ISLAND WALK AT PALM COAST

FOR LEASE

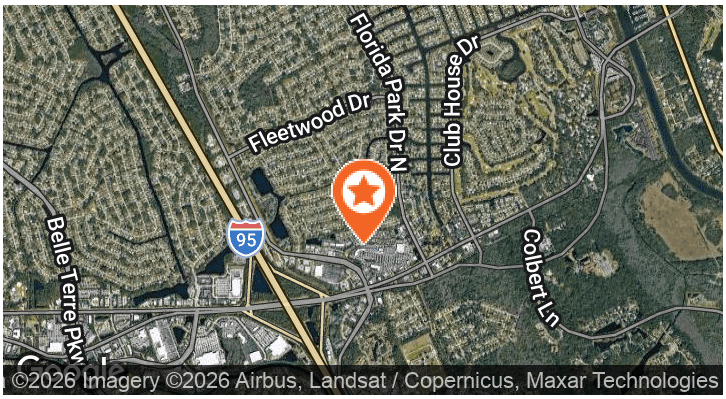
250 PALM COAST PKWY NE, PALM COAST, FL 32137

LOCATION DESCRIPTION

Strategically located at Palm Coast's main retail hub: Palm Coast Pkwy & I-95

PROPERTY HIGHLIGHTS

- 2,450 SF 2nd gen endcap restaurant with patio and 1,481 SF inline space coming available
- Largest retail shopping center in Palm Coast--total GLA more than 200,000 SF
- Anchors: Publix, Hobby Lobby and Petco
- Multiple access points at signalized intersections with a parking ratio: over 4 per 1,000
- Traffic counts: Palm Coast Pkwy NE - 44,500 AADT (Westbound) / Palm Coast Pkwy SE - 23,500 AADT (Eastbound) / I-95 at Palm Coast Pkwy - 89,303 AADT



DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
2025 Total Population	50,747	87,131	121,885
2025 Daytime Population	46,544	75,803	111,035
2025 Total Households	22,564	37,167	52,538
2025 Avg HH Income	$106,540	$107,085	$105,420

TSCG

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SUITE	TENANT NAME	SPACE SIZE
201	The Brass Tap	3,150 SF
203	Tropical Smoothie	1,400 SF
204	Jersey Mike's	1,145 SF
205	Metro Diner	3,304 SF
207	Crumbl Cookies	1,800 SF
208-209	PT Solutions	2,444 SF
210-211	Massage Envy	2,750 SF
212	Big Frog T-Shirts	1,400 SF
213	Sushi 99	2,100 SF
214	Available Soon	2,450 SF
216	Starbucks Coffee	2,066 SF
300	Thai By Thai	3,077 SF
401	Salsa's Mexican	4,659 SF

SUITE	TENANT NAME	SPACE SIZE
403	Available Soon	1,481 SF
404	Great Clips	1,050 SF
405	Anthony's Pizza	1,485 SF
406	Wild Rice	1,231 SF
407-409	Spectrum	4,284 SF
501	Available	2,800 SF
503	Stretch Zone	1,400 SF
504	Your Chiro	1,400 SF
507	West Marine	6,000 SF
601	Petco	12,500 SF
603	Skechers	13,879 SF
604	Five Below	9,188 SF
605	Eyeglass Express	1,600 SF

SUITE	TENANT NAME	SPACE SIZE
606A	Marcos Pizza	1,050 SF
606B	Coast Dental	2,100 SF
607	The UPS Store	1,050 SF
701	Milan Laser	1,400 SF
702	uBreakiFix	923 SF
703-704	T-Mobile	1,962 SF
901	FL Med. Hearing Ctr	1,076 SF
905	Palm Nails	3,467 SF
1000	Publix Supermarket	53,785 SF
1100	Hobby Lobby	46,301 SF
1301	Goodwill Donation	1,500 SF
1302	Heartland Dental	5,000 SF

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