



1.13 ACRE PAD READY PARCEL AVAILABLE | FOR LEASE
STATE ROAD 100 & SEMINOLE WOODS BLVD | PALM COAST, FL

4735 Seminole Woods Blvd
 Palm Coast, FL 32164

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PROPERTY OVERVIEW

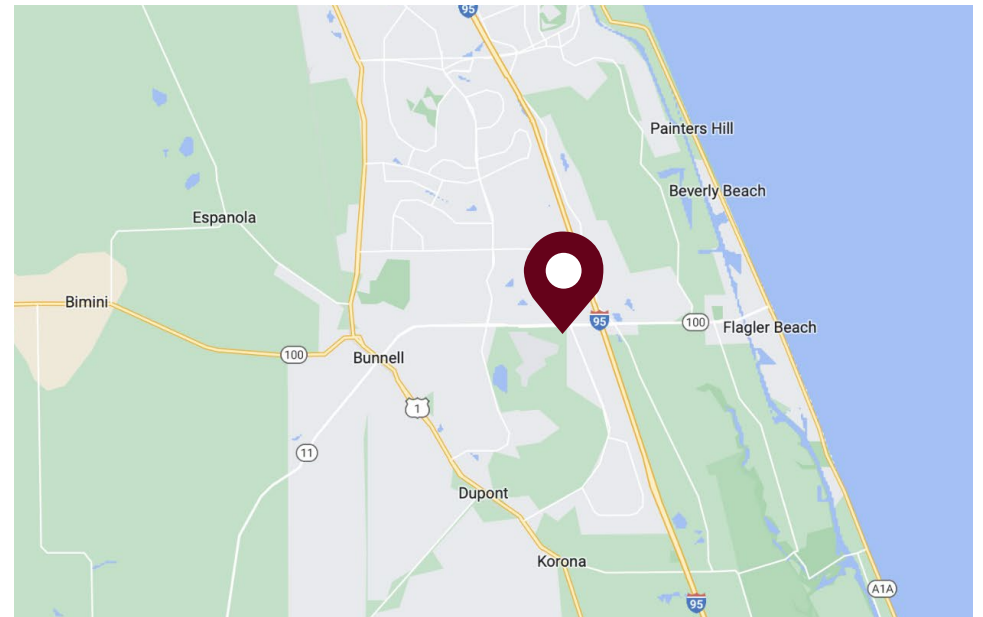
PROPERTY HIGHLIGHTS

- 1.13 Acre Outparcel available with shared access to RaceTrac
- Pad Ready site; Off-site retention in place
- Full access to Seminole Woods Blvd
- Positioned in the heart of the rapidly growing Palm Coast market
- Located off FL-100 near Advent Health, Flagler High School, and I-95
- Advent Health Palm Coast: a 99-bed facility with approximately 1,000 employees
- Conveniently located off Seminole Woods Blvd, in proximity to residential neighborhoods
- Ideal uses: QSR, coffee shops, medical offices, automotive retailers



DEMOGRAPHICS

	3 MILES	5 MILES
Population	19,824	65,002
Households	8,174	26,856
Median Age	50.1	51.3
Median Household Income	\$77,173	\$77,936
Average Household Income	\$99,847	\$103,711



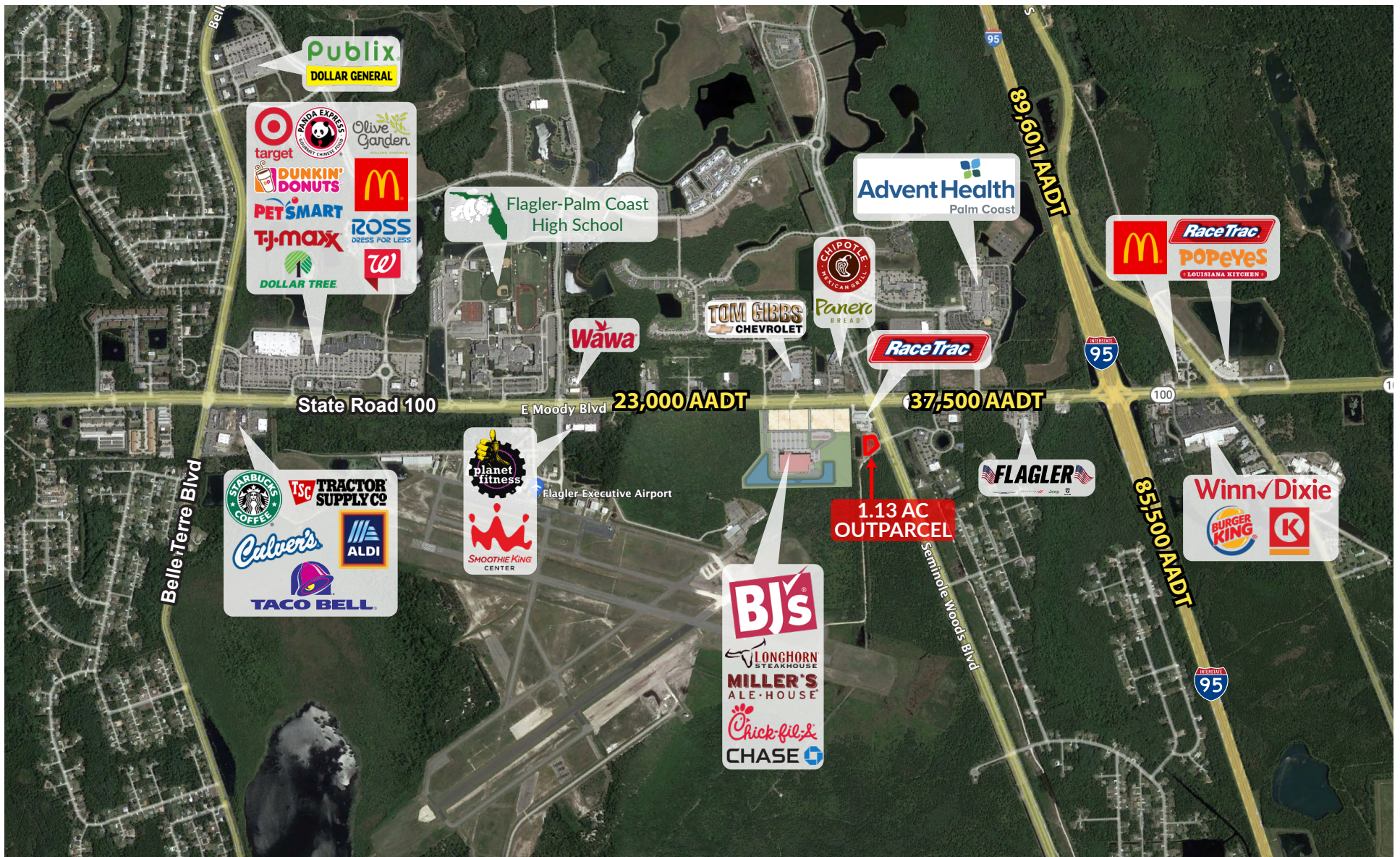
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AREA RETAILERS



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