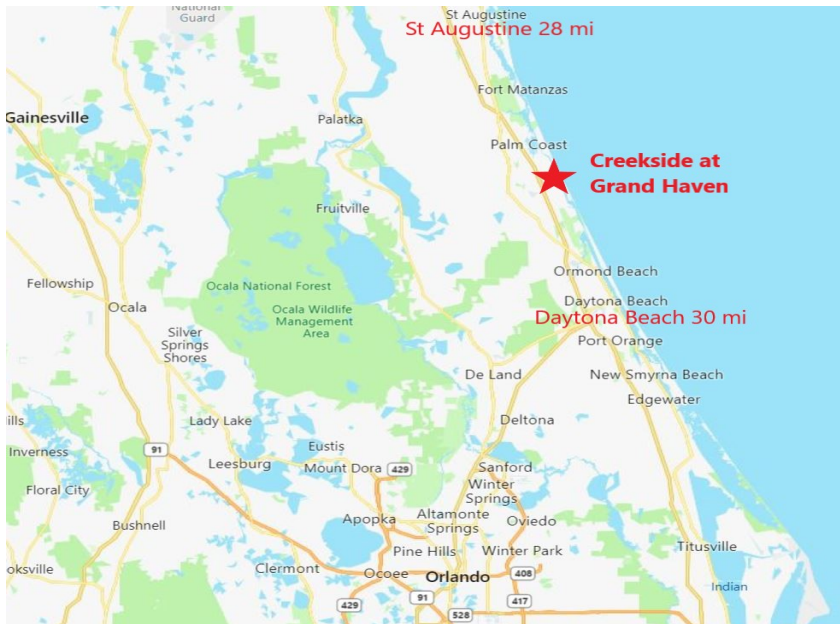


# For Sale

## Development Ready Pads—High Visibility Location

### Palm Coast, Florida 32137

### Creekside at Grand Haven



### Key Features

- ◆ Retail, office, restaurant pads
- ◆ Ready to build
- ◆ Upscale community
- ◆ Major N-S corridor
- ◆ Offered at:

**\$325,000 - \$425,000**

For more information:

**Margaret Sheehan Jones, CCIM**

[margaret@margaretsheehan.com](mailto:margaret@margaretsheehan.com)

386-931-0488

**Gail Cosgrove, Broker Associate**

[gailcosgrove22@gmail.com](mailto:gailcosgrove22@gmail.com)

303-888 4983

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REALTY GROUP

# Creekside at Grand Haven

## Property Details

### Property Features

- Ready to build — cleared and leveled with parking and utilities
- Landscaping and access roads complete
- Located on major north—south corridor connecting major retail area to 6 upscale communities
- Zoning: MPD
- Versatile use: Retail/restaurant/professional offices
- On-site charging stations for electric vehicles
- Building signage: Road facing up to 112 SF

### Demographic Data



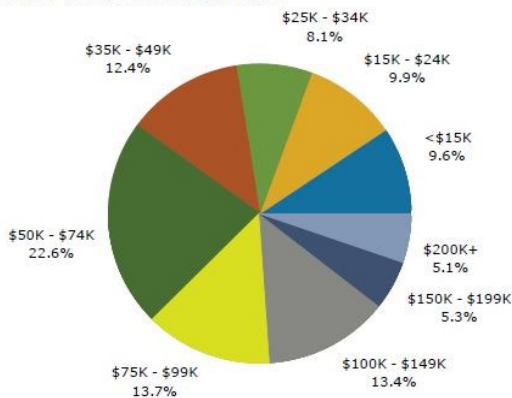
#### Demographic and Income Profile

3238-3262 Colbert Ln, Palm Coast, Florida, 32137  
 Ring: 5 mile radius

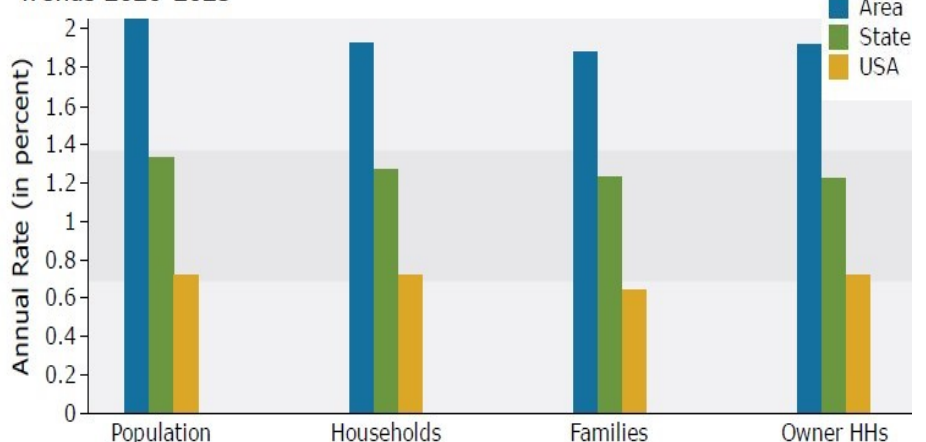
Prepared by Esri  
 Latitude: 29.55377  
 Longitude: -81.18327

Summary	Census 2010	2020	2025
Population	59,789	72,090	79,808
Households	24,675	29,376	32,328
Families	17,761	20,981	23,029
Average Household Size	2.41	2.44	2.46
Owner Occupied Housing Units	19,144	21,308	23,434
Renter Occupied Housing Units	5,531	8,067	8,894
Median Age	49.5	52.5	53.4

2020 Household Income



Trends 2020-2025





# Creekside at Grand Haven Site Plan and Pricing

## SITE PLAN FOR CREEKSIDE AT GRAND HAVEN



### Available Parcels

Address	Parcel	Building Size	Price
2 Tenuis Ct	Pad 4	3,000 SF	\$325,000
4 Tenuis Ct	Pad 5	3,700 SF	\$375,000
xx Tenuis Ct	Pad 6	4,200 SF	\$425,000

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