

THE PROMENADE AT TOWN CENTER

890 CENTRAL AVENUE, PALM COAST, FL 32164

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

 FranklinStreet



FranklinSt.com



RICKY OSTROFSKY
Regional Managing Director

904.899.0315

Ricky.Ostrofsky@FranklinSt.com

KAELYN CASSIDY
Senior Associate
904.899.0318
Kaelyn.Cassidy@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



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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



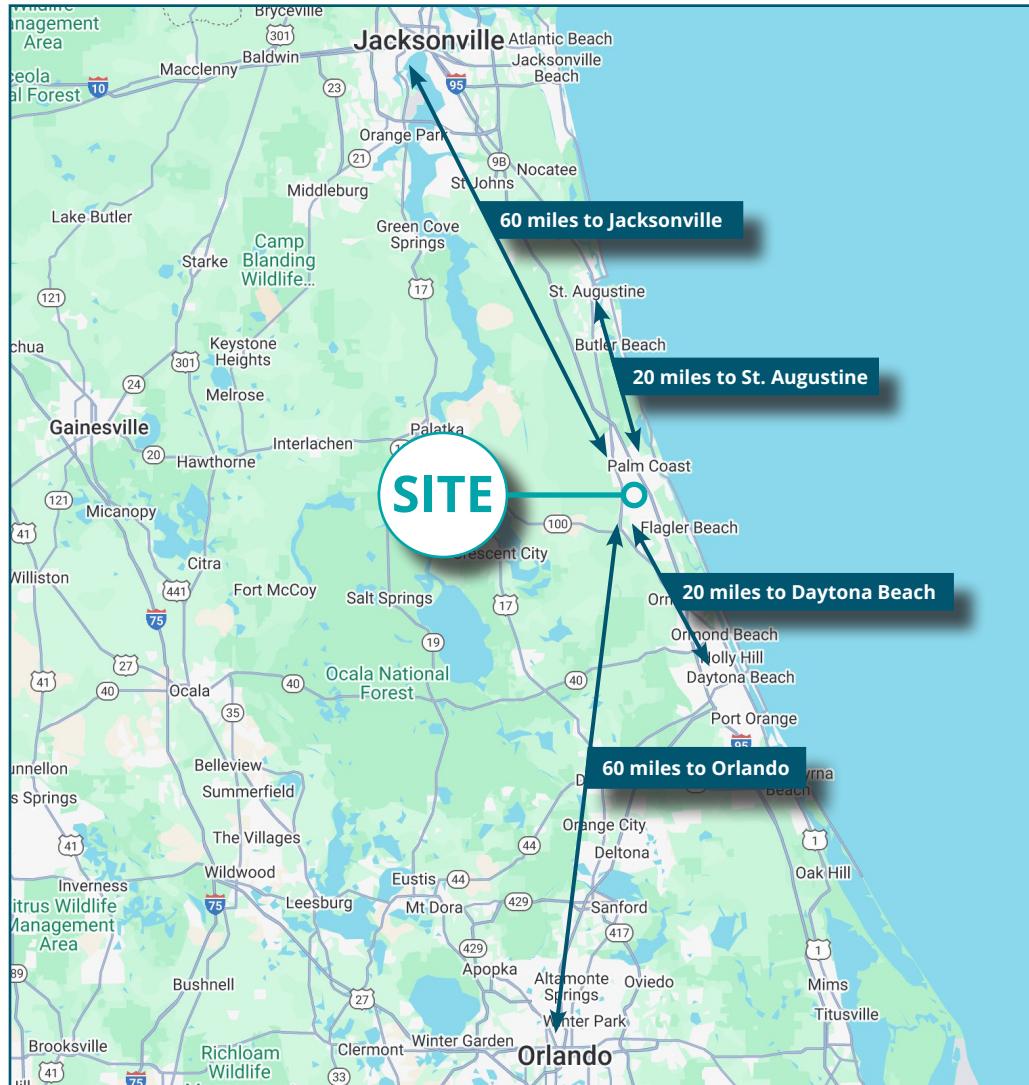
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LOCATION HIGHLIGHTS



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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.



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DEMOGRAPHICS



POPULATION

	1 MILE	3 MILE	5 MILE
Estimated Population (2024)	1,893	30,138	68,820
Projected Population (2029)	2,402	37,195	83,479
Daytime Demographics (2024)	4,398	20,439	44,971



HOUSEHOLDS

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



INCOME

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



Source: REGIS Online (2024)

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