

Fully Equipped Restaurant for Lease

EUROPEAN VILLAGE - 101 Palm Harbor Parkway, A101 & A102, Palm Coast, FL 32137

Exclusively Represented By:

Matthew Adams

Senior Commercial Advisor, MSRED
904 466 6539

matthew.adams@floridanetworkrealty.com

joyce casis

Broker
954 464 7345
joyce.casis@floridanetworkrealty.com

OFFERING MEMORANDUM

Table Of Contents

FOR LEASE

Confidentiality & Disclaimer

All materials and information received or derived from Florida Network Realty its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Florida Network Realty its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Florida Network Realty will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Florida Network Realty makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Florida Network Realty does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Florida Network Realty in compliance with all applicable fair housing and equal opportunity laws.

Table Of Contents

EXECUTIVE SUMMARY	3
PROPERTY DESCRIPTION	4
FIXTURES & EQUIPMENT SUMMARY	5
LOCATION	6
FLOOR PLAN	7
ADDITIONAL PHOTOS	8
DEMOGRAPHICS MAP & REPORT	9
ADDITIONAL PHOTOS 1	10
ADDITIONAL PHOTOS 2	11
AERIAL PHOTO	12
REGIONAL MAP	13

Matthew Adams
Senior Commercial Advisor, MSRED
904 466 6539
matthew.adams@floridanetworkrealty.com

joyce casis
Broker
954 464 7345
joyce.casis@floridanetworkrealty.com

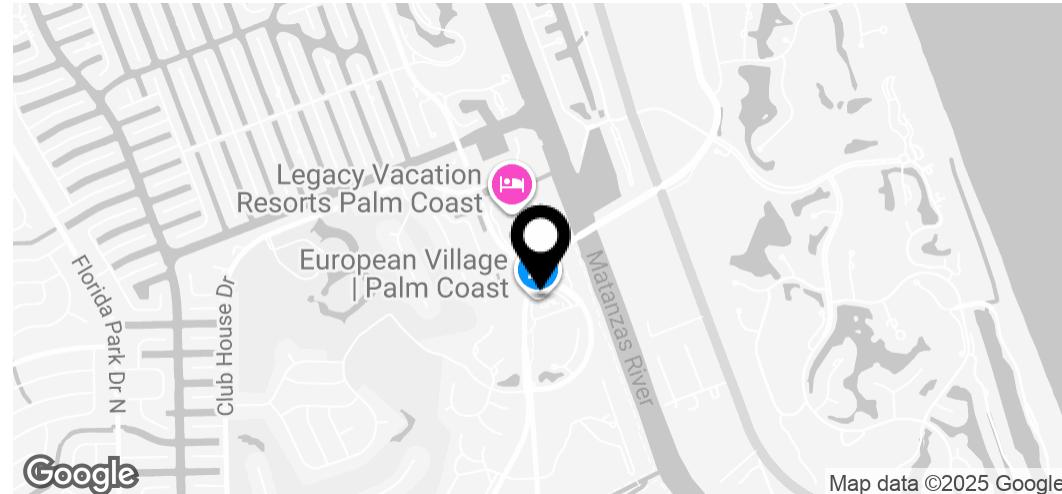
Florida Network Realty
196 Capulet Dr. Ste. 3
Saint Augustine, FL 32092
904.471.6906
<https://www.bhhs.com/florida-network-realty-fl303>

**BERKSHIRE
HATHAWAY**
HOME SERVICES

FLORIDA NETWORK
REALTY

Executive Summary

FOR LEASE



Map data ©2025 Google

Offering Summary

Lease Rate	\$26.00 SF/yr
Lease Type	MG
Center Type	Retail/Other
SF Available	670 - 3,110 SF
Ancor Tenants	Turtle Shack Cafe, Ash & Ale Lounge, 5th Element Indian Restaurant, Cork & Pint, La Piazza Cafe, Mezzaluna Pizzeria at European Village, Red Koi Japanese Restaurant,
Zoning	MPD

Executive Summary

Located in the heart of Palm Coast, European Village is a premier destination known for its vibrant, mixed-use environment blending retail, hospitality, residential, and professional spaces. Its prime position between historic St. Augustine and bustling Daytona Beach, along Florida's beautiful northeast coastline, makes it an ideal location for businesses looking to attract both local residents and the area's consistent flow of tourists. Palm Coast itself is a thriving, affluent community characterized by rapid residential growth, robust consumer spending, and expanding tourism activity, creating an ideal marketplace for hospitality and retail ventures.

European Village is a premier mixed-use destination known for its European-inspired architecture, diverse dining, boutique shopping, and year-round events that draw steady local and tourist traffic. Minutes from Hammock Beach Resort, the Atlantic coastline, golf courses, and major residential communities, the property enjoys high visibility, strong demographics, and easy accessibility.

Matthew Adams
Senior Commercial Advisor, MSRED
904 466 6539
matthew.adams@floridanetworkrealty.com

joyce casis
Broker
954 464 7345
joyce.casis@floridanetworkrealty.com

Florida Network Realty
196 Capulet Dr. Ste. 3
Saint Augustine, FL 32092
904.471.6906
<https://www.bhhs.com/florida-network-realty-fl303>

**BERKSHIRE
HATHAWAY**
HOMES SERVICES

FLORIDA NETWORK
REALTY

Property Overview

FOR LEASE



Restaurant Suites - A101 & A102

Prime $\pm 3,110$ SF fully equipped restaurant space available for lease at 101 Palm Harbor Parkway, Units A101 & A102, in the vibrant European Village of Palm Coast, FL. Offered at \$26.00/SF Modified Gross, this turnkey opportunity includes a complete commercial kitchen, bar, dining areas, ADA-compliant restrooms, and a covered outdoor patio. Tenant is responsible for operating costs, including applicable sales tax, insurance, utilities, and interior maintenance, while the landlord covers property taxes and condo/HOA fees. Flexible lease terms are available, with preferred 5-, 7-, or 10-year options and 3% annual escalations. Ideal for restaurant, café, bakery, bar, or hospitality-focused concepts.

Exterior Description

Located within the vibrant European Village complex, featuring Mediterranean-inspired architecture, covered walkways, and prominent signage opportunities. Building exterior is well-maintained with attractive façade finishes and direct access to a spacious covered outdoor dining patio totaling 1,315 SF. Ample shared parking available onsite and in adjacent public lots.

Interior Description

Turnkey restaurant space with $\pm 1,975$ SF of combined area, including a fully equipped commercial kitchen, built-in bar, and multiple dining areas. Interior features ADA-compliant restrooms, specialty restaurant lighting, high-end finishes, and entertainment-ready infrastructure with sound system and mounted TVs. Updated HVAC systems installed 2019–2020.

Matthew Adams
Senior Commercial Advisor, MSRED
904 466 6539
matthew.adams@floridanetworkrealty.com

joyce casis
Broker
954 464 7345
joyce.casis@floridanetworkrealty.com

Florida Network Realty
196 Capulet Dr. Ste. 3
Saint Augustine, FL 32092
904.471.6906
<https://www.bhhs.com/florida-network-realty-fl303>

**BERKSHIRE
HATHAWAY**
HOMES SERVICES

FLORIDA NETWORK
REALTY

Fixtures & Equipment Summary

FOR LEASE



Kitchen Equipment

- Grill
- Flat-top
- Fryer
- Steam Line
- Refrigeration
- Sandwich Cooler
- 3-compartment Sink
- Ice Filtration System
- 200 lbs Ice Machine + Hand sink with additional Ice Macion



Bar & Restaurant Features

- Original Bar - Furniture, fixtures, refrigeration, bathrooms, and TV's upgraded
- Bar Storage behind the Bar with Liquor Cabinets
- Tuned-up 3-Sided Bar Area
- Potential to obtain a new SFS Liquor License - subject to State of Florida licensing
- Seats 120 in Restaurant & 53 Bar Seats
- 6 TV's + 1 Menu Monitor
- DJ and Live Entertainment System + Stage
- Exterior Grease Trap topped every year
- Existing HVAC Units installed 2019 & 2020

Matthew Adams
Senior Commercial Advisor, MSRED
904 466 6539
matthew.adams@floridanetworkrealty.com

joyce casis
Broker
954 464 7345
joyce.casis@floridanetworkrealty.com

Florida Network Realty
196 Capulet Dr. Ste. 3
Saint Augustine, FL 32092
904.471.6906
<https://www.bhhs.com/florida-network-realty-fl303>

**BERKSHIRE
HATHAWAY**
HOMES SERVICES

FLORIDA NETWORK
REALTY

Location

FOR LEASE



Highlights

Located in the heart of Palm Coast, European Village is a premier destination known for its vibrant, mixed-use environment blending retail, hospitality, residential, and professional spaces. Its prime position between historic St. Augustine and bustling Daytona Beach, along Florida's beautiful northeast coastline, makes it an ideal location for businesses looking to attract both local residents and the area's consistent flow of tourists. Palm Coast itself is a thriving, affluent community characterized by rapid residential growth, robust consumer spending, and expanding tourism activity, creating an ideal marketplace for hospitality and retail ventures.

European Village offers unique advantages due to its strategic location, directly accessible from major thoroughfares such as Interstate 95, Palm Harbor Parkway, and A1A. This exceptional accessibility ensures continuous visibility and ease of access for patrons. Additionally, European Village is renowned for its appealing architectural charm, spacious covered walkways, diverse retail tenants, and vibrant nightlife, all contributing to sustained high foot traffic. The location's close proximity to significant landmarks such as Palm Coast Marina, Hammock Beach Resort, multiple renowned golf courses, and pristine local beaches significantly enhances its appeal to prospective businesses.

Location Benefits

- Prime Visibility and Accessibility
- High Foot Traffic
- Dynamic Mixed-Use Environment
- Ample Parking
- Proximity to Attractions

Matthew Adams
Senior Commercial Advisor, MSRED
904 466 6539
matthew.adams@floridanetworkrealty.com

joyce casis
Broker
954 464 7345
joyce.casis@floridanetworkrealty.com

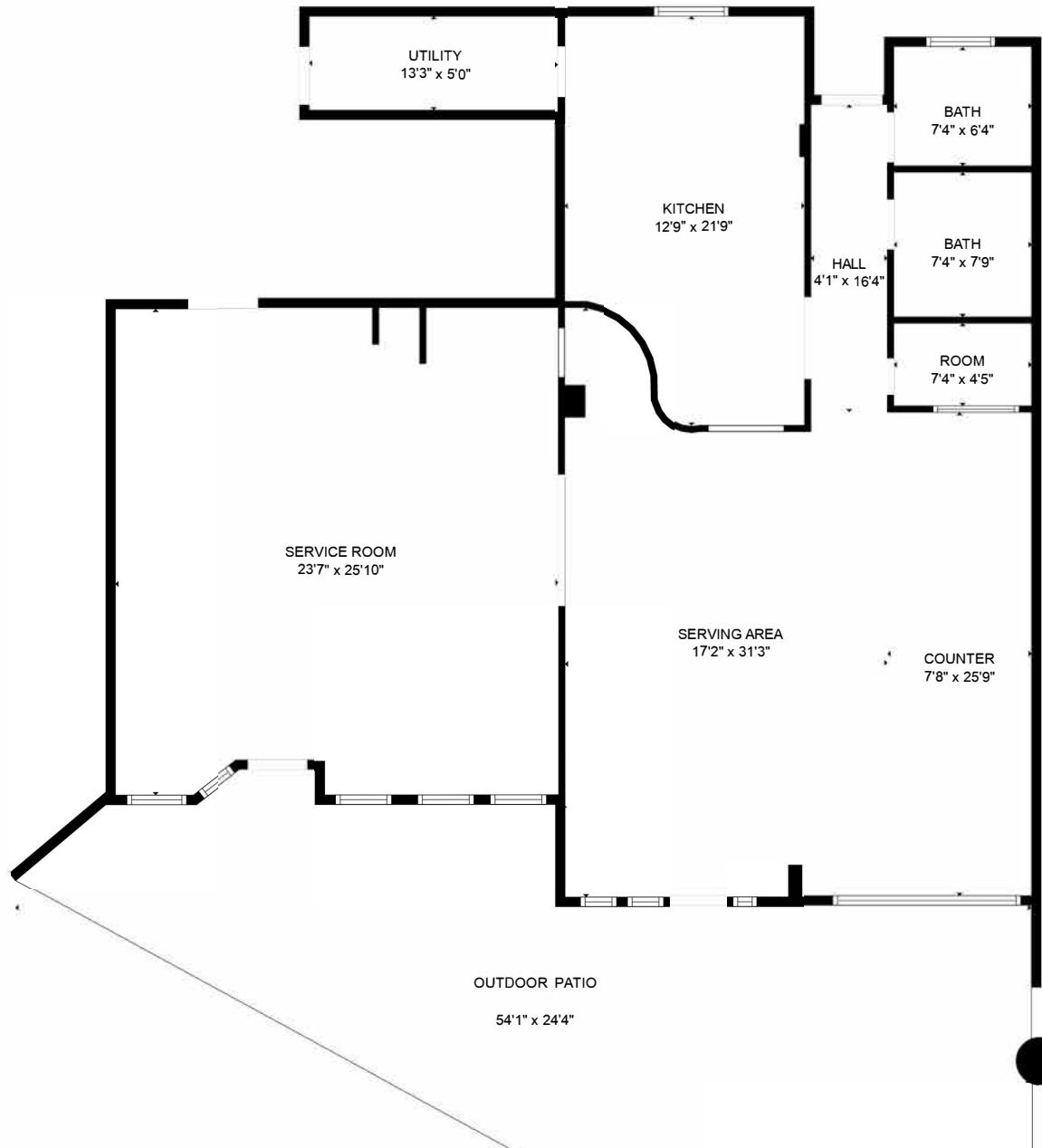
Florida Network Realty
196 Capulet Dr. Ste. 3
Saint Augustine, FL 32092
904.471.6906
<https://www.bhhs.com/florida-network-realty-fl303>

**BERKSHIRE
HATHAWAY**
HOMES SERVICES

FLORIDA NETWORK
REALTY

FLOOR PLAN

FOR LEASE



Matthew Adams
Senior Commercial Advisor, MSRED
904 466 6539
matthew.adams@floridanetworkrealty.com

joyce casis
Broker
954 464 7345
joyce.casis@floridanetworkrealty.com

Florida Network Realty
196 Capulet Dr. Ste. 3
Saint Augustine, FL 32092
904.471.6906
<https://www.bhhs.com/florida-network-realty-fl303>

**BERKSHIRE
HATHAWAY**
HOMES SERVICES

FLORIDA NETWORK
REALTY

Additional Photos

FOR LEASE



Matthew Adams
Senior Commercial Advisor, MSRED
904 466 6539
matthew.adams@floridanetworkrealty.com

joyce casis
Broker
954 464 7345
joyce.casis@floridanetworkrealty.com

Florida Network Realty
196 Capulet Dr. Ste. 3
Saint Augustine, FL 32092
904.471.6906
<https://www.bhhs.com/florida-network-realty-fl303>

**BERKSHIRE
HATHAWAY**
HOMES SERVICES

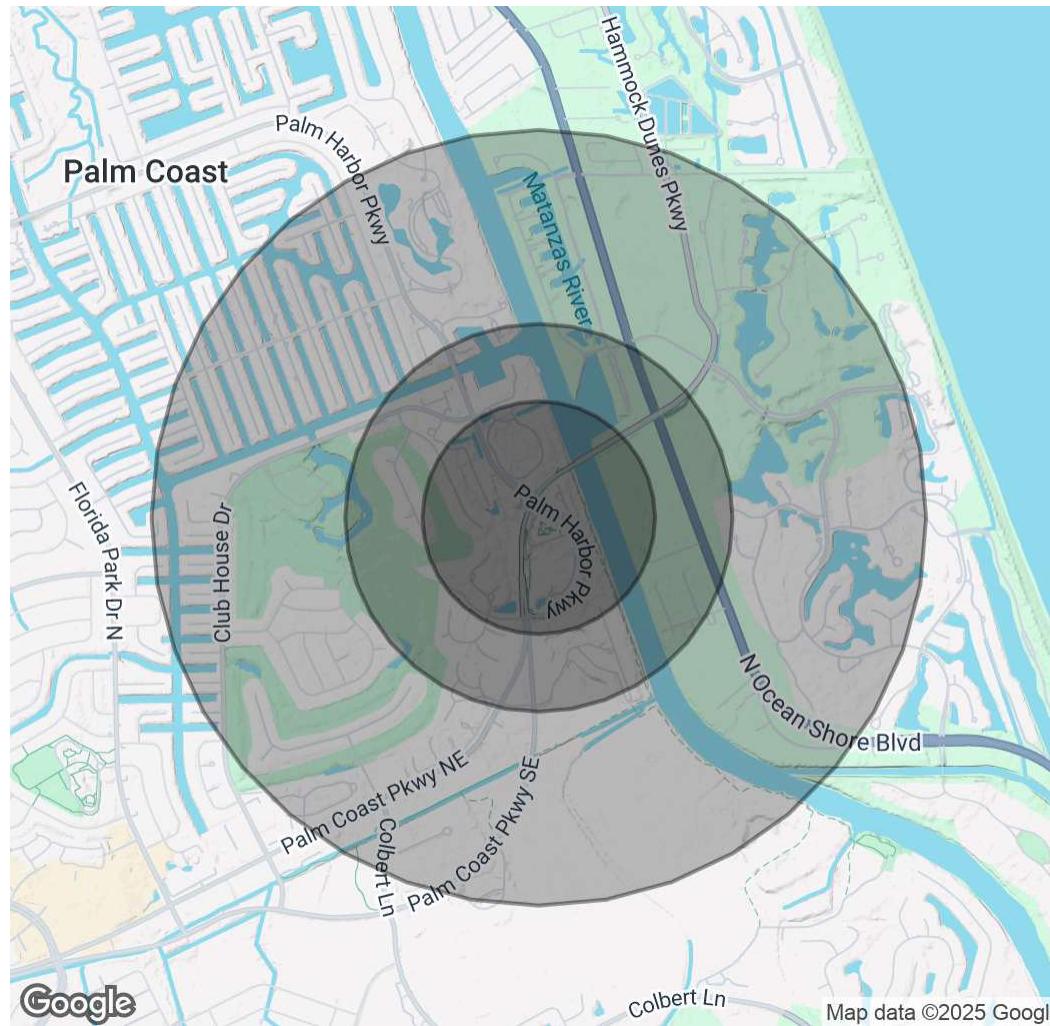
FLORIDA NETWORK
REALTY

Demographics Map & Report

FOR LEASE

Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	379	1,306	4,875
Average Age	61	60	60
Average Age (Male)	60	59	59
Average Age (Female)	62	61	61

Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	210	704	2,505
# of Persons per HH	1.8	1.9	1.9
Average HH Income	\$76,695	\$87,354	\$109,315
Average House Value	\$356,647	\$411,579	\$519,145



Matthew Adams
 Senior Commercial Advisor, MSRED
 904 466 6539
 matthew.adams@floridanetworkrealty.com

joyce casis
 Broker
 954 464 7345
 joyce.casis@floridanetworkrealty.com

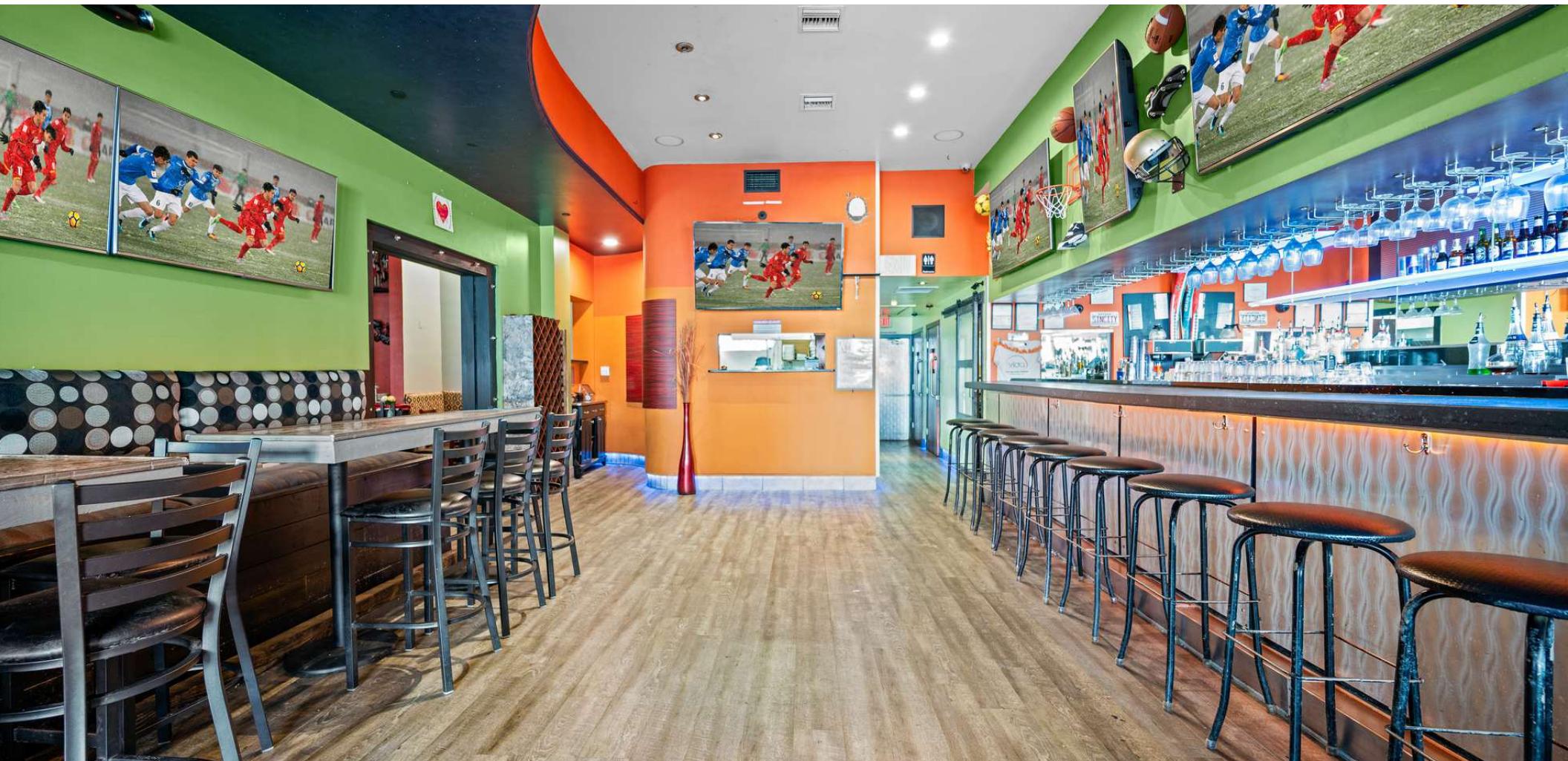
Florida Network Realty
 196 Capulet Dr. Ste. 3
 Saint Augustine, FL 32092
 904.471.6906
<https://www.bhhs.com/florida-network-realty-fl303>

**BERKSHIRE
HATHAWAY**
HOMES SERVICES

FLORIDA NETWORK
REALTY

Additional Photos 1

FOR LEASE



Matthew Adams
Senior Commercial Advisor, MSRED
904 466 6539
matthew.adams@floridanetworkrealty.com

joyce casis
Broker
954 464 7345
joyce.casis@floridanetworkrealty.com

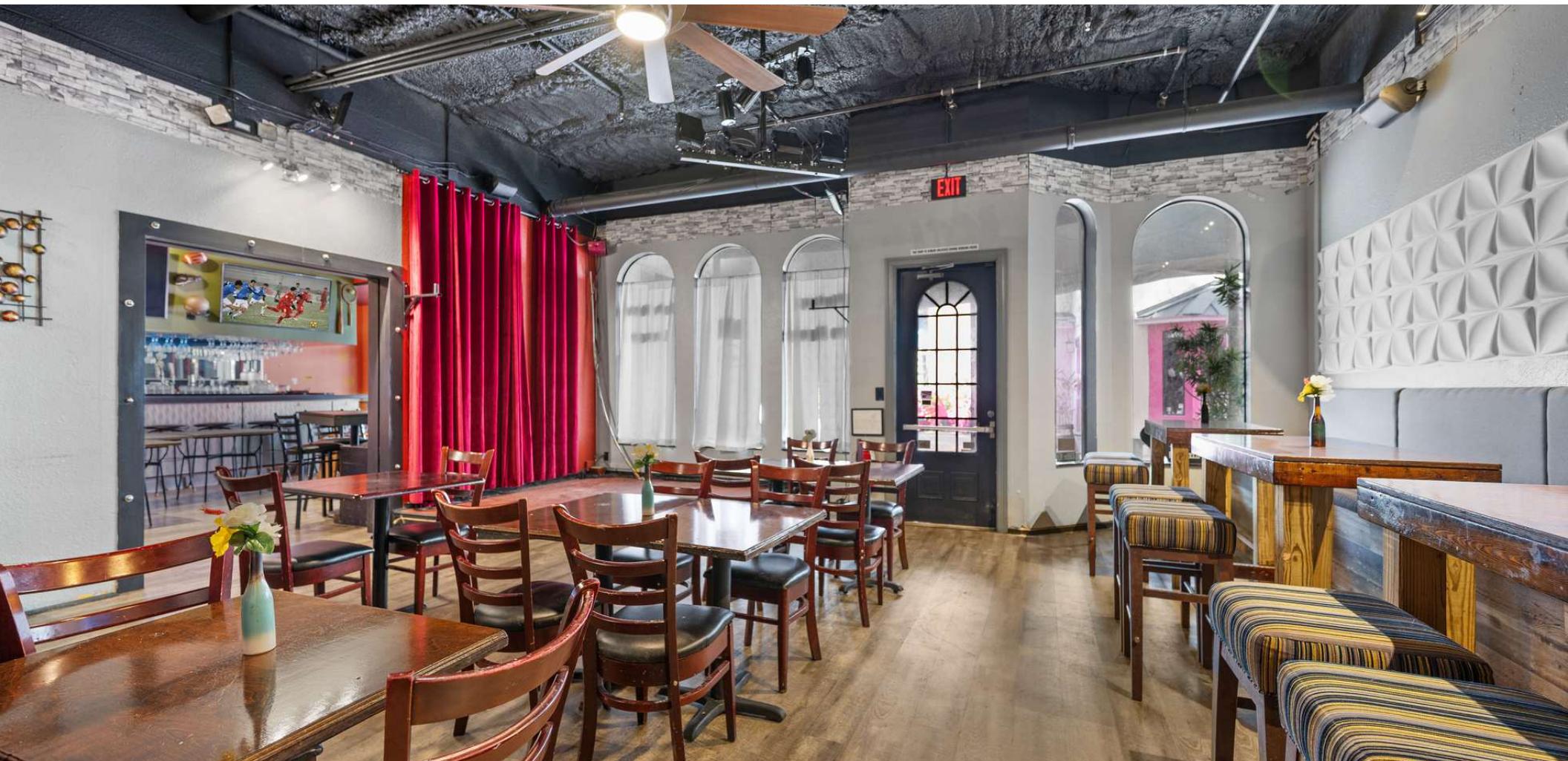
Florida Network Realty
196 Capulet Dr. Ste. 3
Saint Augustine, FL 32092
904.471.6906
<https://www.bhhs.com/florida-network-realty-fl303>

**BERKSHIRE
HATHAWAY**
HOMES SERVICES

FLORIDA NETWORK
REALTY

Additional Photos 2

FOR LEASE



Matthew Adams
Senior Commercial Advisor, MSRED
904 466 6539
matthew.adams@floridanetworkrealty.com

joyce casis
Broker
954 464 7345
joyce.casis@floridanetworkrealty.com

Florida Network Realty
196 Capulet Dr. Ste. 3
Saint Augustine, FL 32092
904.471.6906
<https://www.bhhs.com/florida-network-realty-fl303>

**BERKSHIRE
HATHAWAY**
HOMES SERVICES

FLORIDA NETWORK
REALTY

Aerial Photo

FOR LEASE



Matthew Adams
Senior Commercial Advisor, MSRED
904 466 6539
matthew.adams@floridanetworkrealty.com

joyce casis
Broker
954 464 7345
joyce.casis@floridanetworkrealty.com

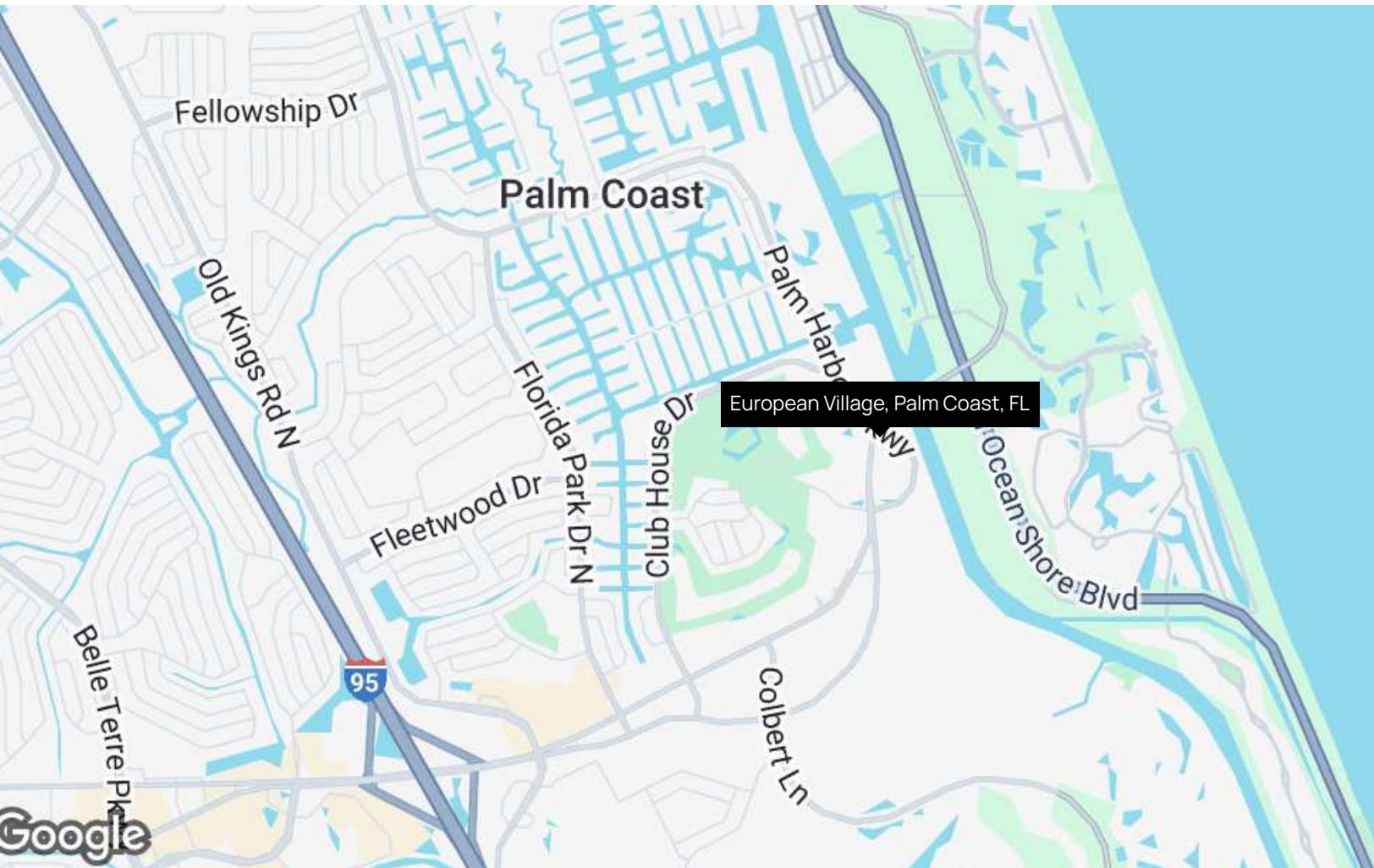
Florida Network Realty
196 Capulet Dr. Ste. 3
Saint Augustine, FL 32092
904.471.6906
<https://www.bhhs.com/florida-network-realty-fl303>

**BERKSHIRE
HATHAWAY**
HOMES SERVICES

FLORIDA NETWORK
REALTY

Regional Map

FOR LEASE



Matthew Adams
Senior Commercial Advisor, MSRED
904 466 6539
matthew.adams@floridanetworkrealty.com

joyce casis
Broker
954 464 7345
joyce.casis@floridanetworkrealty.com

Florida Network Realty
196 Capulet Dr. Ste. 3
Saint Augustine, FL 32092
904.471.6906
<https://www.bhhs.com/florida-network-realty-fl303>

**BERKSHIRE
HATHAWAY**
HOMES SERVICES

FLORIDA NETWORK
REALTY

Commercial Advisor Bio

FOR LEASE



Matthew Adams

Senior Commercial Advisor, MSRED

matthew.adams@floridanetworkrealty.com

Direct: **904.466.6539** | Cell: **904.466.6539**

Professional Background

Matthew Adams is a Senior Commercial Real Estate Advisor specializing in acquisitions, investment sales, development, and leasing across Northeast Florida. With a Master of Science in Real Estate Development (MSRED), Matthew offers advanced expertise in financial modeling, investment pro forma analysis, and strategic positioning, enabling clients to maximize returns and asset value. His experience spans multifamily investments, land development, short-term and long-term investments, and site selection, allowing him to support a wide range of investor and business needs. Matthew's approach is deeply analytical and hands-on—he assists clients with: Conducting detailed site selection and financial analysis, Preparing cash flow models and evaluating cap rates, Marketing properties for disposition with strategic positioning, Coordinating lease negotiations and tenant placements, Navigating development and permitting processes with local municipalities. With a background in real estate development, he is also adept at supporting ground-up projects—from zoning and entitlement review to construction coordination. Whether assisting with the sale of an income-producing property, identifying redevelopment opportunities, or leading site selection for a new tenant, Matthew is known for his professionalism, problem-solving ability, and dedication to results.

Education

M.S. in Real Estate Development from Nova Southeastern University

Florida Network Realty
196 Capulet Dr. Ste. 3
Saint Augustine, FL 32092
904.471.6906

Matthew Adams
Senior Commercial Advisor, MSRED
904 466 6539
matthew.adams@floridanetworkrealty.com

joyce casis
Broker
954 464 7345
joyce.casis@floridanetworkrealty.com

Florida Network Realty
196 Capulet Dr. Ste. 3
Saint Augustine, FL 32092
904.471.6906
<https://www.bhhs.com/florida-network-realty-fl303>

**BERKSHIRE
HATHAWAY**
HOMES SERVICES

FLORIDA NETWORK
REALTY

Commercial Advisor Bio

FOR LEASE



Joyce Casis

joyce.casis@floridanetworkrealty.com

Direct: **954.464.7345** | Cell: **954.464.7345**

Professional Background

Joyce Casis is a licensed commercial and residential REALTOR® with deep experience in restaurant build-out, short-term rental operations, and investment property sales. She played a lead role in leasing and successfully selling out her family's full-service restaurant at European Village—coordinating vendors, managing sprinkler and soffit installations, and ensuring full fire code readiness. Joyce also manages a 13-unit family-run short-term rental portfolio and has advised clients on the setup, optimization, and sale of successful Airbnb properties. As part of the board at European Village, Joyce brought strength in strategic planning, community revitalization, and local marketing. She supported efforts to enhance the visibility of the plaza through thoughtful signage and was instrumental in promoting the European Village Farmers Market through consistent social media efforts—helping boost foot traffic and community engagement.

With a proven track record representing both buyers and sellers in Palm Coast and Flagler County, Joyce combines operational insight with trusted local real estate expertise.

Florida Network Realty
5048 N. Ocean Shore Blvd
Palm Coast, FL 32137
386.597.8018

Matthew Adams
Senior Commercial Advisor, MSRED
904 466 6539
matthew.adams@floridanetworkrealty.com

joyce casis
Broker
954 464 7345
joyce.casis@floridanetworkrealty.com

Florida Network Realty
196 Capulet Dr. Ste. 3
Saint Augustine, FL 32092
904.471.6906
<https://www.bhhs.com/florida-network-realty-fl303>

**BERKSHIRE
HATHAWAY**
HOMES SERVICES

FLORIDA NETWORK
REALTY