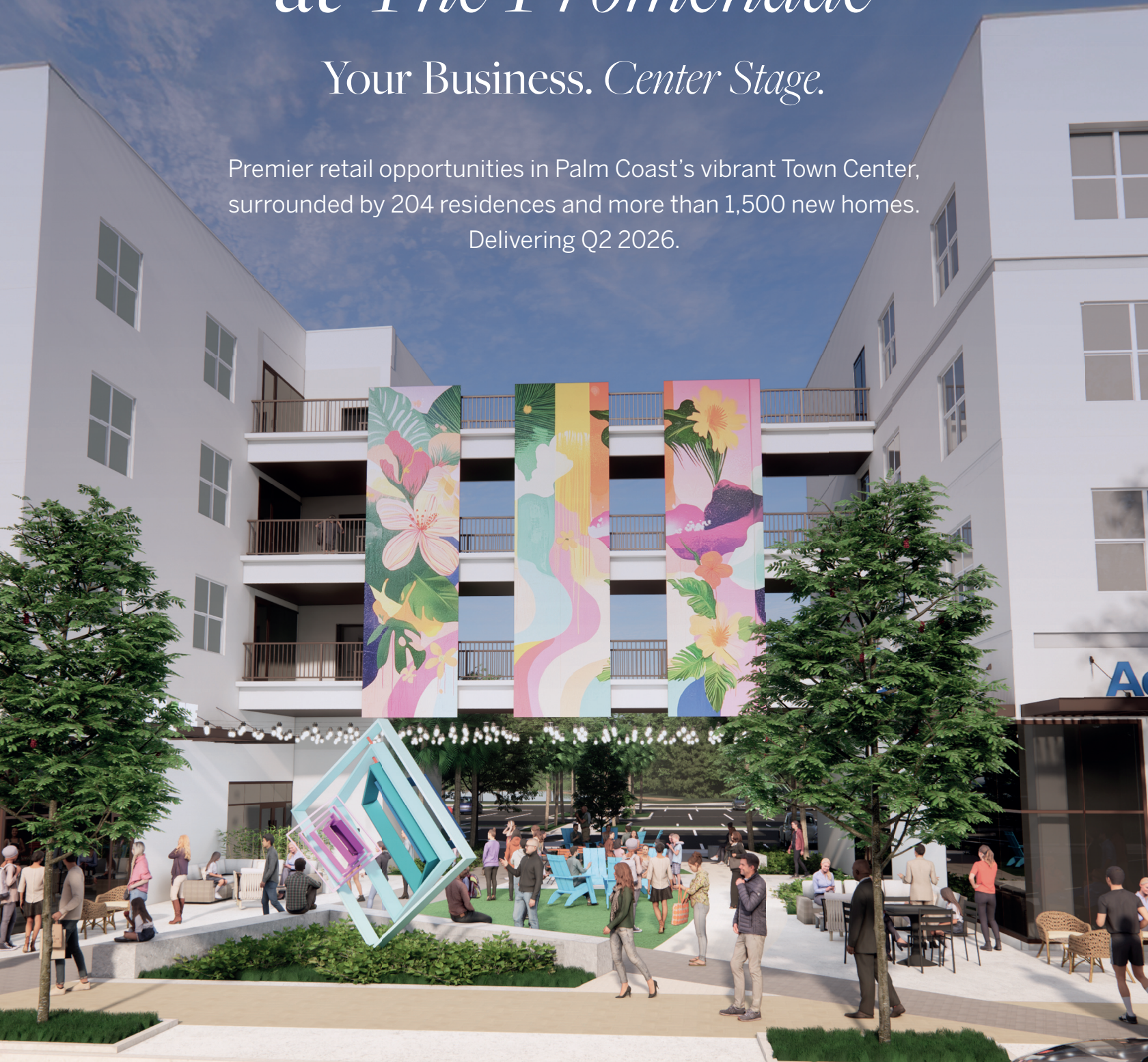


# Retail Opportunities at *The Promenade*

*Your Business. Center Stage.*

Premier retail opportunities in Palm Coast's vibrant Town Center,  
surrounded by 204 residences and more than 1,500 new homes.  
Delivering Q2 2026.



# Why Commercial Tenants Should Consider The Promenade

Located at the southwest corner of Central Avenue and Bulldog Drive within the 2,050-acre Town Center at Palm Coast master-planned neighborhood, The Promenade offers a compelling “live-work-play” platform for retail, dining, services, professional office, and education-oriented businesses.

## KEY FEATURES

- 57,000 square feet of ground-floor commercial space designed for retail, restaurant, service and professional office uses.
- High-visibility location, walkable frontage, integrated with multi-use trails, greenbelt and a pedestrian friendly streetscape.
- Completion targeted for early 2026, aligning with growing market momentum.
- A diverse tenant mix strategy: large format anchors and boutique units, catering to both anchored retail and experiential/independent businesses.
- Integrated above with 204 apartments (studio/1-bed/2-bed) which supply built-in local foot traffic for ground-floor businesses.

**Live-Work-Play at**  
*The Promenade*







## The Promenade at Town Center Unit List

Area	SF	Proposed Use
Unit 1	4,672	Breakfast Concept
Unit 2	2,299	Quick Serve Restaurant
Unit 3	4,033	Quick Serve Restaurant
Unit 4	3,864	Office
Unit 5	4,202	Office
Unit 6	2,689	Retail
Unit 7	4,202	Retail Medical
Unit 8	1,782	Quick Serve Restaurant
Unit 9	14,389	Office
Unit 10	1,991	Quick Serve Restaurant
Unit 11	5,910	Food Hall
Unit 12	4,953	Restaurant
<b>Total</b>	<b>54,986</b>	



# Where Growth Meets Opportunity

**A COMMUNITY GROWING  
— AND READY TO SPEND.**

## Demographic & Market Context

Understanding the surrounding demographics and growth dynamics helps frame opportunity for tenants:

## POPULATION & GROWTH

### Radius Population

Radius	2025	2030
1 Mile	2,329	2,995
3 Miles	31,157	38,616
5 Miles	72,430	86,066

### Median Household Income

\$71,840/year

### Average household size

About 2.4 persons

# HOUSEHOLDS & INCOME POSITIONING & TENANT BENEFITS

## For Retail / Restaurant Tenants

- Built in “resident” base from the upper-floor apartments above The Promenade ensures daytime and evening foot traffic.
- A growing residential and employment base in the Town Center area means increased demand for dining, daily service businesses, and convenience retail.
- Walkability, outdoor amenity spaces, and integration with trails/greenbelt create an elevated customer experience, enhancing “destination” appeal.
- With planned tenant mix flexibility (large anchors + boutique), there’s opportunity for anchor restaurants, upscale cafés, experiential retail, or service-oriented businesses (salon/spa, fitness, etc.).

## For Professional Office / Service Tenants

- The “work” component of the live-work-play development supports office tenants: think co-working, satellite campus, medical or professional services, high-connectivity (10-gig internet) infrastructure.
- Proximity to City Hall, educational institutions, and major thoroughfares enhances visibility and access.
- With a median household income over \$70k and growth in local employment, service and professional tenants (legal, financial, healthcare, education) are well positioned.

## Market Momentum

- Palm Coast is in one of Florida’s fastest growing counties. The development is timed to capitalize on that growth.
- The Town Center district is planned as the region’s “downtown” for Palm Coast, offering long-term viability and place-making value.
- Delivery timeline: space availability expected early 2026

## WHY THIS SITE WORKS FOR RESTAURANTS

### Built-in foot traffic / capture opportunities

- 204 residential units above the retail base will supply a regular resident base who live above or adjacent to the restaurant corridor.
- The live work play design ensures daytime (office/professional tenants) + evening (residents/leisure) activity.
- The site is across from greenbelt/trails/parks, promoting outdoor gathering, which supports patio/alfresco dining concepts.
- Town Center is the envisioned “downtown” for Palm Coast, offering differentiation from dispersed suburban plazas.

## Unit sizing & flexibility

- Restaurant sized suites (~4,900 – 5,200sqft) provide ample space for full service or upscale casual dining.
- Smaller shells (~1,500 sq ft) allow for rapid turn cafe or fast casual concepts.

## Market growth & demographic tailwinds

- Palm Coast is in one of Florida's fastest growing counties, creating new resident demand and vibrancy.
- The Town Center neighborhood is designed for walkability, mixing residential, retail, trails and recreation — ideal for destination dining.

## TARGET RESTAURANT CONCEPTS & POSITIONING

Here are some concept types that would align well:

- **Upscale casual dining:** with 4,900-5,200 sq ft units, full kitchens, bar area, indoor/outdoor seating, and service staff.
- **Brunch/Weekend destination:** leverage the resident base + weekend leisure crowd; patio seating facing greenbelts/trails would enhance appeal.
- **Fast casual or café + bakery:** 2,500-3,000 sq ft shells would suit grab-and-go plus dine-in; good for morning/afternoon crowd with nearby professionals and residents.
- **Concept bar / lounge / craft taproom:** with 200+ residences above and pedestrian traffic, a premium evening concept could thrive.

- **Ethnic/experiential dining:** The Promenade offers hospitality first mover advantage in a growing district; distinctive cuisine could become a draw beyond the local neighborhood.

## Site & Design Advantages for Restaurant Operators

- Street front visibility on Central Avenue & Bulldog Drive: high frontage and pedestrian accessibility.
- Integration with outdoor gathering spaces, trails and greenbelt: potential for patio/seating expansion or host special events.
- Excellent build out shells: full restaurant infrastructure (kitchen-ready, strong HVAC) in designated units.
- Parking: 521 parking spaces planned behind the buildings + street parking along frontage.





# Become the dining anchor of Palm Coast's new downtown

At The Promenade, you're not just leasing space — you're establishing a flagship destination in a neighborhood designed for 18-hour activity. With strong resident base upstairs, daytime office plus a walkable trail/park network outside your door, your restaurant has multiple customer vectors.

- Choose from turnkey restaurant shells or smaller café size spaces.
- Benefit from visibility, walkability and built-in traffic.
- Align your brand with a next-generation mixed-use development in one of Florida's fastest growing markets.

Spaces start approx. **2,500 sq ft to 5,200 sq ft** for restaurant use; ideal for full service, brunch, café or concept dining.

**Available for occupancy in early 2026** — secure your place now and be part of Palm Coast's culinary destination.

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