

Jason Ryals

Executive Director
+1 904 861 1136
jason.ryals@colliers.com

Gina Kline

Retail Associate
+1 904 861 1104
gina.kline@colliers.com

Colliers
76 South Laura Street | Suite 1500
Jacksonville, FL 32202
colliers.com/jacksonville

3.62± AC Pad Ready Retail Parcel

Palm Coast Pkwy SW | Palm Coast, FL 32137

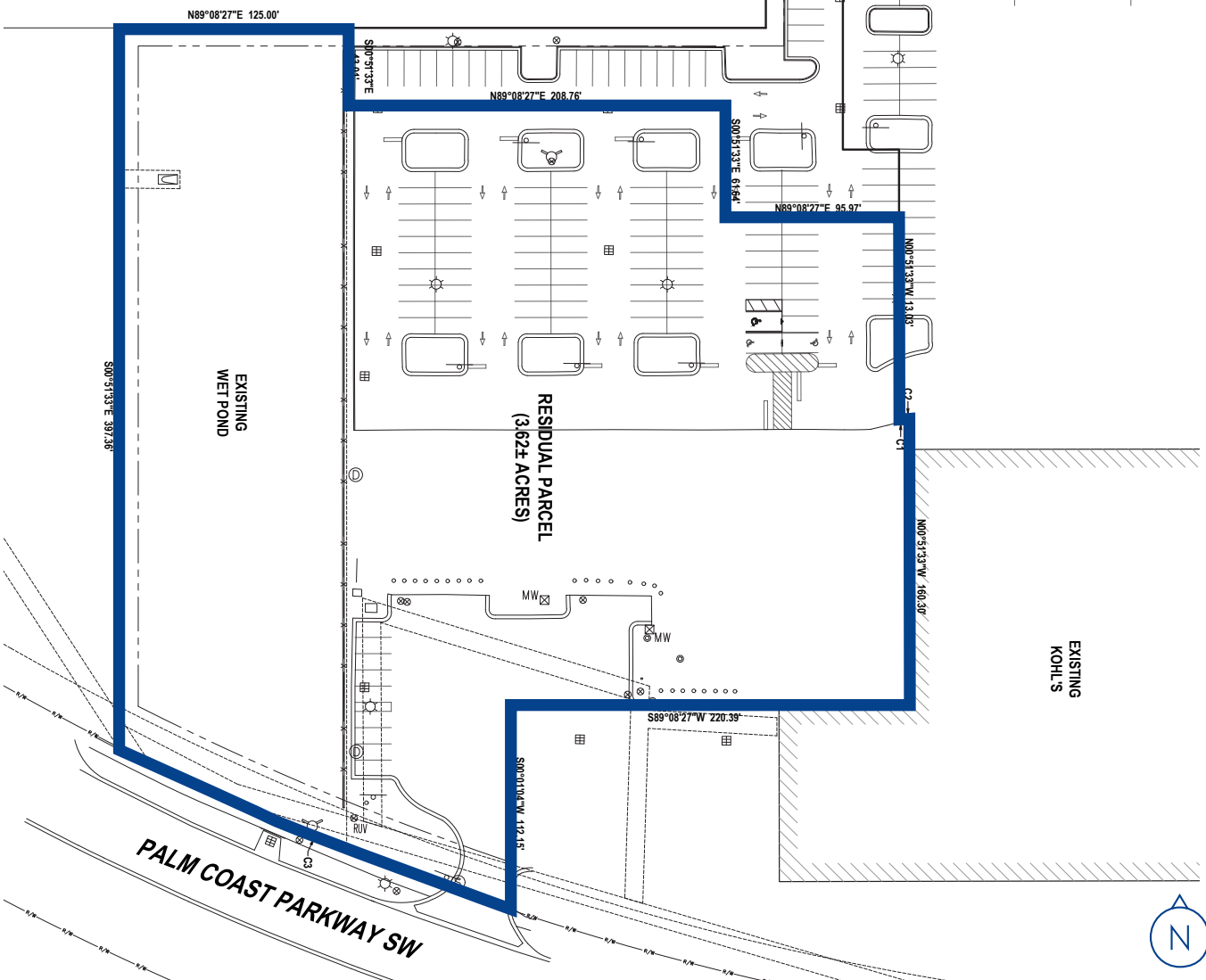
- 3.62± acre parcel at Palm Coast Pkwy SW and Belle Terre Pkwy
- Zoned PUD and developable for up to 26,400 SF of retail
- Pad ready site with offsite retention and utilities to the property line
- This multi-parcel development includes Kohl's, ALDI, McDonald's and CVS with Publix, Winn Dixie, Walmart, Lowe's and Home Depot in the immediate trade area
- The average household income within 5 miles is \$79,995
- 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

\$1,100,000

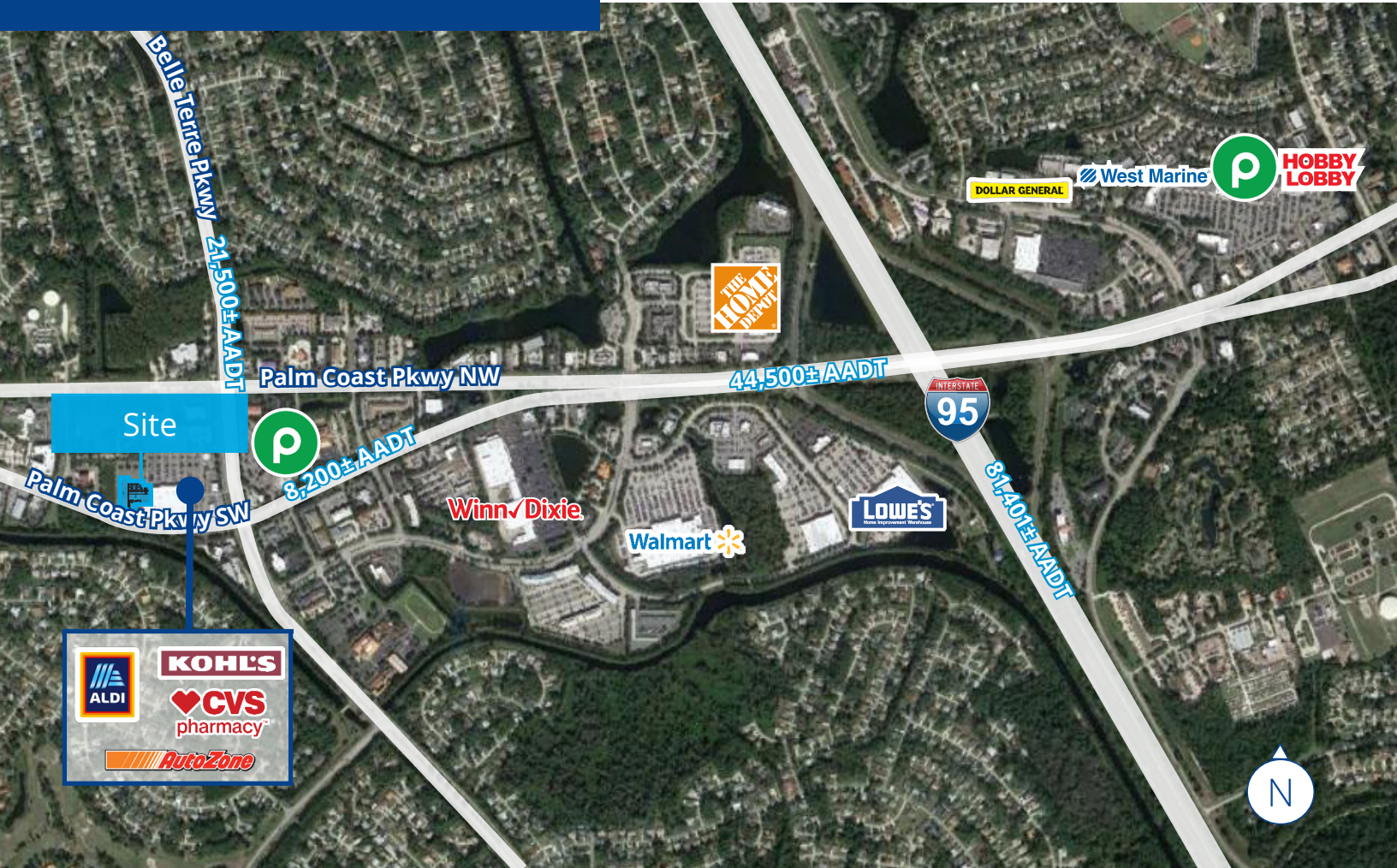
Copyright © 2021 Colliers International. Information herein has been obtained from sources deemed reliable, however its accuracy cannot be guaranteed. The user is required to conduct their own due diligence and verification.

Survey





| CURVE TABLE | | | |
|-------------|----------|------------|---------------------------|
| CURVE | RADIUS | ARC LENGTH | CHORD BEARING/DELTA ANGLE |
| C1 | 35.00' | 5.772' | N56°58'28"E 92°1'28" |
| C2 | 30.00' | 1.53' | S53°43'36"W 2°55'21" |
| C3 | 1585.02' | 231.63' | S68°17'20"E 82°22'23" |



Trade Area



Demographics

| |  Population |  Daytime Population |  Households |  Average HH Income |
|--------|--|--|--|--|
| 1 Mile | 7,024 | 9,098 | 3,265 | \$72,224 |
| 3 Mile | 44,661 | 49,116 | 20,870 | \$71,884 |
| 5 Mile | 68,822 | 75,882 | 32,689 | \$79,995 |

Source: Esri Business Analyst 2020

Jason Ryals

Executive Director
+1 904 861 1136
jason.ryals@colliers.com

Gina Kline

Retail Associate
+1 904 861 1104
gina.kline@colliers.com

Colliers
76 South Laura Street | Suite 1500
Jacksonville, FL 32202
colliers.com/jacksonville