

Palm Coast Pkwy NW

16,000± AADT

Corporate Dr.

Site



Palm Coast Pkwy SW

8,200± AADT

Belle Terre Pkwy

21,500± AADT



For Sale
\$1,200,000

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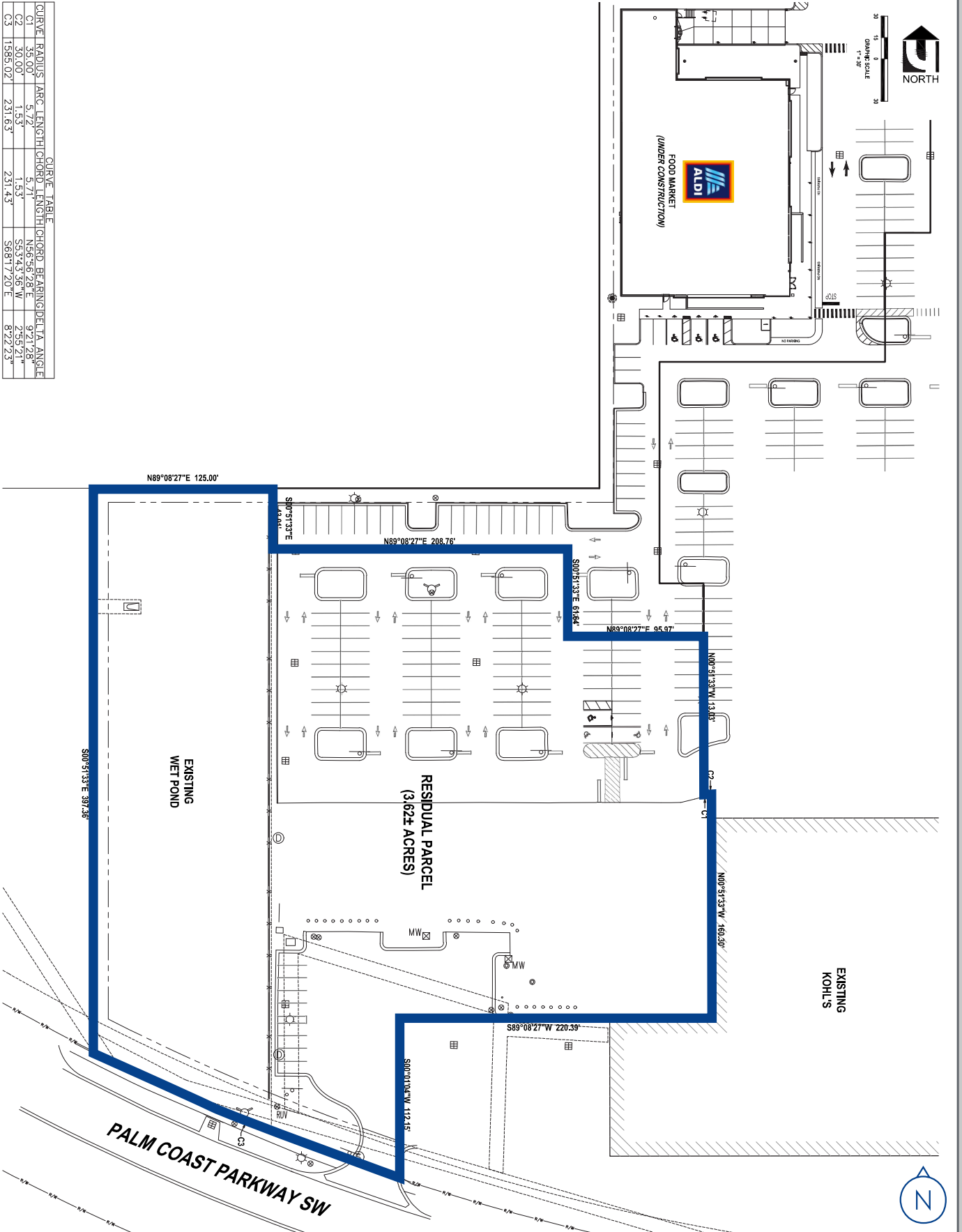
3.62± AC Pad Ready Retail Parcel

Palm Coast Pkwy SW | Palm Coast, FL 32137

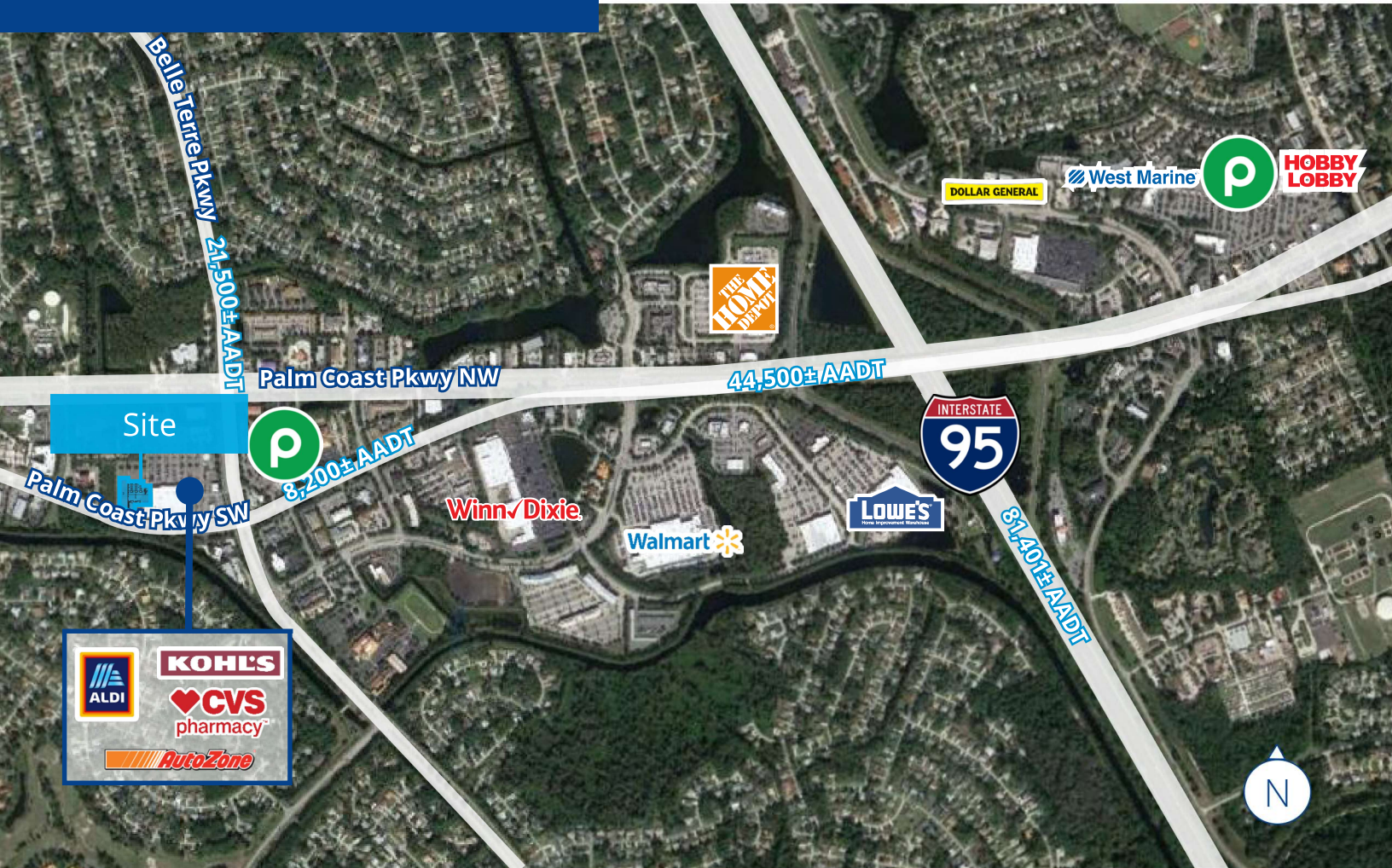
- 3.62± acre parcel at Palm Coast Pkwy SW and Belle Terre Pkwy
- Zoned PUD and developable for up to 26,400 SF of retail
- Pad ready site with offsite retention and utilities to the property line
- This multi-parcel development includes Kohl's, ALDI, McDonald's and CVS with Publix, Winn Dixie, Walmart, Lowe's and Home Depot in the immediate trade area
- The average household income within 5 miles is \$90,136
- Traffic counts: 21,500± AADT on Belle Terre Pkwy, 16,000± AADT on Palm Coast Pkwy NW, 8,200± AADT on Palm Coast Pkwy SW

Survey

CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	35.00'	5.72'	5.71'	N56°56'28"E	92°12'28"
C2	30.00'	1.53'	1.53'	S53°43'36"W	2°55'21"
C3	1585.02'	231.63'	231.43'	S68°17'20"E	87°22'23"







Trade Area



Demographics

Source: Esri Business Analyst 2022

				
	Population	Daytime Population	Households	Average HH Income
1 Mile	6,690	7,139	2,743	\$90,478
3 Mile	42,714	41,248	17,314	\$81,298
5 Mile	78,968	68,418	32,262	\$90,136

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