

FOR LEASE

PALM COAST LANDING

5200 E Highway 100, Palm Coast, FL 32164

MULTIPLE ACCESS POINTS ON
HIGHWAY 100 AND BELLE TERRE PARKWAY



ONE SPACE REMAINING IN TARGET ANCHORED CENTER IN PALM COAST

EXCLUSIVE RETAIL LEASING

KATZ & ASSOCIATES

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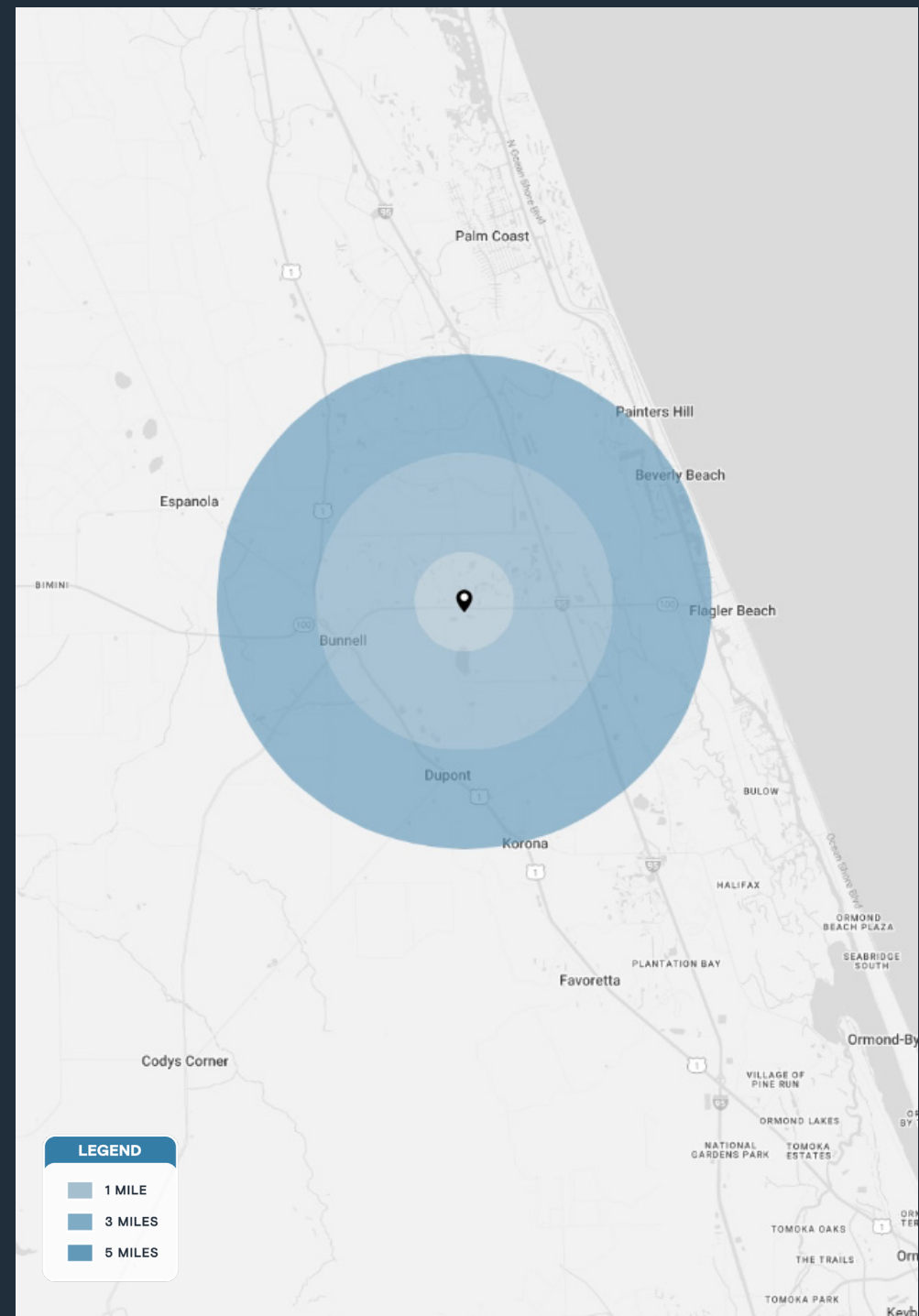
Property Overview

HIGHLIGHTS

- ±170,282 SF regional power center anchored by TJ Maxx, Ross, Ulta, PetSmart and Michaels, and shadow anchored by Super Target
- ±2,340 SF of inline space available
- Multiple access points on Highway 100 and Belle Terre Parkway including signalized entrance
- Flagler - Palm Coast High School (2,563 students) is adjacent to our center, and Jacksonville University launched some of their medical programs in Palm Coast in 2021, just behind the center
- AdventHealth Palm Coast Hospital has approximately 1,000 employees with 99 beds and medical complex with separate hospice care facility
- AdventHealth opened new Palm Coast Parkway Hospital in August 2023, with 100 beds and medical office building 7.9 miles north from first location
- UFHealth is expanding to Flagler County and have also purchased additional 71 acres with intent to build an inpatient hospital (US1 & Palm Coast Parkway)
- Potential sports complex projected to have a 21% population growth within the next 10 days
- The center serves a population of approximately ±124,000 residents
- Traffic counts - Highway 100: 24,000 AADT / Belle Terre Parkway: 24,000 AADT
- Reserve at Haw Creek proposed with fully entitled 6,100 homes 2.5 ocses west of Highway 100

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	1,933	32,894	70,463
HOUSEHOLDS	829	13,150	28,393
EMPLOYEES	245	7,563	14,620
AVERAGE HH INCOME	\$82,849	\$85,994	\$97,258





Tenant Roster

1	Dollar Tree	9,000 SF	9	Ross Dress for Less	27,154 SF	19	Lee Spa & Nails	1,170 SF
2	Pinch A Penny Pool	1,600 SF	10	Famous Footwear	6,960 SF	20	Dunkin Donuts	1,755 SF
3	European Wax Center	1,200 SF	11	Michaels	17,551 SF	21	Panda Express	2,184 SF
4	Sally Beauty	1,600 SF	12	TJ Maxx	26,000 SF	22	Subway	1,404 SF
5	Kay Jewelers	2,000 SF	13	PetSmart	20,087 SF	23	Tropical Smoothie Cafe	1,404 SF
6	Negotiating Lease	1,600 SF	14	America's Best Contacts	5,000 SF	24	Mattress Firm	4,056 SF
7	Hand & Stone Massage	2,800 SF	15	Palm Coast Wine & Spirits	2,952 SF	25	Palm Coast Dental	2,340 SF
8	Available	2,340 SF	16	Fancy Sushi & Grill	1,967 SF	26	Vitamin Shoppe	3,900 SF
8A	Bath & Body Works	3,200 SF	17	Verizon	1,235 SF	27	AT & T	4,500 SF
8B	Ulta Beauty	10,030 SF	18	Rose Nails	1,300 SF	28	Trustco Bank	3,475 SDF









Contact Brokers

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