



## FOR SALE > RETAIL PAD

### Shoppes of Palm Coast 1.47± AC parcel

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300 Belle Terre Blvd.,  
Palm Coast, FL 32164

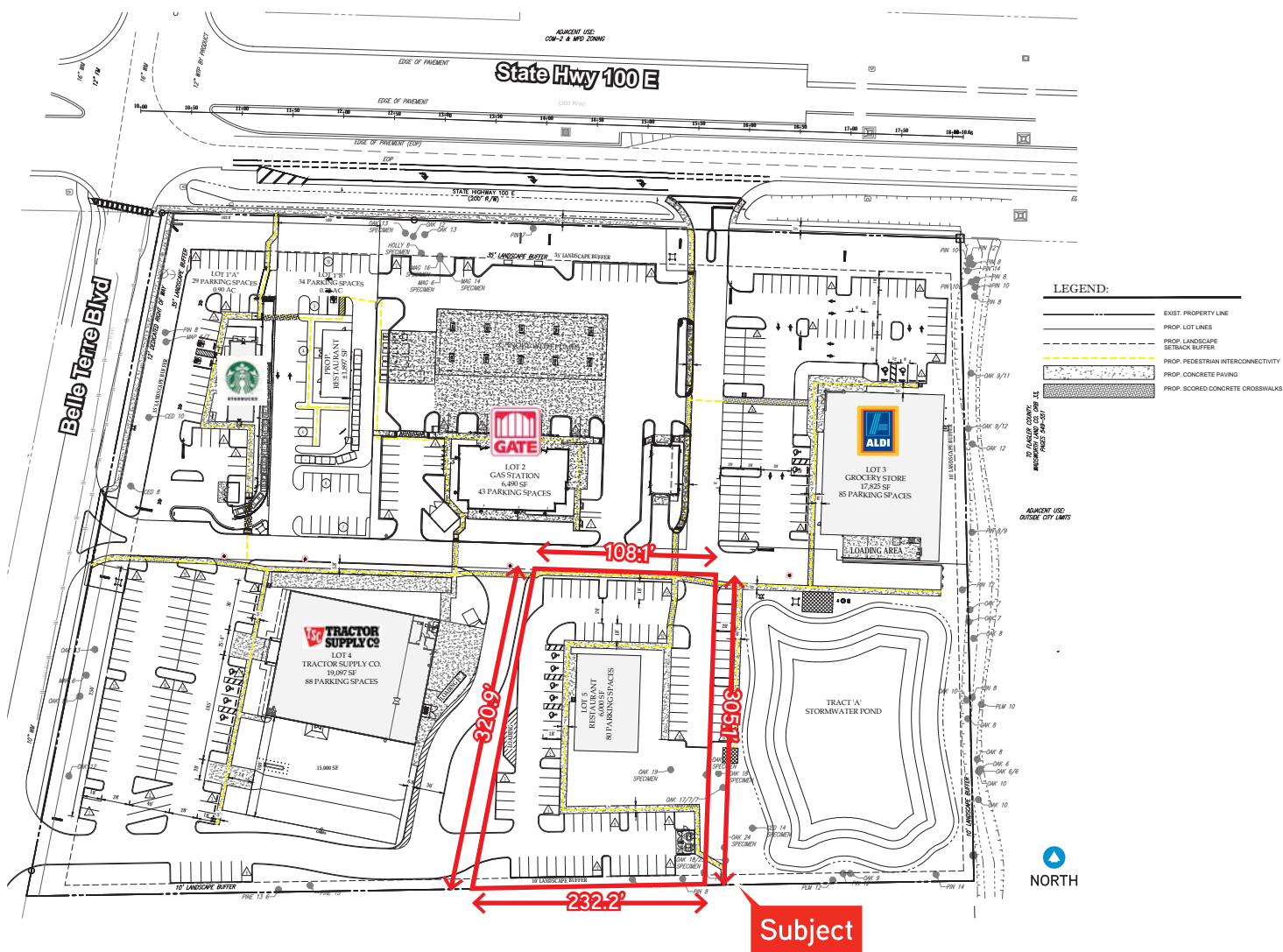
### Property Features

- > 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: \$450,000

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# Site Plan & Demographics

300 BELLE TERRE BLVD., PALM COAST, FL 32164



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

Source: Esri Business Analyst Online 2017

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