



## FOR SALE > RETAIL PAD

### Shoppes of Palm Coast 1.47± AC parcel

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300 Belle Terre Blvd.,  
Palm Coast, FL 32164

### Property Features

- > Pad ready parcel located across from a Super Target anchored center at the intersection of SR 100 and Belle Terre Blvd. — the best intersection in south Palm Coast
- > Join Aldi, Tractor Supply, Gate Gas Station and Starbucks
- > Trade area benefits from Flagler Hospital, Palm Coast Airport and 2,400± students attending Palm Coast High School
- > 43,600± cars per day at SR 100 and Belle Terre Blvd.
- > Pylon signage available on both SR 100 and Belle Terre Blvd.
- > Fully developed site with the following due diligence available:  
Master Site Plan, ESA Report, Geotech Report, CAM details, Use Restrictions, Storm as Built, Sewer as Built, Paving as Built, and Water as Built
- > Quarterly CAM fees: \$1,159
- > Asking price: \$500,000

## Site Plan & Demographics

**State Hwy 100 E**

**Belle Terre Blvd**

**LEGEND:**

- EXIST. PROPERTY LINE
- PROP. LOT LINES
- PROP. LANDSCAPE SETBACK BUFFER
- PROP. PEDESTRIAN INTERCONNECTIVITY
- PROP. CONCRETE PAVING
- PROP. SCORED CONCRETE CROSSWALKS

**LOT 1**  
STARBUCKS COFFEE  
18,197 SF  
29 PARKING SPACES

**LOT 2**  
GAS STATION  
6,490 SF  
43 PARKING SPACES

**LOT 3**  
ALDI GROCERY STORE  
17,825 SF  
85 PARKING SPACES

**LOT 4**  
TRACTOR SUPPLY CO.  
19,097 SF  
88 PARKING SPACES

**LOT 5**  
RESTAURANT  
80 PARKING SPACES

**TRACT 'A'**  
STORMWATER POND

**Dimensions:**

- 108.1'
- 320.9'
- 305.1'
- 232.2'

**Subject**

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2017 Population Estimate	3,097	31,368	55,373
2022 Population Projection	3,535	35,196	61,888
2017 Estimated Average Household Income	\$61,702	\$58,373	\$63,472
2022 Projected Average Household Income	\$70,241	\$66,739	\$72,526

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