

# THE PROMENADE AT TOWN CENTER

## 890 CENTRAL AVENUE, PALM COAST, FL 32164

Prime Commercial Space For Lease; Retail, Restaurants, & Office Users



# the PROMENADE

NEW MIXED-USE DEVELOPMENT  
UNDER CONSTRUCTION

FranklinSt.com



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## PROPERTY HIGHLIGHTS

- An innovative “Live-Work-Play” development, consisting of 57,000 SF of retail/commercial space and 204 residential apartments above on three levels.
- **Retail, restaurant and office space available for lease with delivery in Q1 2026.**
- The Promenade will connect the surrounding communities and knit the urban fabric together with walkable streets, multi-use trails, parks and recreational areas to create a place of convergence for the community.
- Palm Coast is the 5th fastest growing city & Flagler County is the 3rd fastest growing county in Florida which has resulted in a huge population growth in this immediate area with above average household incomes.
- Close proximity to Advent Health Hospital, Flagler Palm Coast High School and within the 2,050 acre master planned community of Palm Coast Town Center.



## BY THE NUMBERS



## SUPERB LOCATION

### Ground Zero in new Town Center

#### Prime Location at The Promenade

- Located just south of Palm Coast Town Center's Central Park
- Walking distance to cinema, City Hall, Jacksonville University & University of North Florida campuses
- Close to Flagler Palm Coast High School (3,000+ students)

#### Town Center Features:

- Scenic hiking, biking, and walking paths around a lake
- Protected greenbelt areas for outdoor activities
- Strong live-work-play atmosphere

#### Community Growth:

- Over 1,000 new homes being built (single-family, townhouses, apartments)
- Central Park hosts community festivals across the street from The Promenade

#### Opportunities for Tenants:

- Prime location in a growing, vibrant neighborhood
- Increasing foot traffic and community engagement

#### Future YMCA:

- New full service YMCA with Olympic sized pool approved for construction

KEY ATTRACTIONS



FLAGLER BEACH HISTORICAL MUSEUM

EUROPEAN VILLAGE

SEA TURTLE HOSPITAL

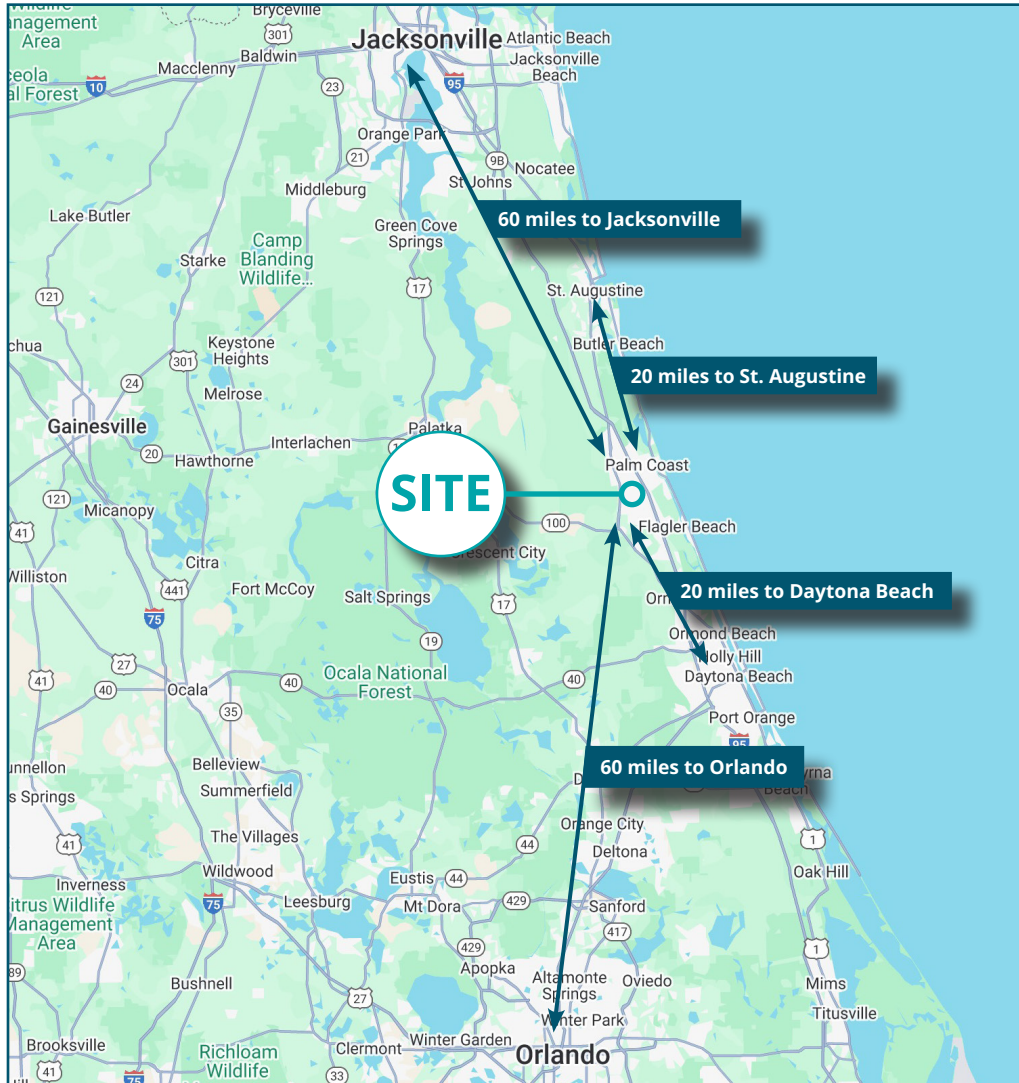
FLORIDA AGRICULTURAL MUSEUM

RIPPLE EFFECT ECOTOURS

MARINELAND DOLPHIN ADVENTURE

EQUESTRIAN ADVENTURES OF FLORIDA

## LOCATION HIGHLIGHTS



0.7  
MILES

### FLAGLER EXECUTIVE AIRPORT:

- 0.7 miles to the airport.
- 4th busiest general aviation airport in Florida.
- 190,000 takeoffs and landings per year.

5  
MILES

### PROXIMITY TO BEACHES AND ECO-TOURISM:

- 5 miles to the Atlantic Ocean beaches.
- Close to trails and waterways fueling a booming eco-tourism industry in Flagler County.

## PALM COAST GROWTH

- **Rapid Growth:** The city grew by 10.3% from 2020 to 2022, nearly 10 times faster than the U.S. national average.
- **Future Growth:** Palm Coast's population is projected to increase by 14% between 2020 and 2025, followed by an additional 40% growth by 2050.
- **Fastest Growing:** Ranked as the 18th fastest growing city in the U.S. (out of 796 cities with populations over 50,000) and the 5th fastest growing city in Florida.
- **Largest City:** Palm Coast is the largest city in Flagler County, which is now the 3rd fastest growing county in the fastest growing state in the U.S.
- **Business and Innovation Hub:** Palm Coast is becoming a center for healthcare, education, and innovation, with business growth of 11.2% since 2019, over \$200 million in new medical development, and thousands of new high-income jobs.
- **25 miles** from future Aura Aero 500,000 SF manufacturing facility bringing more than 1,000 jobs to the region.



11.2%

BUSINESS GROWTH &  
INNOVATION



#3

FASTEST GROWING  
COUNTY

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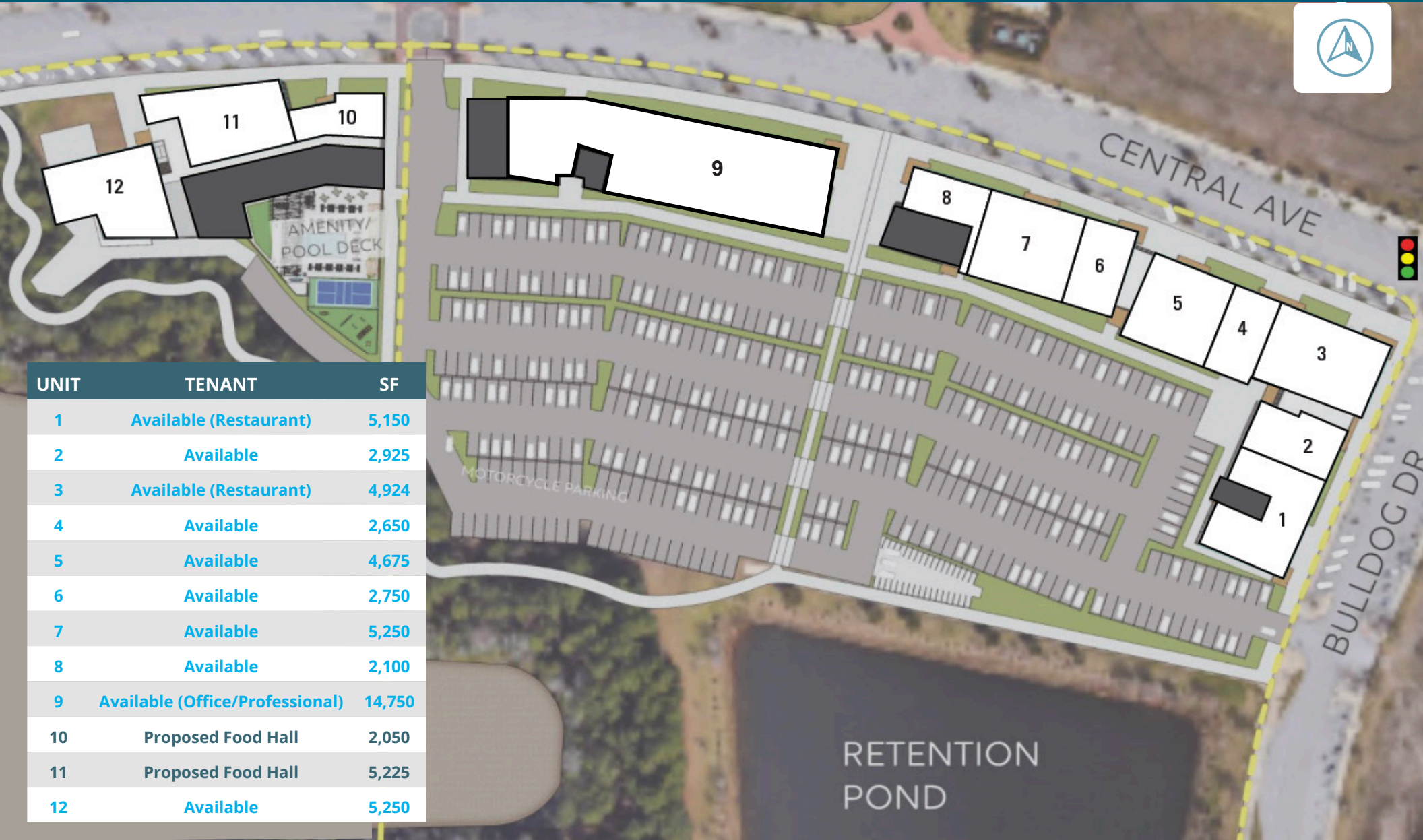
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UNIT	TENANT	SF
1	Available (Restaurant)	5,150
2	Available	2,925
3	Available (Restaurant)	4,924
4	Available	2,650
5	Available	4,675
6	Available	2,750
7	Available	5,250
8	Available	2,100
9	Available (Office/Professional)	14,750
10	Proposed Food Hall	2,050
11	Proposed Food Hall	5,225
12	Available	5,250

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# DEMOGRAPHICS

1 MILE

3 MILE

5 MILE



## POPULATION

<b>Estimated Population (2024)</b>	1,893	30,138	68,820
<b>Projected Population (2029)</b>	2,402	37,195	83,479
<b>Daytime Demographics (2024)</b>	4,398	20,439	44,971



## HOUSEHOLDS

<b>Estimated Households (2024)</b>	1,046	12,222	28,376
<b>Projected Households (2029)</b>	1,305	14,796	33,647



## INCOME

<b>Estimated Per Capita Income</b>	\$25,598	\$39,751	\$43,676
<b>Estimated Median Household Income</b>	\$39,241	\$73,130	\$77,586
<b>Estimated Average Household Income</b>	\$46,354	\$97,925	\$105,834

Source: REGIS Online (2024)

