

ST JOE PLAZA OUTPARCEL

203 - 227 Palm Coast Pkwy SW
Palm Coast, FL 32164

This ±0.76-acre pad site presents an efficient, cost-effective development opportunity for a wide range of uses. Ideally located in Palm Coast, Florida, a rapidly growing suburban community on Florida's northeast coast.

Palm Coast benefits from an affordable cost of living and convenient access to major markets including Jacksonville and Daytona Beach, making it an attractive destination for families, retirees, and remote workers.



Anthony Bernabe

(407) 634-2813 | abernabe@equity.net

Jordan Characo

(407) 634-4428 | jcharaco@equity.net

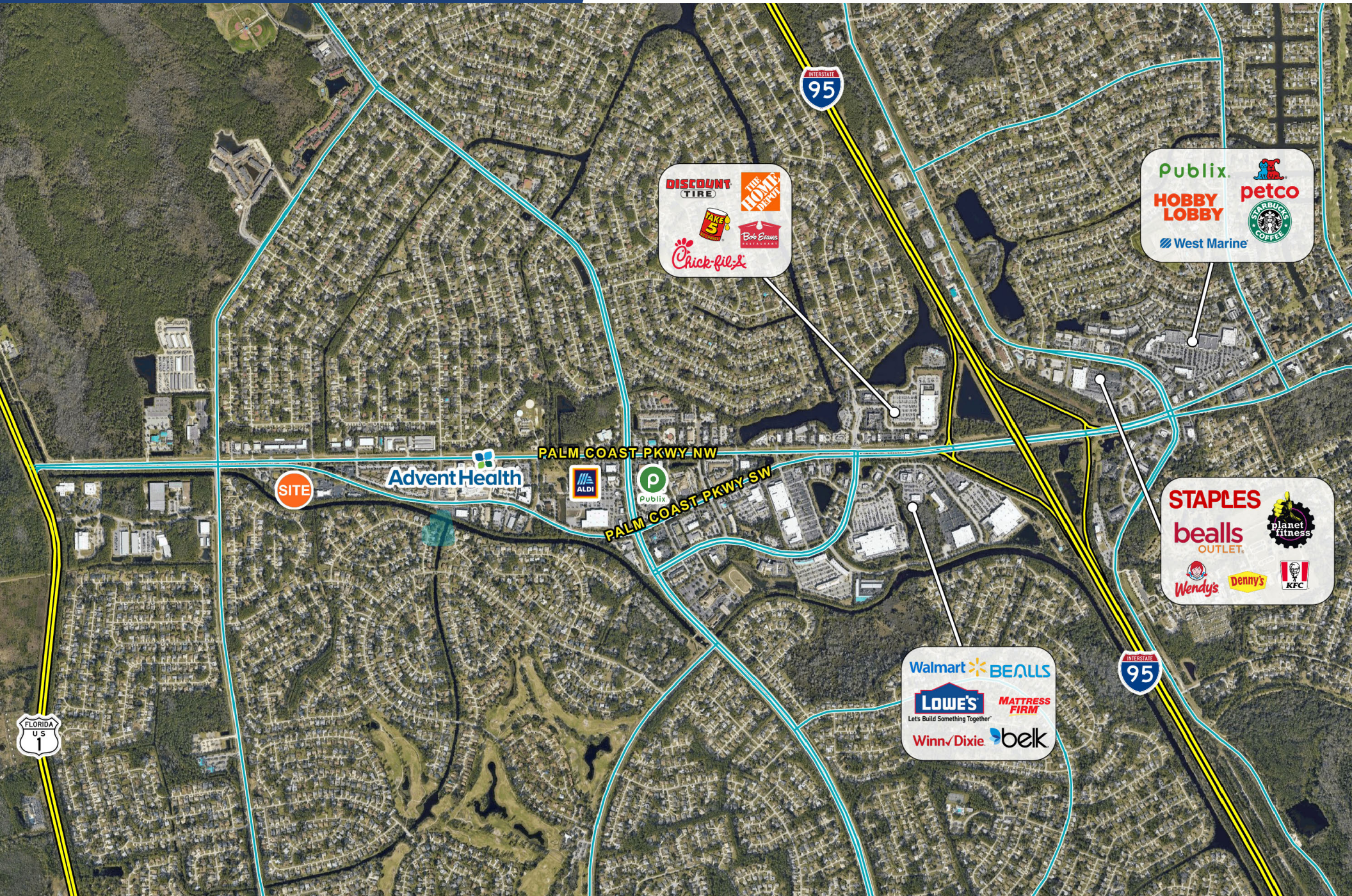
Logan Frame

(860) 803-9855 | lframe@equity.net

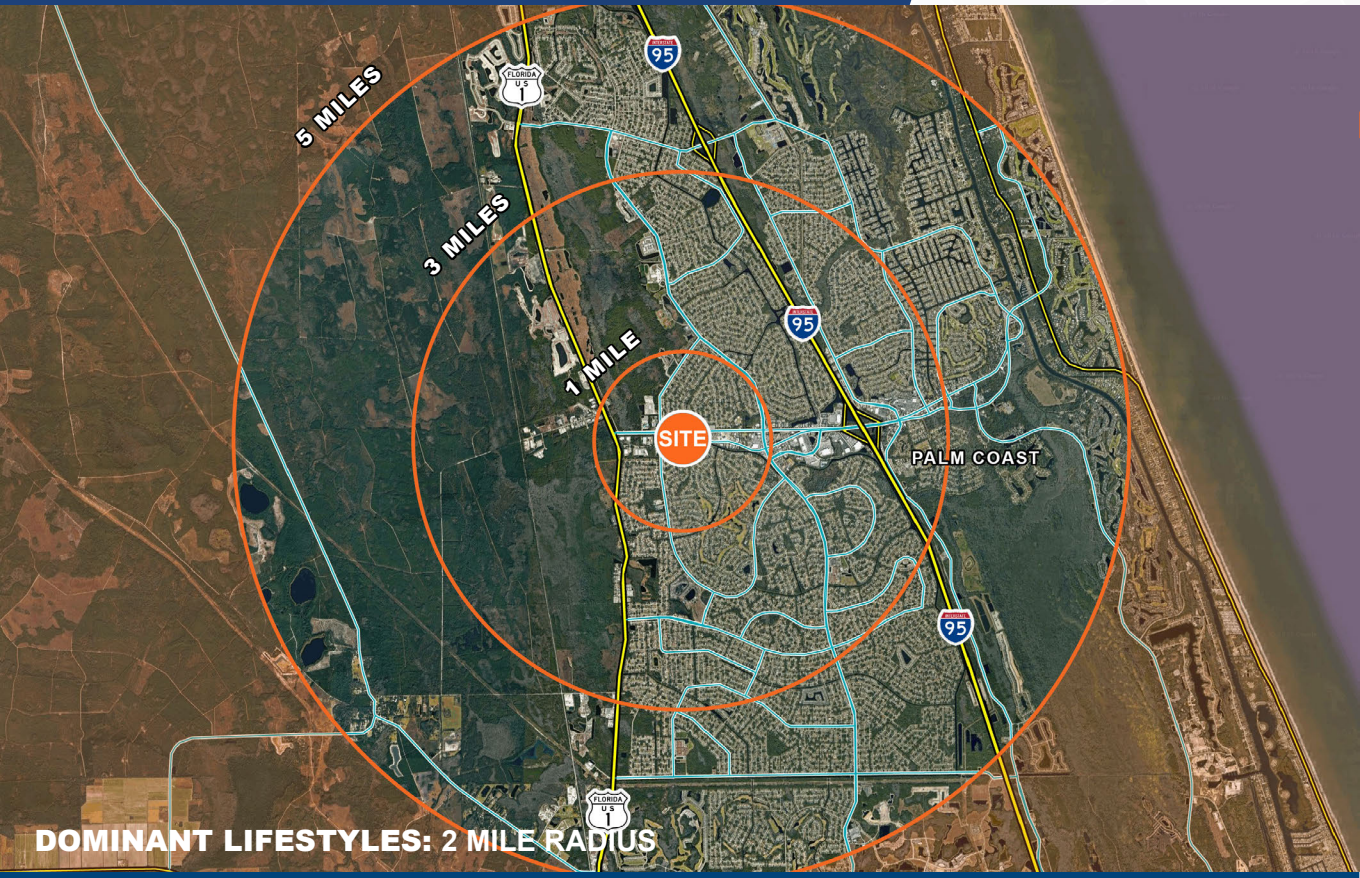
- ✓ ±0.76-acre outparcel pad available for ground lease or build-to-suit development.
- ✓ High visibility location on Palm Coast Pkwy with strong daily traffic counts of 12,200±–14,400± vehicles per day.
- ✓ The site is supported by a dense trade area of more than 60,000 residents within 10 minutes.
- ✓ Ideal for medical, banking, casual dining, coffee, quick-service restaurants (QSR), and automotive uses.

AERIAL VIEW





TRADE AREA OVERVIEW



41%
LOYAL LOCALS

MEDIAN
AGE: 46.4
HH INCOME: \$77,226

Residents are 45+ years old, living mainly in single-family detached homes built before 2000. Home values exceed the national average. Most earn middle incomes in social work, trades, health care, or manufacturing, and drive alone to work.

35%
RURAL RESORT DWELLERS

MEDIAN
AGE: 55.1
HH INCOME: \$71,031

Families and adults 55+ often are retired or nearing retirement, or work in manufacturing, construction, or agriculture with long commutes. They live in single-family homes, volunteer locally, and cook at home.

8%
ROOTED RURAL

MEDIAN
AGE: 46.9
HH INCOME: \$61,776

These rural communities feature mostly married couples or single residents, lower labor participation, long-term homeownership, single-family and mobile homes, higher vacancies, multi-car households, and employment across industrial, agricultural, and service sectors.

DEMOGRAPHICS

2025

RADIUS: **1 MILE** **3 MILES** **5 MILES**

RESIDENTIAL POPULATION



7,447	47,702	85,278
-------	--------	--------

DAYTIME POPULATION



6,920	44,656	73,083
-------	--------	--------

AVERAGE HOUSEHOLD INCOME



\$88,001	\$100,411	\$103,983
----------	-----------	-----------

NUMBER OF HOUSEHOLDS



3,460	21,571	39,608
-------	--------	--------

MEDIAN AGE



52.5	51.2	52.7
------	------	------

Contact Us

Anthony Bernabe

(407) 634-2813 | abernabe@equity.net

Jordan Characo

(407) 634-4428 | jcharaco@equity.net

Logan Frame

(860) 803-9855 | lframe@equity.net

