

# PALM COURT LAND-6.3 ACRES ON US-1

4560 N US HWY 1  
BUNNELL, FL 32110

Carl W. Lentz IV, MBA, CCIM  
Managing Director  
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# Property Summary



Sale Price **\$449,000**

**OFFERING SUMMARY**

Available SF:  
Lot Size: 6.33 Acres  
Price / Acre: \$70,932  
Zoning: COM-2 Palm Coast  
Market: Daytona Beach  
Submarket: Palm Coast  
APN: 22-11-30-5545-00000-0030

**LOCATION OVERVIEW**

Located in the City of Palm Coast, the property is located on the East side of US Hwy 1 between State Road 100 and Palm Coast Parkway.

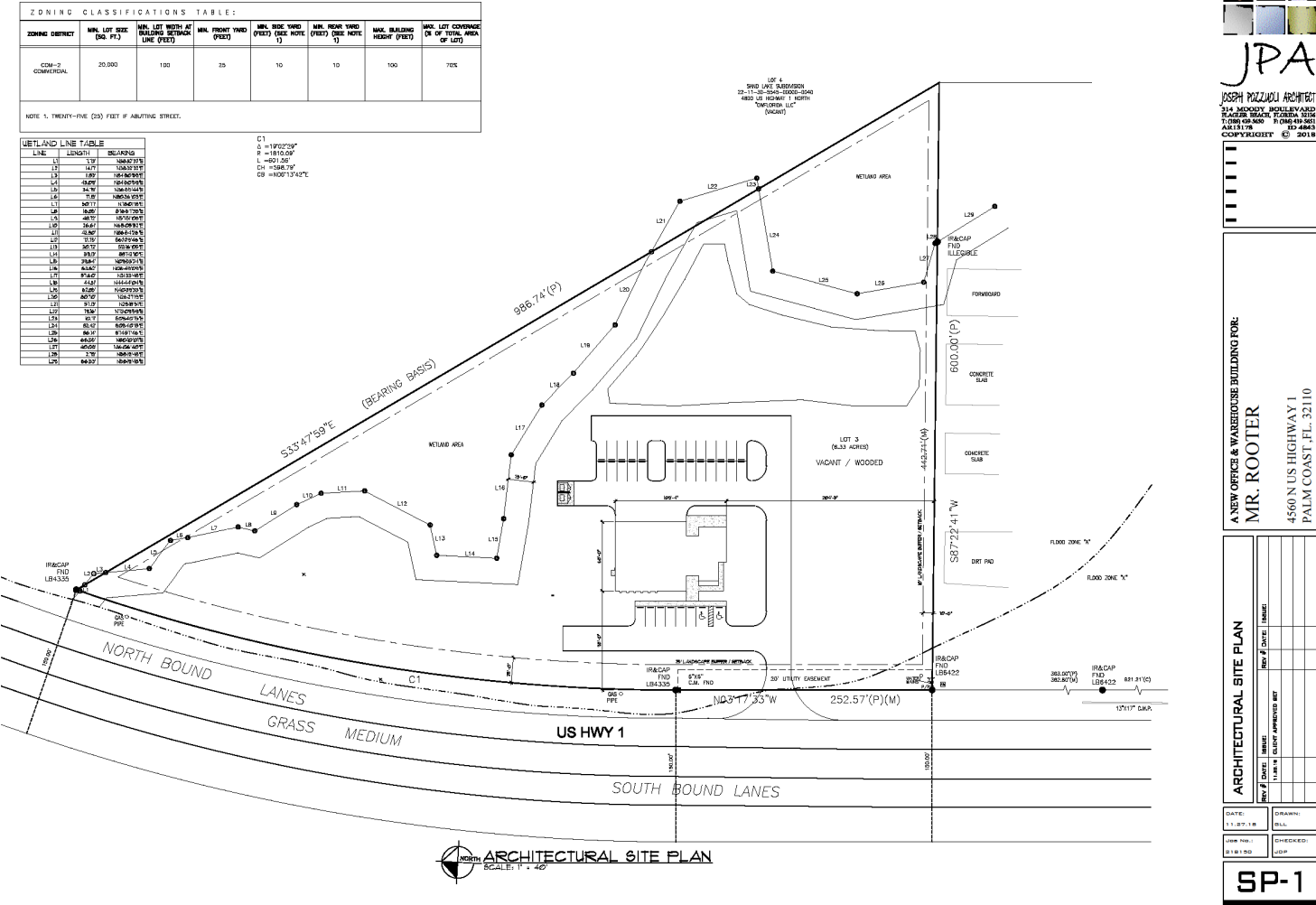
**PROPERTY HIGHLIGHTS**

- 6.33 Acres in the City of Palm Coast[Bunnell Address]
- 4.45 Dry Acres-850' + of US-1 Frontage
- Full Set of Building Plans Available-7,000 + SF Building
- Zoned COM-2 in Palm Coast-General Commercial
- Uses Include Industrial, Retail, Office & Mixed Use

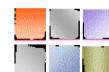
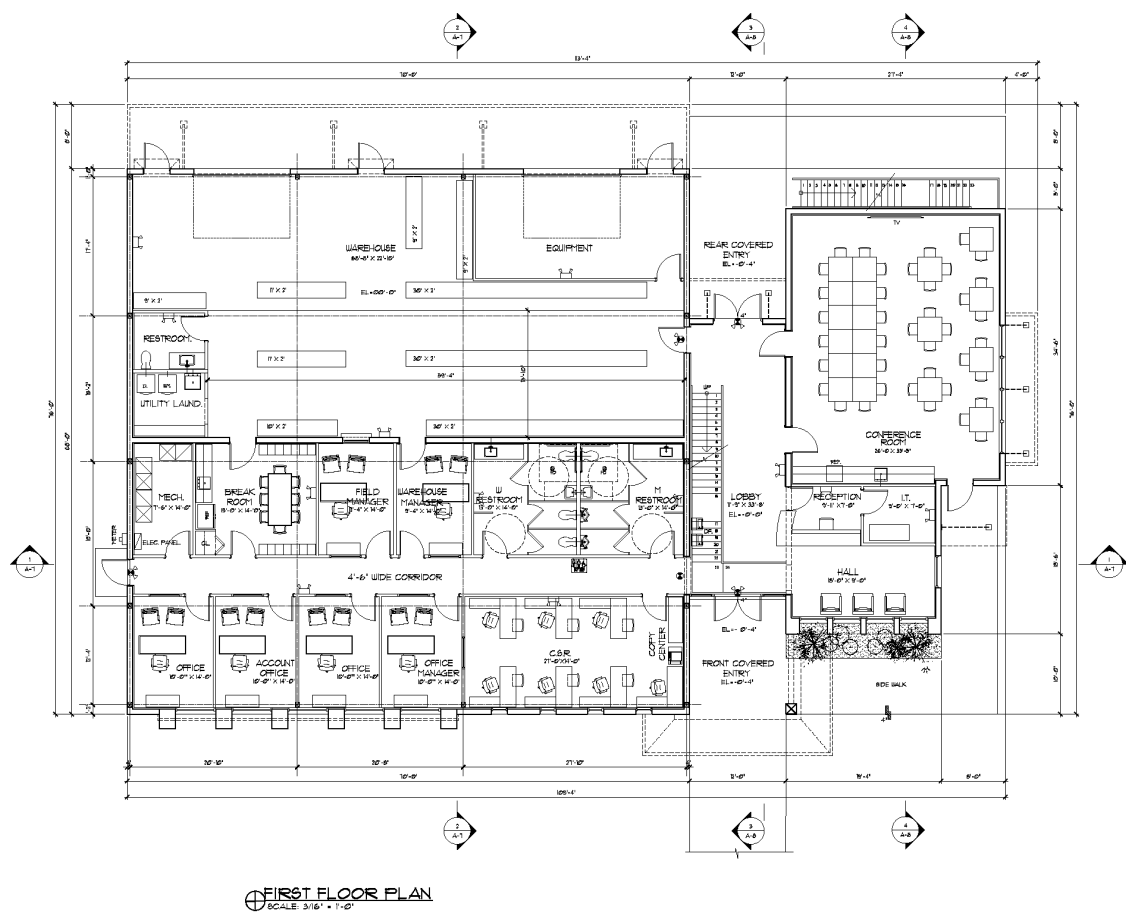
# Proposed Building



Site Plan



# First Floor Plan



**JPA**  
JOSEPH POSZADZI ARCHITECT

314 MONROE BOULEVARD  
PALM BEACH, FLORIDA 33480  
TEL: 561.834.1178 FAX: 561.834.1179  
CELL: 561.834.1179  
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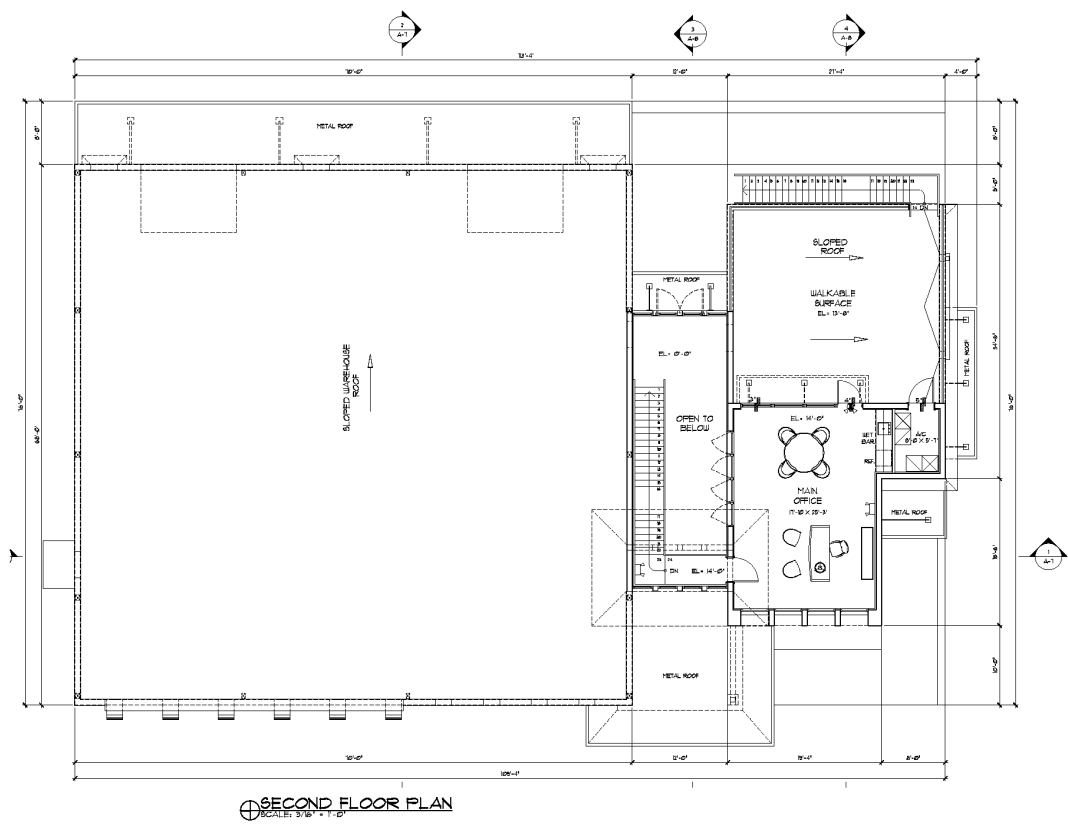
A NEW OFFICE & WAREHOUSE BUILDING FOR:  
**MR. ROOTER**  
4560 N US HIGHWAY 1  
PALM COAST, FL 32110

**FIRST FLOOR PLAN**  
DATE: 11.07.18  
DRAWN: JLP  
CHECKED: JLP  
DATE: 11.07.18  
DRAWN: JLP  
CHECKED: JLP

**A-2**



# Second Floor Plan



**JPA**  
JOSEPH POZZAGLI ARCHITECT  
114 MONROE HILLWAY  
PALM BEACH, FLORIDA 33480  
TEL: (561) 850-7000 FAX: (561) 850-7001  
ARTIST: JPA ID: 4845  
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A NEW OFFICE & WAREHOUSE BUILDING FOR:  
**MR. ROOTER**  
4560 N US HIGHWAY 1  
PALM COAST, FL 32110

SECOND FLOOR PLAN	
REV	DATE
1	11/18/14

DATE	DESIGNED	CHECKED
11/18/14	JPA	JPA

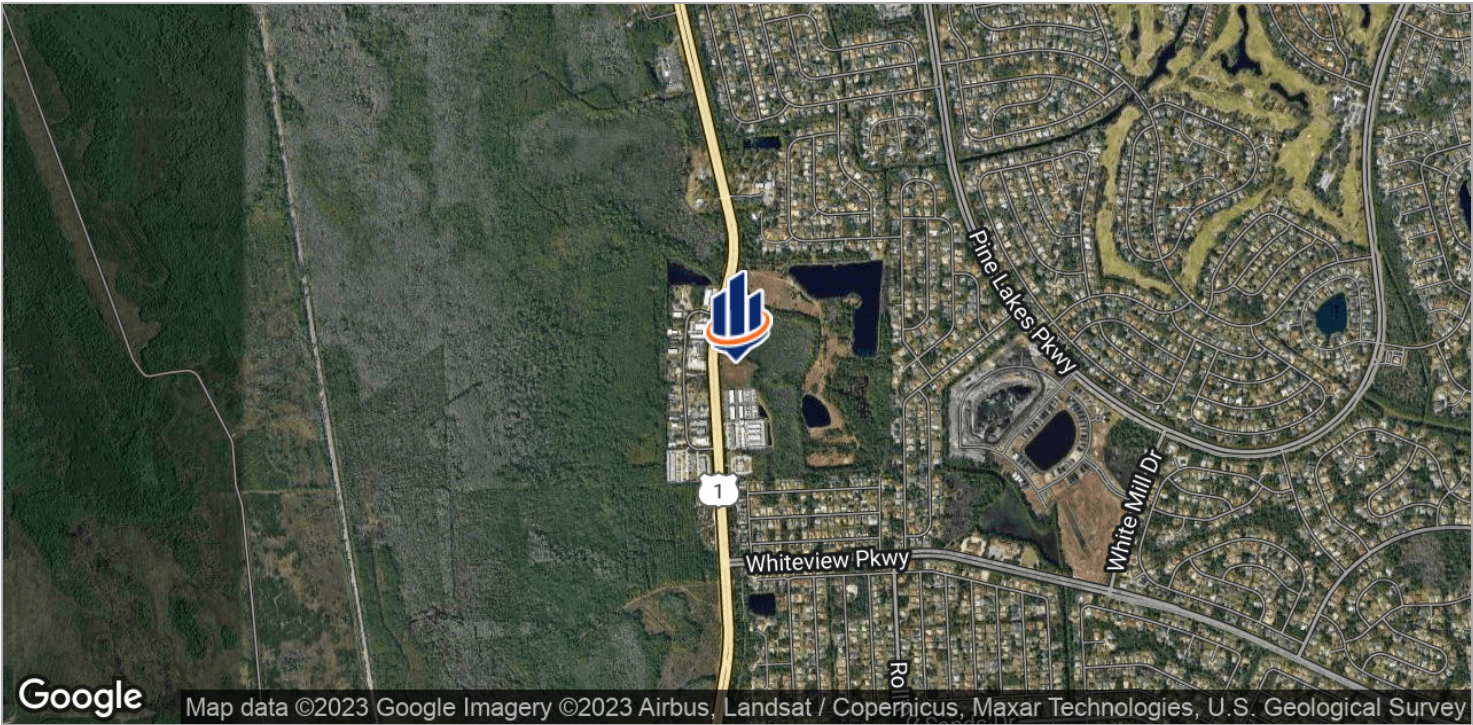
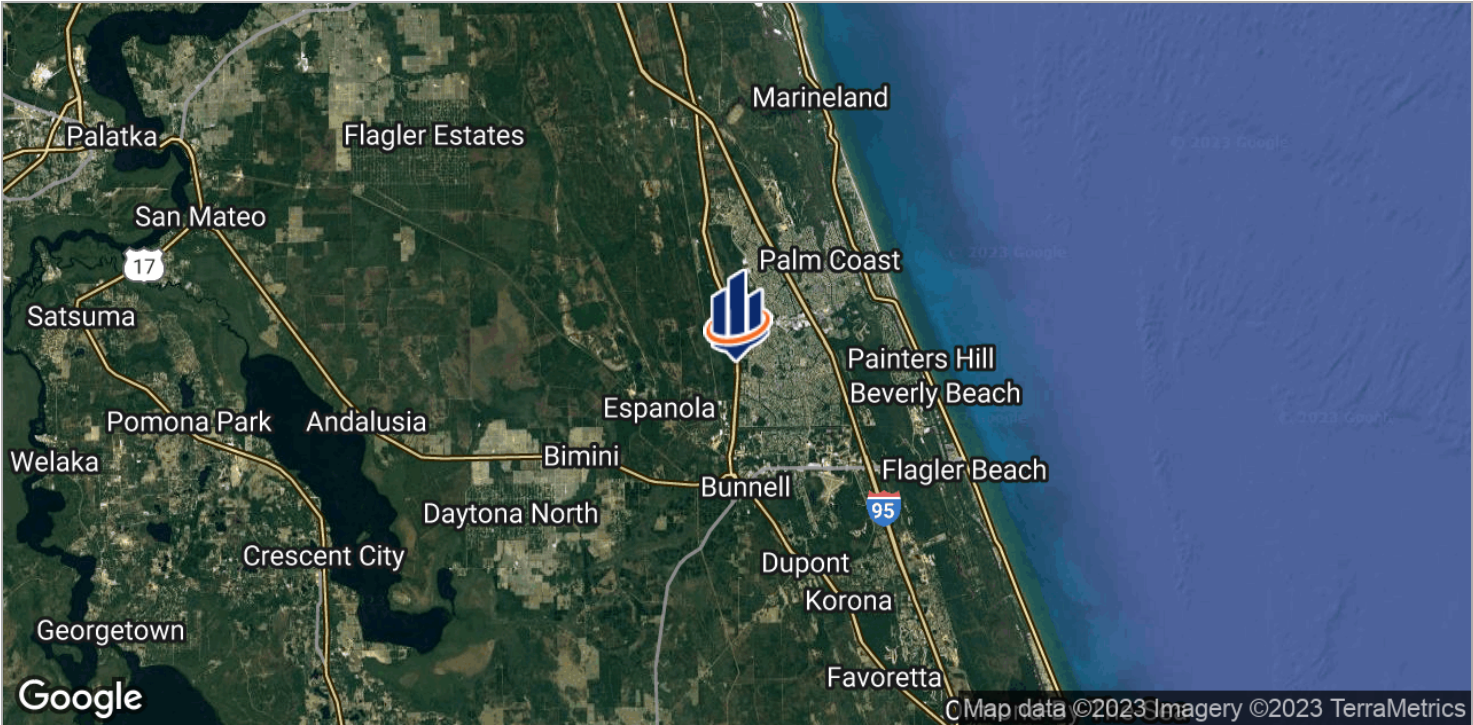
**A-3**

# Retail Map



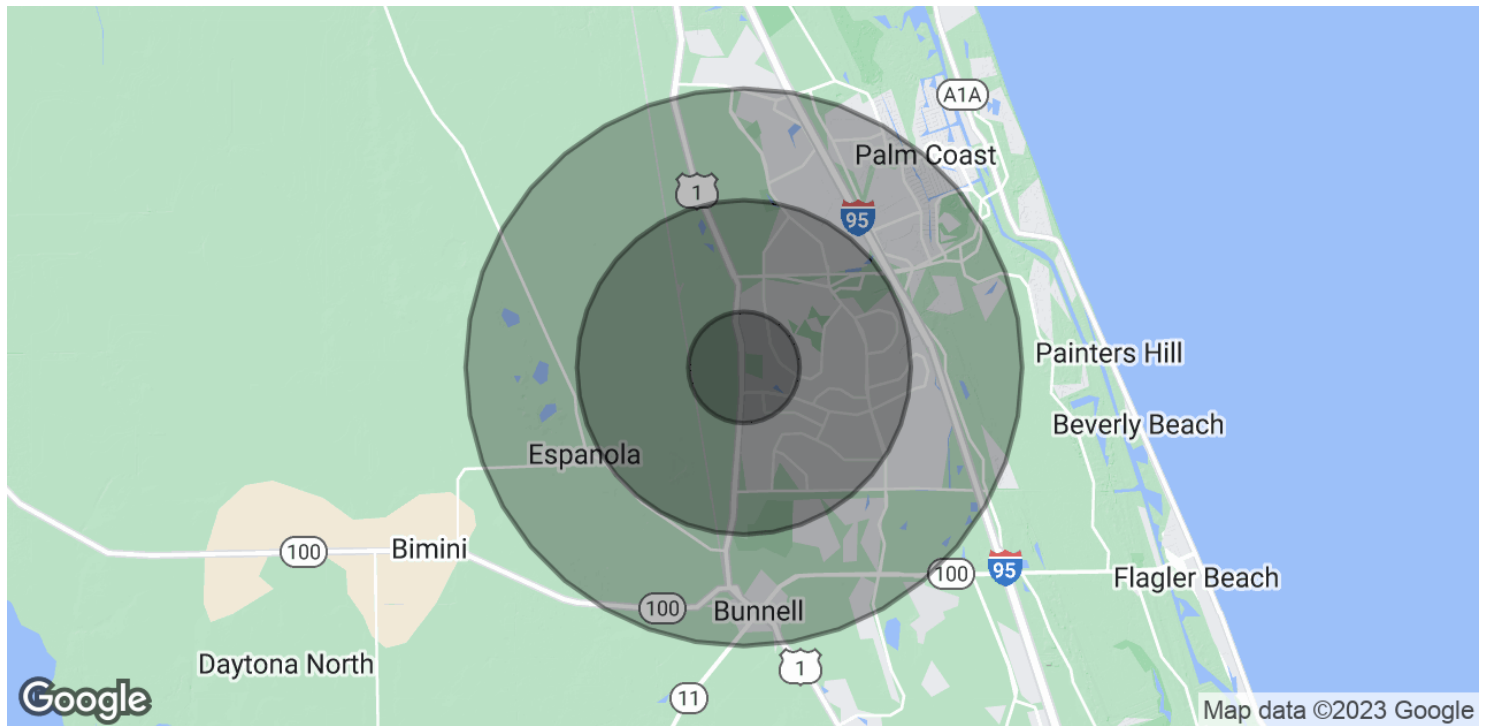


# Location Maps





# Demographics Map & Report



## POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	2,843	28,408	56,862
Average age	53.0	45.5	44.6
Average age (Male)	52.3	45.2	43.5
Average age (Female)	52.8	45.2	45.0

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	1,203	10,776	21,421
# of persons per HH	2.4	2.6	2.7
Average HH income	\$57,360	\$55,069	\$54,499
Average house value	\$223,441	\$223,045	\$225,896

\* Demographic data derived from 2020 ACS - US Census

# Advisor Bio



## CARL W. LENTZ IV, MBA, CCIM

Managing Director

carl.lentz@svn.com

Direct: 386.566.3726 | Cell: 386.566.3726

FL #BK3068067

### PROFESSIONAL BACKGROUND

Carl W. Lentz IV, MBA, CCIM is the Managing Director at SVN | Alliance with 20+ years of experience in the commercial real estate industry. He manages operations at the areas largest commercial real estate brokerage firm covering Volusia and Flagler Counties as well as the Greater Jacksonville market. He has a long history of success in assisting clients in the sale, lease or acquisition of commercial real estate across Central and North Florida. For the past 20+ years, he has represented local, regional and national clients for their retail, office, industrial and investment needs.

Carl is actively involved in the local community and is a former Daytona Beach City Commissioner, former member of the Daytona Beach Economic Development Advisory Board, Past President of the SMA Healthcare Foundation, Crime Stoppers of Northeast Florida, Tiger Bay of Volusia County and and is an active member of the Civic League of Volusia County.

The SVN organization is comprised of over 1,600 Advisors and staff in more offices in the United States than any other commercial real estate firm and continues to expand across the globe. Geographic coverage and amplified outreach to traditional, cross-market, and emerging buyers and tenants is the only way to achieve maximum value for our clients. This is why we proactively promote properties and share fees with the entire industry. This is our unique Shared Value Network and just one of the many ways that SVN Advisors create amazing value with our clients, colleagues and communities.

SVN | Alliance is located in Ormond Beach, FL and provides sales, leasing, tenant representation and corporate real estate services in the Greater Daytona Beach Area. SVN advisors represent clients in billions of dollars annually in auction, distressed assets, golf and resorts, hospitality, industrial, institutional capital markets, land and development, medical office, multifamily, office, restaurant, retail self storage, single family rental portfolios and single tenant investments. All SVN offices are independently owned and operated.

### EDUCATION

MBA- University of Central Florida- 2008

BA- Emory University- 1997

Phillips Exeter Academy- 1993

### MEMBERSHIPS

CCIM- Certified Commercial Investment Member

ICSC- International Council of Shopping Centers

CFCAR- Central Florida Commercial Association of Realtors