

PALM COAST COMMONS

35 BELLE TERRE BLVD, PALM COAST, FL 32164

NEW RETAIL DEVELOPMENT
Coming Soon!



Contact for more information:



J. Jeffery Allman, Jr.

o: +1 772 678 7608
m: +1 772 283 1555
e: jeff.allman@cushwake.com



Stephen Goodfellow

o: +1 772 678 7796
m: +1 561 510 3911
e: stephen.goodfellow@cushwake.com

**Retail For Lease
Outparcels For Sale/Ground Lease**

Call for Pricing Guidance

PROPERTY DETAILS

LOCATION

35 BELLE TERRE BLVD
PALM COAST, FL 32164

PARCEL IDS

07-11-31-7065-RPOE1-0010
07-11-31-7065-RPOE1-0000

SITE SIZE

±10.93 ACRES

LEASE RATE

CALL FOR PRICING

FRONTAGE

486' ON S STATE ST (US HWY 1)

MUNICIPALITY

CITY OF PALM COAST

TRAFFIC COUNT

13,500 AADT ALONG S STATE ST (US HWY 1)

**HIGH VISIBILITY CORNER
PARCEL - IDEAL LOCATION!**

OVERVIEW

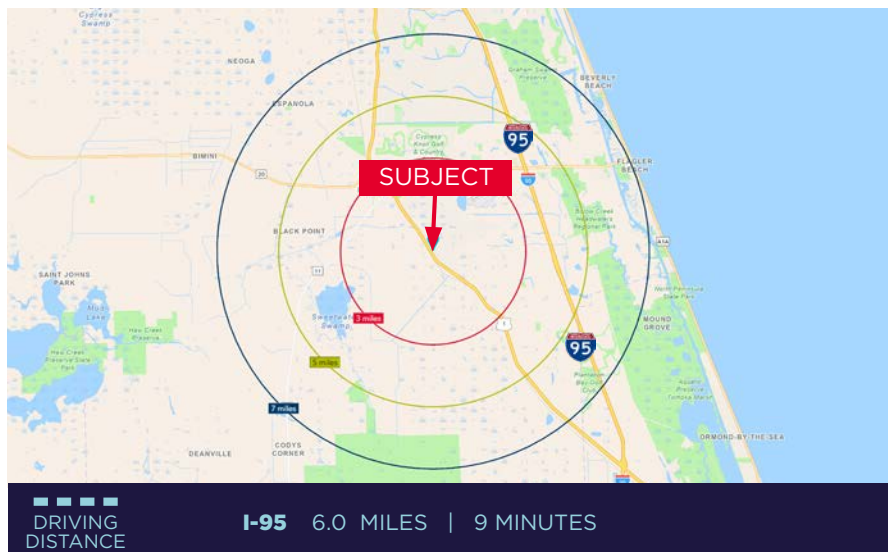
Located along highly traveled US Highway 1 in the heart of rapidly growing Palm Coast, Palm Coast Commons presents a premier opportunity for retailers, QSRs, restaurants, medical users, automotive operators, convenience stores with fuel, and service-oriented businesses seeking a strategic location within one of Florida's fastest-growing markets.

Designed to accommodate a variety of commercial users, the development offers opportunities for endcap and inline shop space, as well as highly visible outparcel opportunities suitable for standalone users.

Ideally positioned with convenient access to Interstate 95, the property benefits from the exceptional residential and commercial growth occurring

throughout Palm Coast and Flagler County. Continued population expansion, new master-planned communities, and strong household growth are driving increasing demand for retail, dining, healthcare, and everyday neighborhood services.

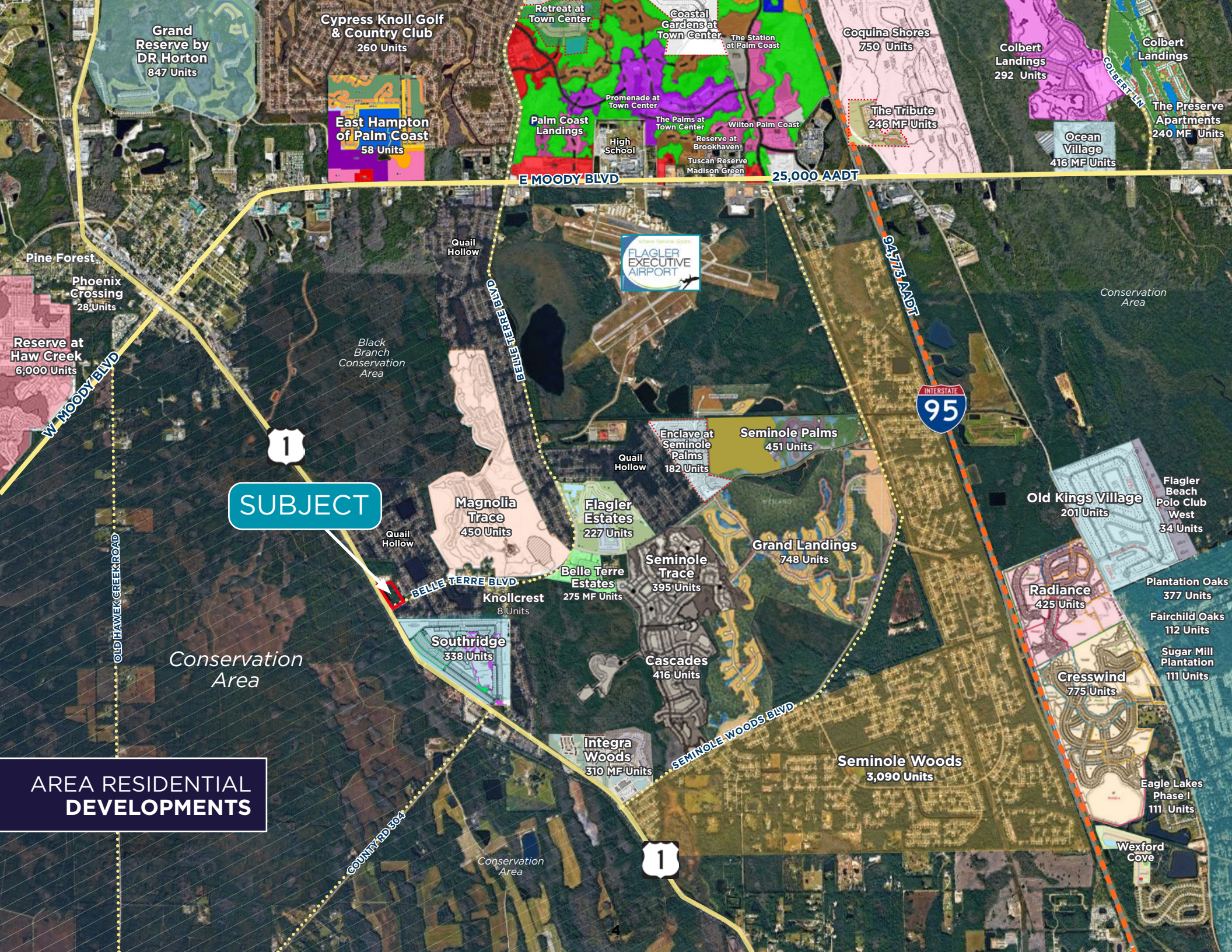
Strategically situated between the Jacksonville and Daytona Beach metropolitan areas, Palm Coast Commons provides businesses with access to an expanding regional customer base, excellent transportation connectivity, and one of Florida's most compelling long-term growth corridors, making it an exceptional location for companies seeking to establish or expand their presence in the market.



NEARBY AMENITIES

PALM COAST COMMONS
35 BELLE TERRE BLVD, PALM COAST, FL 32164





Grand Reserve by DR Horton
847 Units

Cypress Knoll Golf & Country Club
260 Units

East Hampton of Palm Coast
58 Units

Palm Coast Landings

E MOODY BLVD

Coastal Gardens at Town Center

The Station at Palm Coast

Coquina Shores
750 Units

Colbert Landings
292 Units

Colbert Landings

The Preserve Apartments
240 MF Units

Ocean Village
416 MF Units

The Tribute
246 MF Units

Wilton Palm Coast

The Palms at Town Center

Reserve at Brookhaven

Tuscan Reserve Madison Green

25,000 AADT

9473 AADT

Pine Forest

Phoenix Crossing
28 Units

Reserve at Haw Creek
6,000 Units

W MOODY BLVD

1

SUBJECT

Quail Hollow

Black Branch Conservation Area

BELLE TERRE BLVD

Magnolia Trace
450 Units

Quail Hollow

Flagler Estates
227 Units

Quail Hollow

Enclave at Seminole Palms
182 Units

Seminole Palms
451 Units

BELLE TERRE BLVD

Knollcrest
8 Units

Southridge
338 Units

Belle Terre Estates
275 MF Units

Seminole Trace
395 Units

Grand Landings
748 Units

Cascades
416 Units

Integra Woods
310 MF Units

SEMINOLE WOODS BLVD

Seminole Woods
3,090 Units

Old Kings Village
201 Units

Flagler Beach Polo Club West
34 Units

Radiance
425 Units

Plantation Oaks
377 Units

Fairchild Oaks
112 Units

Sugar Mill Plantation
111 Units

Cresswind
775 Units

Eagle Lakes Phase I
111 Units

Wexford Cove

Conservation Area

Conservation Area

Conservation Area

AREA RESIDENTIAL DEVELOPMENTS

COUNTRY RD 304

1



SUBJECT

35 Belle Terre Blvd
Palm Coast, FL

AREA RESIDENTIAL DEVELOPMENTS

Atlantic Ocean

Painters Hill

Beverly Beach

Flagler Beach

Korona

ESTABLISHED DEVELOPMENTS

- | | |
|--------------------------|---------------------------------|
| 1 Hammock Dunes | 13 Beverly Beach |
| 2 Forest Park Estates | 14 Marina Del Palma |
| 3 Grand Haven | 15 Grand Reserve |
| 4 Painters Walk | 16 Grand Landings |
| 5 Savannah Sq | 17 Flagler Beach Polo Club West |
| 6 Pine Lakes Village | 18 Flagler Beach Polo Club |
| 7 Park Place | 19 Seaside Landings |
| 8 Rivergate | 20 Plantation Oaks |
| 9 Toscana | 21 Fairchild Oaks |
| 10 Hidden Lakes | 22 Eagle Lakes |
| 11 Palm Coast Plantation | 23 Sugar Mill Plantation |
| 12 Shelter Cove | 24 Plantation Bay |

UNDER ACTIVE DEVELOPMENT

- | | |
|-----------------------------|-----------------------------|
| 1 Whiteview Village | 11 Beach Park Village |
| 2 American Village | 12 Veranda Bay |
| 3 Seasons at Summertime | 13 Southridge |
| 4 Sabal Preserve | 14 Flagler Village |
| 5 Retreat at Town Center | 15 Seminole Palms - Enclave |
| 6 Coastal Gardens at Town | 16 Seminole Palms |
| 7 Center | 17 Seminole Trace |
| 8 Del Webb (Coquina Shores) | 18 Cascades |
| 9 Colbert Landings | 19 Radiance and Cresswind |
| 10 Reserve East | 20 Wexford Cove |

PLANNED/ENTITLED

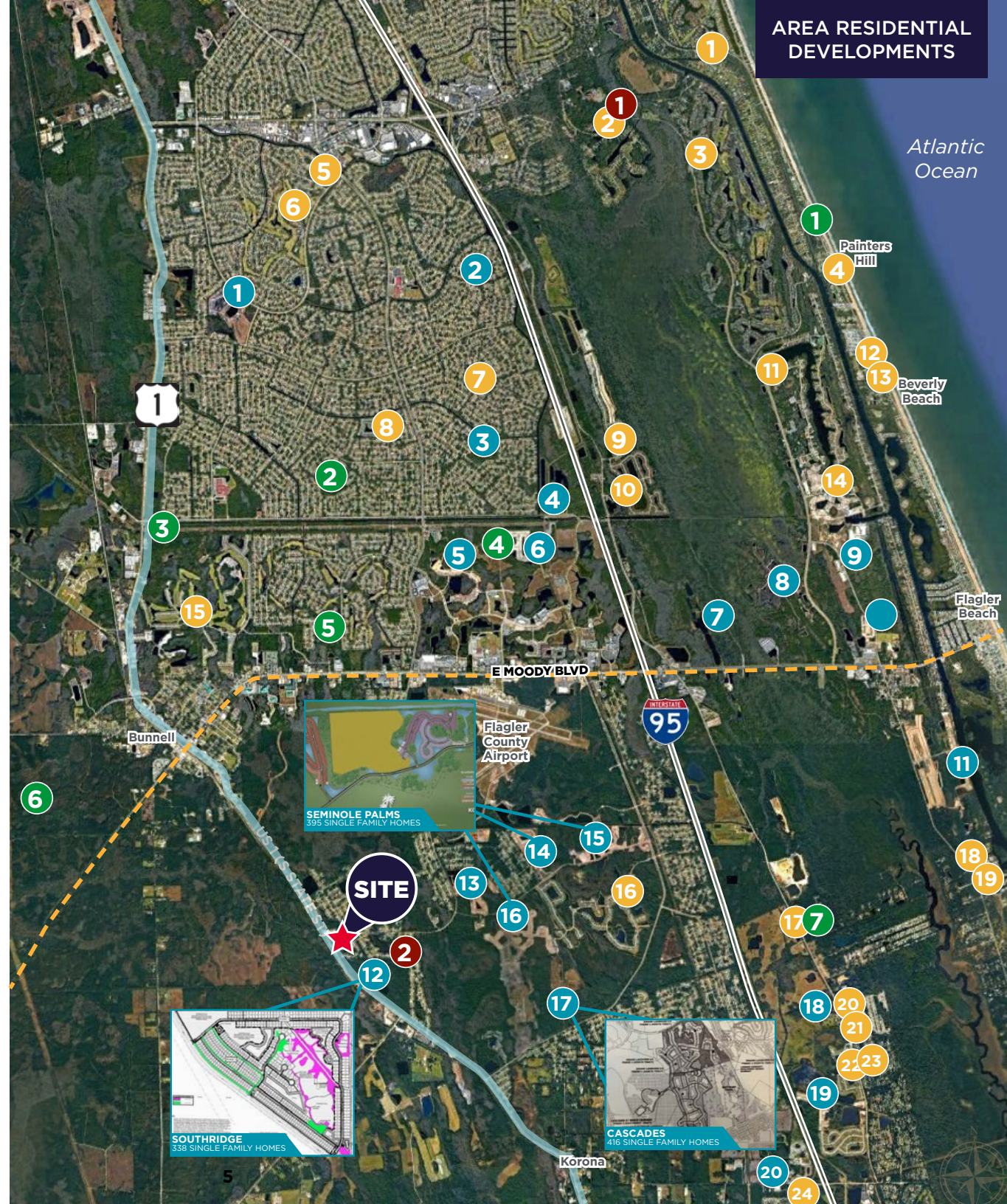
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|-----------------|------------------------------|
| 1 Hammock Park | 5 East Hampton of Palm Coast |
| 2 Ryans Landing | 6 Reserve at Haw Creek |
| 3 Cypress Lakes | 7 Old Kings Village |
| 4 Seascape | |

PROPOSED (NOT YET ENTITLED)

- | |
|-----------------------|
| 1 Oak Hammock Estates |
| 2 Knollcrest |

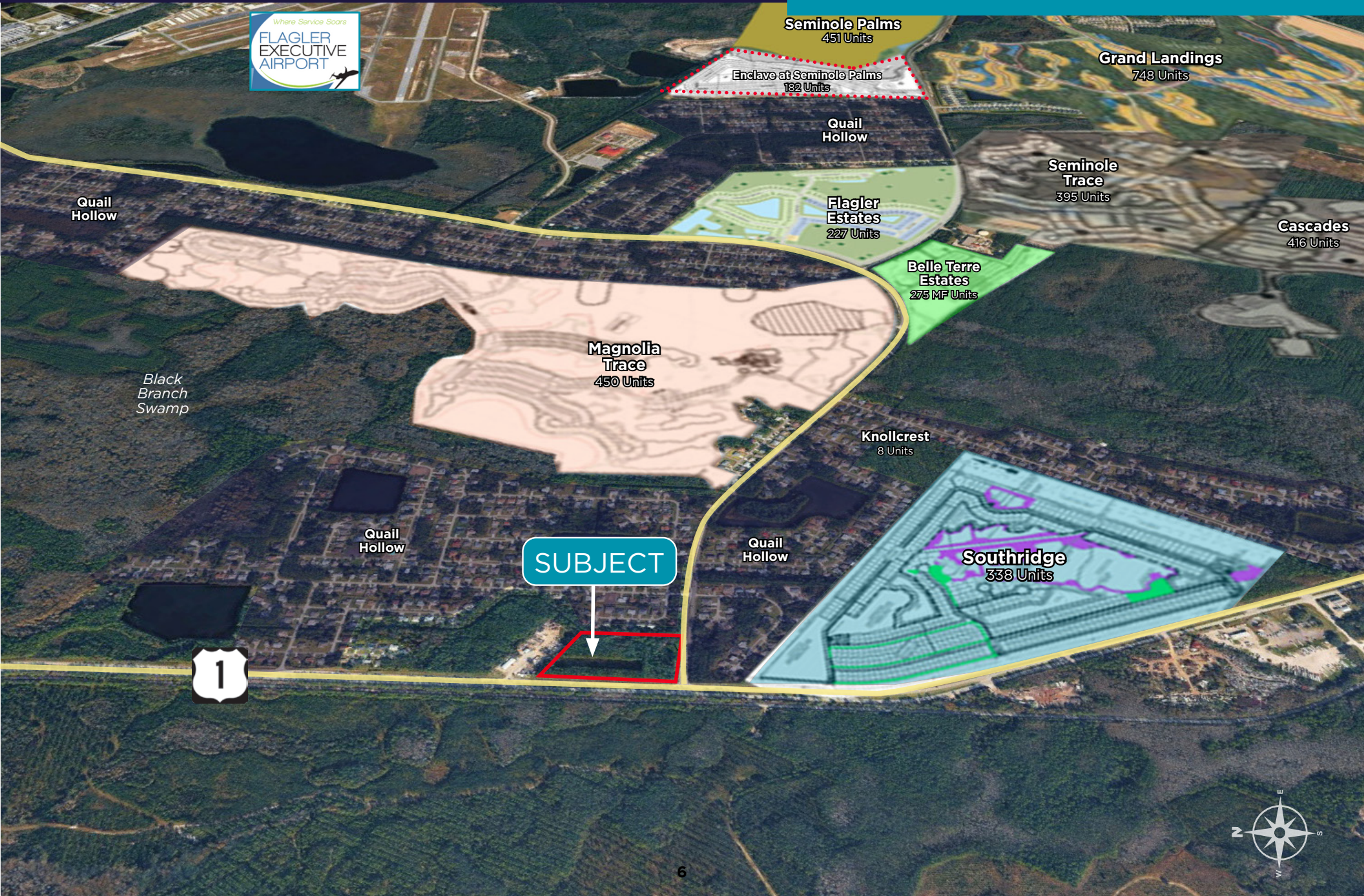
FOR ADDITIONAL INFORMATION ON DEVELOPMENTS
IN THE AREA, PLEASE VISIT THE LINK BELOW.

<https://bit.ly/4vu6d9U>



LOOKING EAST

PALM COAST COMMONS
35 BELLE TERRE BLVD, PALM COAST, FL 32164



POPULATION GROWTH

PALM COAST COMMONS
35 BELLE TERRE BLVD, PALM COAST, FL 32164

DRIVE TIME

10 Minutes

2010 Population

15,283

2025 Population

23,918

2010-2025 Population Growth

56.5%

2024-2029 (Annual) Est. Population growth

2.91%

2025 Median Age

46.9

Average Household Income

\$71,315

Percentage with Associates Degree or Better

38.5%

Total Employees

8,714

20 Minutes

84,053

115,645

37.5%

2.83%

52.1

\$78,668

43.3%

39,692

30 Minutes

202,806

265,979

31.1%

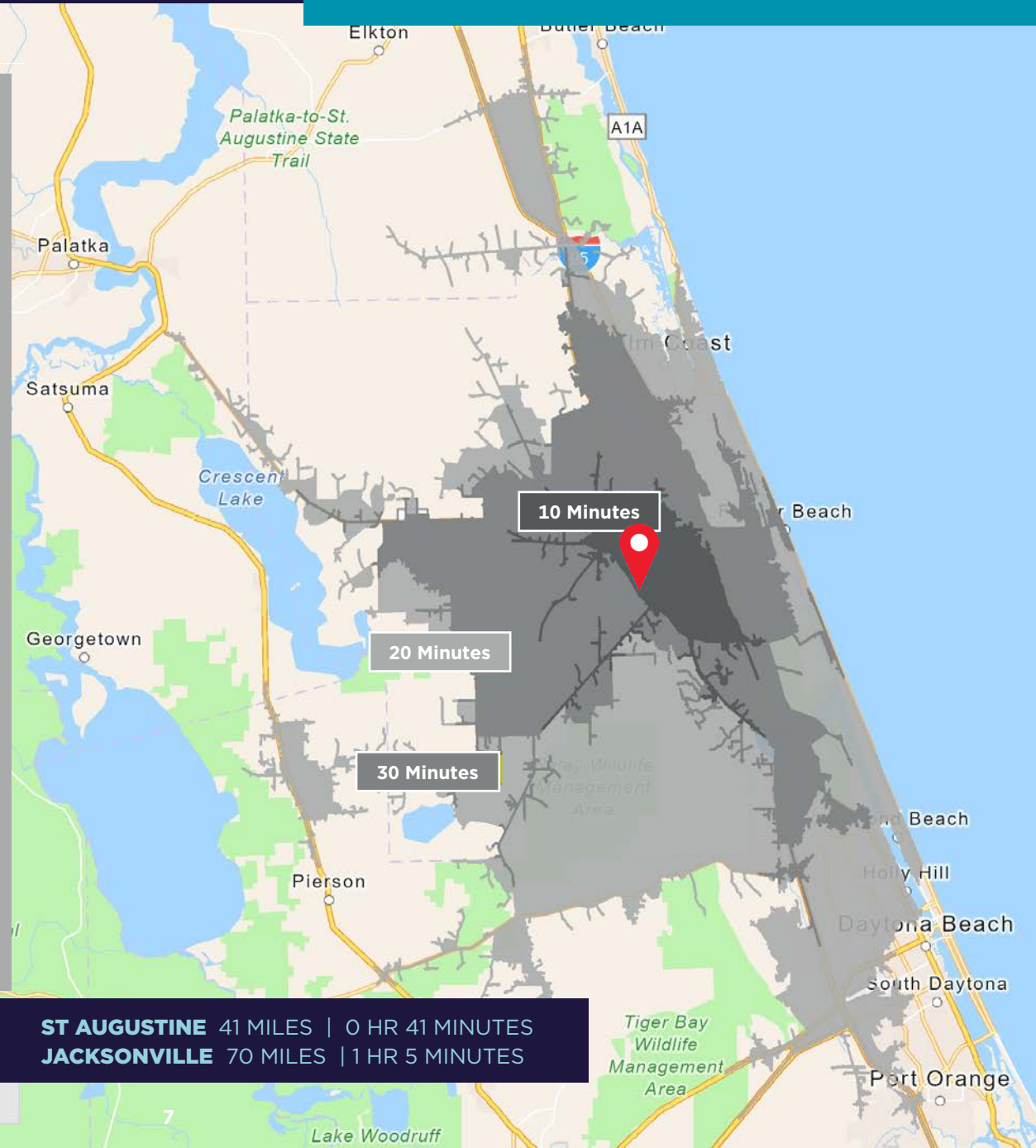
2.02%

52.2

\$88,397

44.5%

110,867



ORLANDO 76 MILES | 1 HR 12 MINUTES
GAINESVILLE 77 MILES | 1 HR 31 MINUTES

ST AUGUSTINE 41 MILES | 0 HR 41 MINUTES
JACKSONVILLE 70 MILES | 1 HR 5 MINUTES

Tiger Bay
Wildlife
Management
Area

2025 DEMOGRAPHICS

PALM COAST COMMONS
35 BELLE TERRE BLVD, PALM COAST, FL 32164

KEY FACTS (7 MILES)



70,478

2025 Total
Population



\$102,790

2025 Average
Household Income



30,147

2025 Total
Households



51.9

2025 Median Age



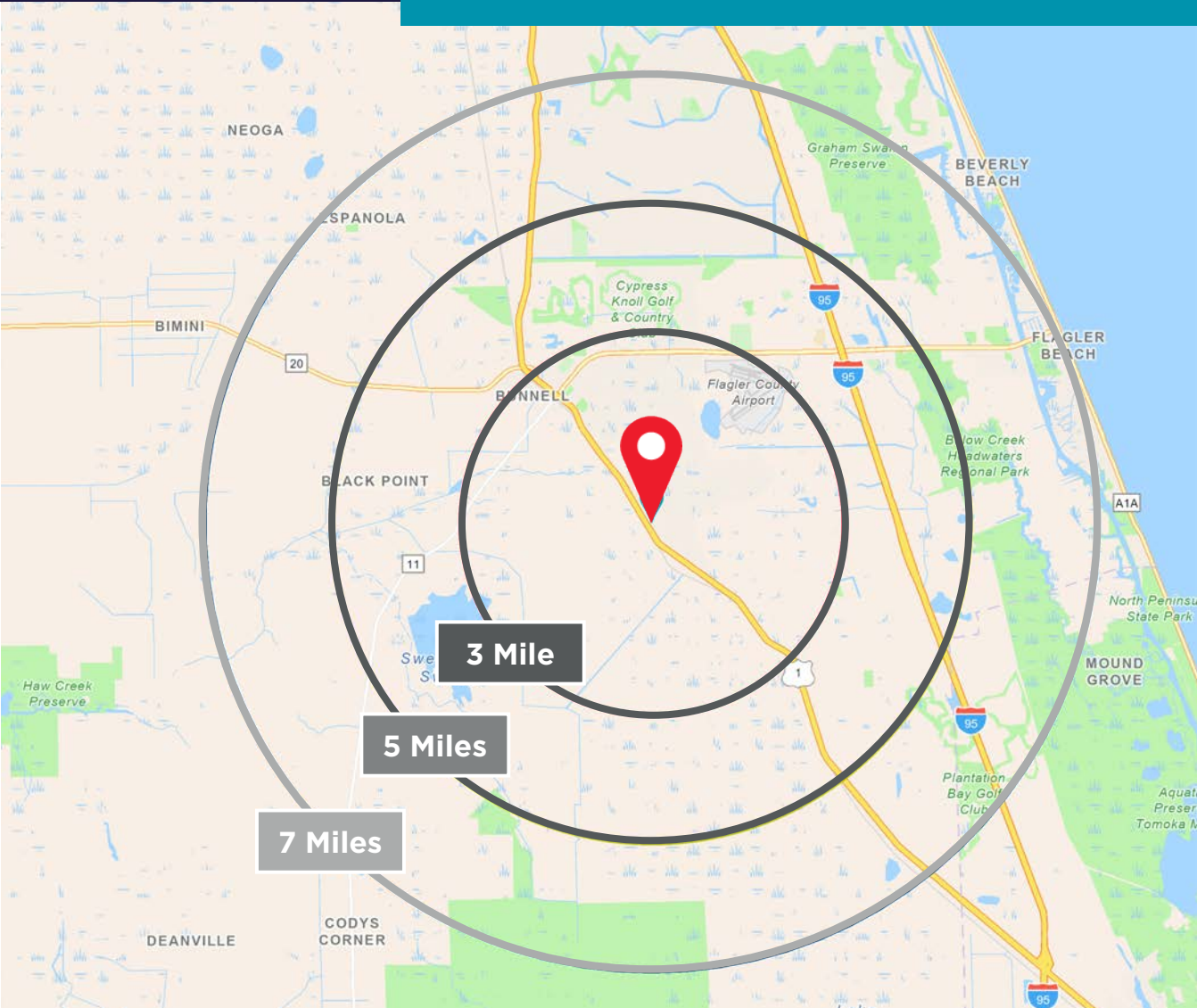
2.32

2025 Average
Household Size



\$420,986

2025 Average Home
Value



Population		Average Household Income		Median Age	
• 3 Mile	10,988	• 3 Mile	\$95,422	• 3 Mile	45.0
• 5 Mile:	31,664	• 5 Mile:	\$92,622	• 5 Mile:	46.6
• 7 Mile:	70,478	• 7 Mile:	\$102,790	• 7 Mile:	51.9

CITY OVERVIEW

Palm Coast is one of Florida's fastest-growing communities, strategically positioned along the I-95 corridor between Jacksonville and Orlando. Home to more than 100,000 residents and serving as the largest city in Flagler County, Palm Coast offers a desirable blend of coastal lifestyle, economic opportunity, and strong population growth. Its strategic location and business-friendly environment continue to attract new residents, employers, and investment.

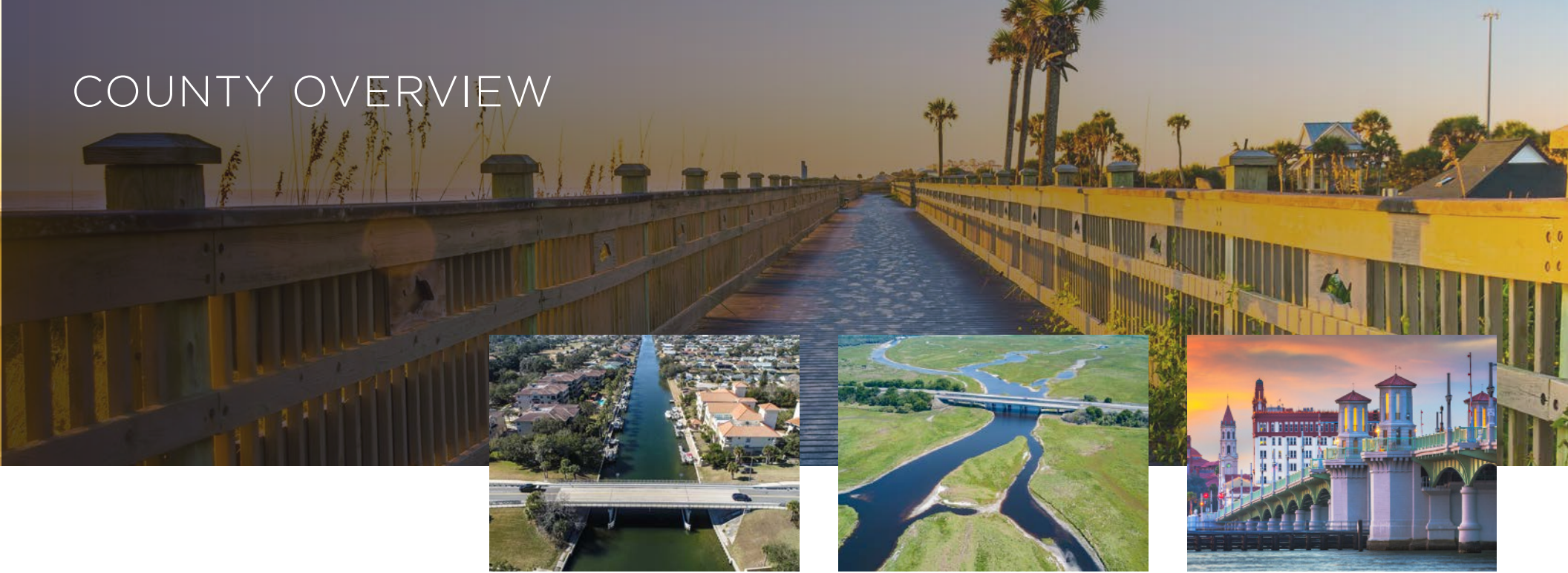
The city benefits from a diverse economy supported by healthcare, education, tourism, retail, and logistics, while continued residential and commercial development fuels long-term growth. Residents enjoy abundant recreational amenities, including miles of trails and waterways, championship golf courses, and easy access to Atlantic beaches. Supported by ongoing infrastructure improvements and expanding consumer demand, Palm

Coast has emerged as one of Northeast Florida's most attractive markets for businesses, developers, and investors.

Palm Coast's proximity to major regional centers including Jacksonville, St. Augustine, and Daytona Beach provides residents and businesses with convenient access to international airports, seaports, higher education institutions, and a broad labor pool. Ongoing investment in infrastructure, healthcare, and commercial development continues to strengthen the area's economic foundation, positioning Palm Coast for sustained growth and reinforcing its appeal as a destination for both residents and businesses seeking long-term opportunities. As development continues throughout Flagler County, Palm Coast remains well positioned to capitalize on Florida's favorable migration trends and expanding economic base, making it an increasingly compelling market for long-term investment.



COUNTY OVERVIEW



Flagler County is one of Northeast Florida's fastest-growing regions, strategically positioned along the Atlantic Coast between Jacksonville and Orlando with direct access to Interstate 95 and U.S. Highway 1. Home to more than 140,000 residents, the county offers an exceptional combination of coastal quality of life, economic opportunity, and long-term growth. Anchored by the City of Palm Coast, Flagler County continues to experience strong population gains fueled by domestic migration, residential development, and a favorable business climate that attracts both employers and investors.

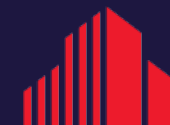
The county benefits from a diverse and expanding economy supported by healthcare, education, tourism, retail, professional services, manufacturing, and logistics. Major employers and institutions throughout the region provide a stable economic base, while the county's strategic location offers convenient access to Jacksonville, Daytona Beach, and Orlando. Businesses benefit from competitive operating costs, access to a growing workforce, and proximity to major transportation infrastructure, including Interstate 95, U.S. Highway 1, nearby rail networks, and the Port of Jacksonville.

Flagler County is renowned for its natural beauty and outdoor amenities, featuring 19 miles of pristine Atlantic coastline, numerous parks and preserves, more than 125 miles of interconnected trails and waterways, and several championship golf courses. Residents and visitors enjoy boating, fishing, kayaking, hiking, and year-round recreational opportunities that contribute to the area's strong appeal and exceptional quality of life. The county's coastal environment and relaxed atmosphere continue to attract retirees, families, and professionals seeking an alternative to larger metropolitan markets.

Continued public and private investment is supporting significant residential, commercial, healthcare, and industrial growth throughout the county. Expanding infrastructure, workforce development initiatives, and a pro-business environment have positioned Flagler County as an emerging economic center within Northeast Florida. With strong demographic trends, increasing consumer demand, and convenient access to some of Florida's largest markets, Flagler County offers compelling opportunities for businesses, developers, and investors seeking sustained long-term growth.

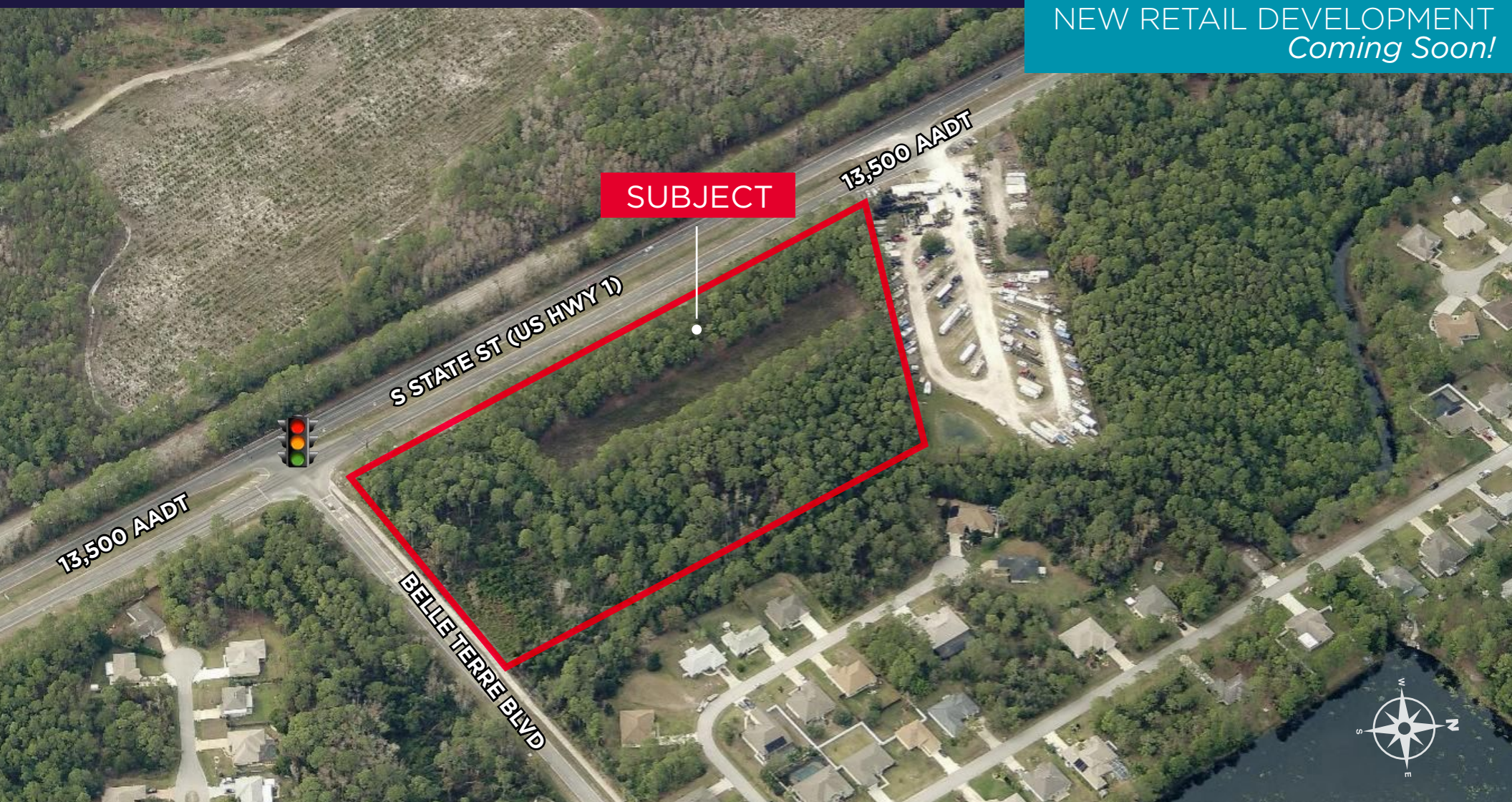
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WAKEFIELD**

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