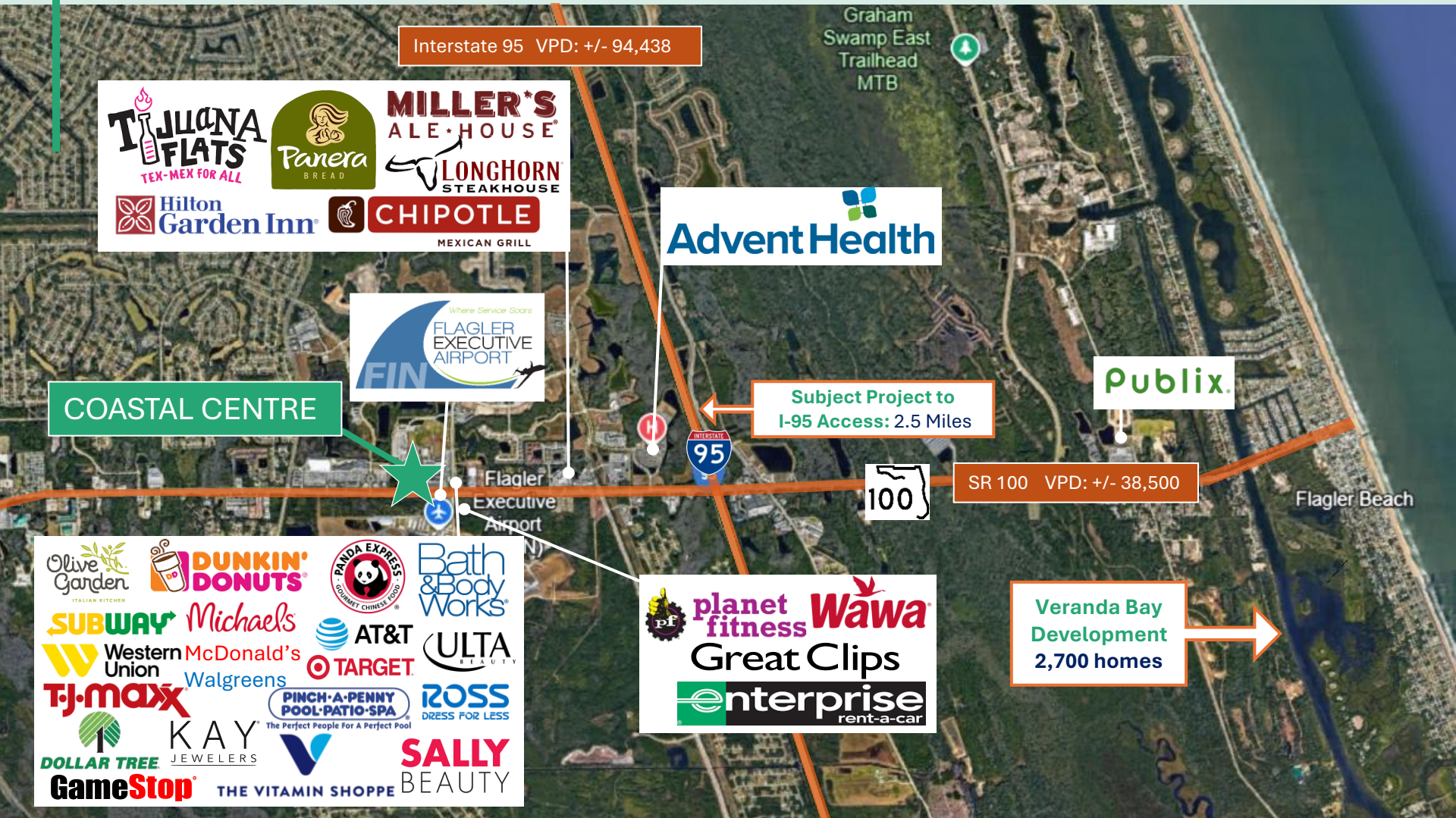
Strong Population Growth: Palm Coast + Flagler County Projected To Grow 20%+ Over The Next Five Years, With Thousands Of Housing Units In The Pipeline



Value-add Opportunity: Modernize Common Areas, Upgrade Suite Interiors, And Reposition The Tenant Mix To Capture Higher Rents

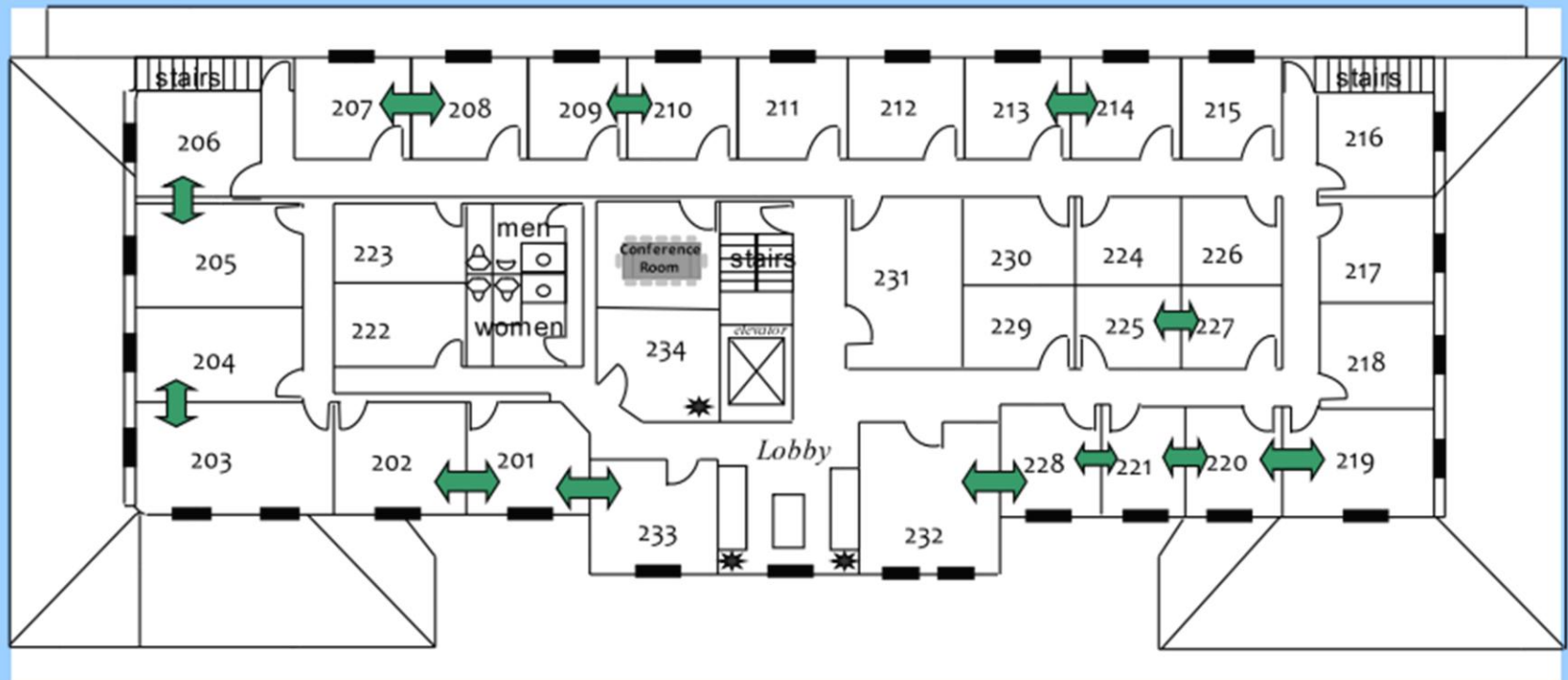
Affordable Operating Structure: Small-Unit Tenants Prioritize All-in Monthly Cost Over PSF, Creating Sticky Tenancy And Long-term Stability.

AREA RETAIL



SITE & LEASING PLAN

OFFICE SPACE



Second Floor Plan

↔ intersecting entry

PROPERTY OVERVIEW

Please refer to Rent Roll for Tenant Name

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COASTAL CENTRE



THREE MILES FROM OLD KINGS PLAZA, THE APPROVED MIXED-USE VERANDA BAY DEVELOPMENT PROJECT ADDING 2,700+ HOMES AND COMMERCIAL SITES, POTENTIALLY DOUBLING CITY POPULATION AND DRIVING DEMAND FOR RETAIL AND SERVICES.

[Link to Veranda Bay Development Project Article](#)

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SECTION

02

FINANCIAL ANALYSIS

FINANCIAL OVERVIEW
CASH FLOW
RENT ROLL

PROPERTY DESCRIPTION	
Property Name	Coastal Centre
Property Address	4750 East Moody Boulevard Bunnell, Florida 32110
Gross Leasable Area (RSF)	13,713 SF
Lot Size	1.45 Acres
Year Built	1989

PRICING	
Price	\$2,750,000
Sale Price/SF	\$200.54/SF

PROJECTED RETURNS	
Year 1 Net Operating Income (NOI)	\$215,631
Year 1 Cash Flows Before Debt Service	\$215,631
Year 1 Cash Flows After Debt Service	\$77,428
Year 1 Going-in Cap Rate (NOI/Sales Price)	7.84%
Year 1 Cash-on-Cash	8.04%

DEBT FINANCING	
Loan Amount	\$1,787,500
Interest Rate	6.00%
Amortization	25 Years
Cash Flow Before Debt Service	\$215,631
Annual Debt Service Payment	\$138,203
Year 1 Debt Service Coverage Ratio (DSCR)	1.56

SUMMARY CASH FLOW (YEAR 1)	
Scheduled Base Rental Income	\$301,776
Total Reimbursement Income	\$0
Potential Gross Revenue	\$301,776
Effective Gross Revenue	\$301,776
Less: Operating Expenses	(\$95,145)
Net Operating Income	\$215,631
Cash Flow	\$215,631
Debt Service	(\$138,203)
Net Cash Flow After Debt Service	\$72,428
Principal Reduction	\$31,818
Total Return	\$109,247

OPERATING EXPENSES (YEAR 1)	
CAM	\$50,387
Insurance	\$12,000
Real Estate Taxes	\$19,250
Management Fee	\$13,508
Total Expenses	\$95,145

RENT ROLL

GENERAL TENANT INFORMATION				LEASE DATES		RENT DETAILS			LEASE	
TENANT NAME	SUITE	GLA (SF)	Bldg Share %	Lease Start	Lease End	Rent/SF	Rent/Month	Rent/Year	Lease Type	Exp Reimburse.
Sunshine Safety	101	1,140	100.0%	1/1/25	12/31/25	\$16.21	\$1,540	\$18,480	Gross	\$0
Joyful Nail Salon	102	1,140	100.0%	1/7/22	12/31/26	\$16.02	\$1,522	\$18,264	Gross	\$0
AMS MGMT SVC Corp	103	950	83.3%	11/1/24	10/31/25	\$21.09	\$1,670	\$20,040	Gross	\$0
Manifest Holdings	104	950	83.3%	7/1/24	6/30/25	\$21.09	\$1,670	\$20,040	Gross	\$0
LYT Lashes	105	950	83.3%	11/1/24	10/31/25	\$19.96	\$1,580	\$18,960	Gross	\$0
Amary LLIS	106	950	83.3%	4/1/24	3/31/25	\$21.16	\$1,675	\$20,100	Gross	\$0
A&B Pharmacy	107	1,140	100.0%	2/1/25	1/31/26	\$19.47	\$1,850	\$22,200	Gross	\$0
Floriano / Osteria	108	1,140	100.0%	6/1/22	5/30/27	\$17.53	\$1,665	\$19,980	Gross	\$0
Sunshine Consulting	201	178	15.6%	8/1/24	7/31/205	\$33.37	\$495	\$5,940	Gross	\$0
Flex Motors	202	182	16.0%	1/1/25	12/31/25	\$28.02	\$425	\$5,100	Gross	\$0
Abby Beauty Inc	203	266	23.3%	3/1/25	2/28/26	\$27.07	\$600	\$7,200	Gross	\$0
Vacant	204	218	19.1%			\$0.00	\$0	\$0	Gross	\$0
Upscale Inventory	205	218	19.1%	3/1/25	2/28/26	\$22.02	\$400	\$4,800	Gross	\$0
Upscale Inventory	206	169	14.8%	3/1/25	2/28/26	\$23.79	\$335	\$4,020	Gross	\$0
Beauty by Lourdes	207	178	15.6%	5/17/24	4/30/25	\$29.66	\$440	\$5,280	Gross	\$0
Vacant	208	178	15.6%			\$0.00	\$0	\$0	Gross	\$0
Kingdom Crowns	209	178	15.6%	2/1/25	1/31/26	\$30.00	\$445	\$5,340	Gross	\$0
Corilex Trucking	210	178	15.6%	5/1/24	4/30/25	\$29.66	\$440	\$5,280	Gross	\$0
The Beauty Garden	211	156	13.7%	8/16/24	7/31/25	\$33.85	\$440	\$5,280	Gross	\$0
Alexis Alonso	212	156	13.7%	9/1/25	8/31/26	\$32.31	\$420	\$5,040	Gross	\$0

RENT ROLL

GENERAL TENANT INFORMATION				LEASE DATES		RENT DETAILS			LEASE	
TENANT NAME	SUITE	GLA (SF)	Bldg Share %	Lease Start	Lease End	Rent/SF	Rent/Month	Rent/Year	Lease Type	Exp Reimburse.
Penny Silverman	213	156	13.7%	1/1/25	12/31/25	\$32.69	\$425	\$5,100	Gross	\$0
Moes Rides	214	156	13.7%	7/1/24	6/30/25	\$30.00	\$390	\$4,680	Gross	\$0
Biznes Karta	215	156	13.7%	12/1/24	11/30/25	\$33.46	\$435	\$5,220	Gross	\$0
Nails by Grace	216	156	13.7%	12/2/24	11/30/25	\$32.31	\$420	\$5,040	Gross	\$0
Floriano/Osteria	217	160	14.0%	6/1/22	5/31/27	\$27.83	\$371	\$4,452	Gross	\$0
Yonette Turner	218	160	14.0%	9/1/24	8/31/25	\$34.50	\$460	\$5,520	Gross	\$0
Nails by Megan Trent	219	192	16.8%	4/1/25	3/31/26	\$27.19	\$435	\$5,220	Gross	\$0
Coast to Coast	220	125	11.0%	8/1/24	6/30/25	\$41.76	\$435	\$5,220	Gross	\$0
Coast to Coast	221	125	11.0%	7/12/24	6/30/25	\$41.76	\$435	\$5,220	Gross	\$0
Glamd/Arellys	222	130	11.4%	1/1/25	12/31/25	\$33.23	\$360	\$4,320	Gross	\$0
Vacant	223	137	12.0%			\$0.00	\$0	\$0	Gross	\$0
Caring Hands	224	106	9.3%	4/9/24	3/31/25	\$39.62	\$350	\$4,200	Gross	\$0
Yonette Turner	225	106	9.3%	5/1/25	4/30/26	\$33.96	\$300	\$3,600	Gross	\$0
Steve Sung	226	106	9.3%	7/1/24	6/30/25	\$38.49	\$340	\$4,080	Gross	\$0
Yonette Turner	227	106	9.3%	9/1/24	8/31/25	\$33.96	\$300	\$3,600	Gross	\$0
Auto County	228	180	15.8%	1/1/25	12/31/25	\$28.33	\$425	\$5,100	Gross	\$0
INTL ATM Auto Sales	229	106	9.3%	5/1/24	4/30/25	\$36.79	\$325	\$3,900	Gross	\$0
Golf Cart & Co	230	116	10.2%	5/1/25	4/30/26	\$32.59	\$315	\$3,780	Gross	\$0
DeadGame Inc	231	260	22.8%	2/1/25	1/31/26	\$25.62	\$555	\$6,660	Gross	\$0
Halifax	232	181	15.9%	4/1/24	3/31/25	\$44.09	\$665	\$7,980	Gross	\$0
Perfect Touch	233	178	15.6%	3/1/25	2/28/26	\$36.74	\$545	\$6,540	Gross	\$0
13,713						\$1,127	\$25,898	\$310,776		

Occupied Tenants: 38

Unoccupied Tenants: 3

Occupied GLA: 96.10%

Unoccupied GLA: 3.90%

COASTAL CENTRE



COASTAL CENTRE PRESENTS A RARE OPPORTUNITY TO ACQUIRE A STABILIZED ASSET WITH ADVANTAGEOUS SELLER FINANCING. THE PROPERTY FEATURES A DIVERSE MIX OF SHORT- AND LONG-TERM TENANTS WITH BELOW-MARKET RENTAL RATES AND FAVORABLE FAIR MARKET VALUE RENEWAL OPTIONS, CREATING SIGNIFICANT UPSIDE POTENTIAL FOR FUTURE OWNERSHIP.

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SECTION

03

MARKET OVERVIEW

MARKET OVERVIEW
DEMOGRAPHICS SUMMARY



DAYTONA BEACH

Sunshine, miles of sandy beaches and motor sports are among the many features that draw visitors to the Daytona Beach metro, making tourism the largest economic driver. The region's growing manufacturing industry and a vibrant health care sector also provide jobs. A more affordable cost of living than larger nearby metros attracts businesses and retirees. The Daytona Beach metro comprises all of Volusia and Flagler counties. The city of Daytona Beach itself is located 55 miles northeast of Orlando and 90 miles southeast of Jacksonville.

QUICK FACTS



POPULATION

717K

Growth 2024-2029*
5.0%



HOUSEHOLDS

303K

Growth 2024-2029*
5.4%



MEDIAN AGE

47.0

U.S. Median:
39.0



MEDIAN HOUSEHOLD INCOME

\$71,500

U.S. Median:
\$76,100

* Forecast



ECONOMY

- Daytona Beach is home to the oldest and largest aviation and aerospace university, Embry Riddle Aeronautical University, offering an abundance of opportunities for individuals interested in the aviation industry.
- The metro is growing quickly. The local population is estimated to expand by 36,000 residents over the next half decade and by over 16,000 households.
- A number of residents are employed in the retail, health care and manufacturing sectors. Major employers in these industries include Publix, Walmart, Lowe's, Winn-Dixie, Sparton Electronics and Cardinal Health.

METRO HIGHLIGHTS



HIGHER EDUCATION

Daytona State College, Stetson University and Bethune-Cookman University contribute to a skilled labor pool.



HEALTH CARE

AdventHealth Daytona Beach, Halifax Health and other health care organizations employ thousands of workers in the region.



TOURISM INDUSTRY

Visitors are drawn to the region for its beaches and outdoor activities, along with the yearly Daytona 500 NASCAR race, which brings hundreds of millions of dollars to the local economy.

Sources: Marcus & Millichap Research Services; BLS; Bureau of Economic Analysis; Experian; Fortune; Moody's Analytics; U.S. Census Bureau

POPULATION	1 Mile	3 Miles	5 Miles
2029 Projection			
Total Population	2,815	35,116	69,708
2024 Estimate			
Total Population	2,578	31,404	62,560
2020 Census			
Total Population	2,250	26,194	52,529
2010 Census			
Total Population	1,830	21,111	43,103
Daytime Population			
2024 Estimate	2,298	27,082	49,790
HOUSEHOLDS	1 Mile	3 Miles	5 Miles
2029 Projection			
Total Households	1,255	14,014	27,902
2024 Estimate			
Total Households	1,140	12,474	24,950
Average (Mean) Household Size	2.3	2.5	2.5
2010 Census			
Total Households	984	10,367	20,907
2010 Census			
Total Households	783	7,969	16,480
Occupied Units			
2029 Projection	1,348	15,138	30,104
2024 Estimate	1,225	13,472	26,915
HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
2024 Estimate			
\$150,000 or More	13.5%	13.4%	15.1%
\$100,000-\$149,999	18.6%	19.0%	18.4%
\$75,000-\$99,999	15.7%	15.1%	16.3%
\$50,000-\$74,999	16.8%	16.2%	16.8%
\$35,000-\$49,999	10.0%	13.1%	13.7%
Under \$35,000	25.4%	23.2%	19.7%
Average Household Income	\$85,653	\$87,965	\$92,732
Median Household Income	\$74,286	\$72,196	\$75,851
Per Capita Income	\$36,417	\$35,087	\$37,091

HOUSEHOLDS BY EXPENDITURE	1 Mile	3 Miles	5 Miles
Total Average Household Retail Expenditure	\$190,408	\$189,816	\$196,738
Consumer Expenditure Top 10 Categories			
Housing	\$23,552	\$23,483	\$24,326
Transportation	\$12,043	\$12,231	\$12,531
Food	\$7,987	\$8,042	\$8,291
Personal Insurance and Pensions	\$7,786	\$7,770	\$8,076
Cash Contributions	\$3,772	\$3,183	\$3,510
Entertainment	\$3,512	\$3,723	\$3,847
Apparel	\$1,232	\$1,324	\$1,363
Education	\$777	\$812	\$825
Personal Care Products and Services	\$775	\$773	\$802
Alcoholic Beverages	\$635	\$608	\$633
POPULATION PROFILE	1 Mile	3 Miles	5 Miles
Population By Age			
2024 Estimate Total Population	2,578	31,404	62,560
Under 20	16.8%	21.1%	20.6%
20 to 34 Years	13.1%	15.8%	15.4%
35 to 39 Years	4.5%	5.8%	5.6%
40 to 49 Years	9.9%	11.2%	11.3%
50 to 64 Years	21.9%	20.9%	21.0%
Age 65+	33.7%	25.2%	26.2%
Median Age	54.0	46.0	47.0
Population 25+ by Education Level			
2024 Estimate Population Age 25+	2,036	23,191	46,473
Elementary (0-8)	4.7%	4.2%	3.6%
Some High School (9-11)	10.2%	5.8%	5.2%
High School Graduate (12)	22.7%	31.6%	31.9%
Some College (13-15)	25.9%	25.3%	24.2%
Associate Degree Only	10.5%	10.1%	11.1%
Bachelor's Degree Only	14.9%	14.9%	16.2%
Graduate Degree	11.1%	8.1%	7.8%



POPULATION

In 2024, the population in your selected geography is 62,560. The population has changed by 45.14 percent since 2010. It is estimated that the population in your area will be 69,708 five years from now, which represents a change of 11.4 percent from the current year. The current population is 51.8 percent male and 48.2 percent female. The median age of the population in your area is 47.0, compared with the U.S. average, which is 39.0. The population density in your area is 797 people per square mile.



HOUSEHOLDS

There are currently 24,950 households in your selected geography. The number of households has changed by 51.40 percent since 2010. It is estimated that the number of households in your area will be 27,902 five years from now, which represents a change of 11.8 percent from the current year. The average household size in your area is 2.5 people.



INCOME

In 2024, the median household income for your selected geography is \$75,851, compared with the U.S. average, which is currently \$76,141. The median household income for your area has changed by 40.84 percent since 2010. It is estimated that the median household income in your area will be \$91,420 five years from now, which represents a change of 20.5 percent from the current year.

The current year per capita income in your area is \$37,091, compared with the U.S. average, which is \$40,471. The current year's average household income in your area is \$92,732, compared with the U.S. average, which is \$101,307.



EMPLOYMENT

In 2024, 26,797 people in your selected area were employed. The 2010 Census revealed that 61.7 percent of employees are in white-collar occupations in this geography, and 18.4 percent are in blue-collar occupations. In 2024, unemployment in this area was 3.0 percent. In 2010, the average time traveled to work was 25.00 minutes.



HOUSING

The median housing value in your area was \$304,637 in 2024, compared with the U.S. median of \$321,016. In 2010, there were 11,805.00 owner-occupied housing units and 4,673.00 renter-occupied housing units in your area.

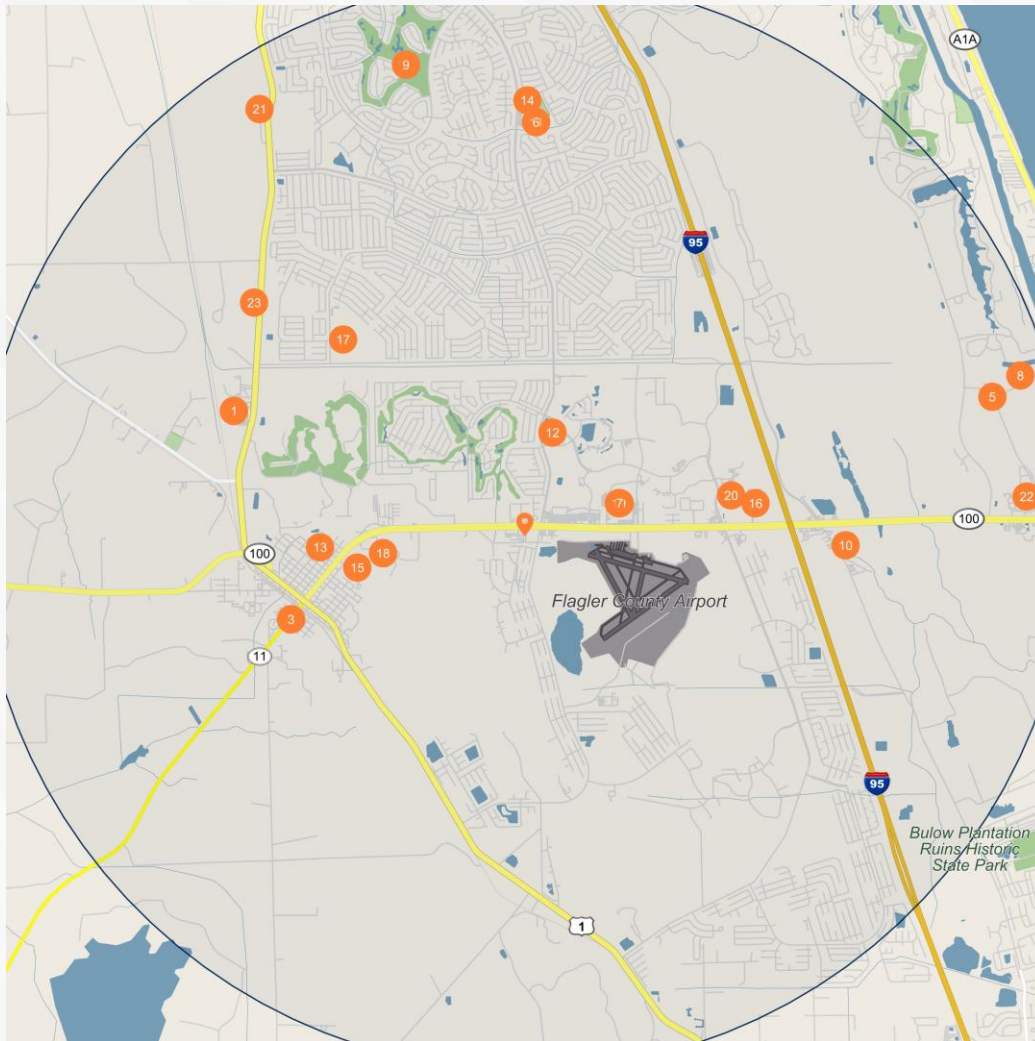


EDUCATION

The selected area in 2024 had a lower level of educational attainment when compared with the U.S. averages. 23.4 percent of the selected area's residents had earned a graduate degree compared with the national average of only 13.5 percent, and 11.1 percent completed a bachelor's degree, compared with the national average of 21.1 percent.

The number of area residents with an associate degree was higher than the nation's at 14.7 percent vs. 8.8 percent, respectively.

The area had fewer high-school graduates, 1.8 percent vs. 26.2 percent for the nation, but the percentage of residents who completed some college is higher than the average for the nation, at 41.4 percent in the selected area compared with the 19.7 percent in the U.S.



Major Employers

Employees

1	Palm Coast Data LLC	700
2	Palm Coast Data Holdco Inc	420
3	School Board Flagler County-Summit Academy	236
4	School Board Flagler County-Acadamies of Excellence	236
5	School Board Flagler County-Flagler Co Adult Ed Center	236
6	School Board Flagler County-Flagler County Middle School	236
7	School Board Flagler County-Flagler Technical Institute	236
8	Sea Ray Boats Inc-Manufacturing Facility	211
9	Destination Residences LLC-Pine Lakes Country Club	211
10	Flagler County Schools-Old Kings Elementary School	178
11	Flagler County Schools-Buddy Taylor Middle School	178
12	Publix Super Markets Inc-Publix 01138	150
13	Flagler County Schools-Bunnell Elementary School	146
14	Flagler County Schools-Lewis E Wdswrth Elmentary Schl	146
15	Ms HUD Dixie LLC-Flagler Pines	138
16	Memorial Hospital Flagler Inc-ADVENTHEALTH PALM COAST	138
17	Flagler County Schools-Rymfire Elementary School	130
18	Flagler County Schools	122
19	Flagler County Schools-Phoenix Academy	114
20	Tomoka Surgery Center LLC-Tomoka Eye Associates	101
21	Landcare Group Inc	100
22	Publix Super Markets Inc	100
23	Yellowstone Landscape Inc	99
24	School Board Flagler County	98
25	Flagler County Schools-Flagler Technical Institute	97

COASTAL CENTRE

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