

## SR-100 PARCEL AVAILABLE | GROUND LEASE | BUILD TO SUIT | SALE OUTPARCEL TO A BJ'S WHOLESALE CLUB | ONE PARCEL REMAINING

5845 State Hwy 100 E  
Palm Coast, FL 32164

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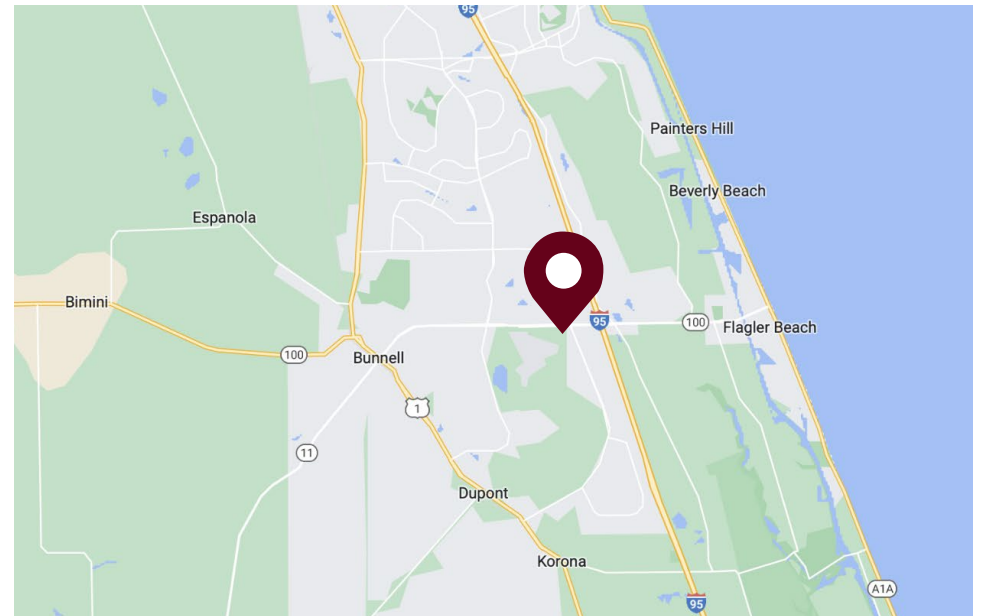
# PROPERTY OVERVIEW

## PROPERTY HIGHLIGHTS

- Outparcel to a BJ's Wholesale Club - 0.952 AC
- Positioned in the heart of the rapidly growing Palm Coast Market
- Located on FL-100 near Advent Health, Flagler High School, and I-95
- Multiple access points including a new signalized intersection
- One Parcel Remaining
- Traffic Counts:
  - FL-100: 31,000 AADT
  - I-95: 76,000 AADT

## DEMOGRAPHICS

	3 MILES	5 MILES
Population	20,526	67,249
Households	6,799	23,387
Median Age	42.1	46.0
Median Household Income	\$55,216	\$55,909
Average Household Income	\$72,802	\$76,565



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