

EXECUTIVE SUMMARY

Former Golden Corral • 225 Cypress Edge Dr Palm Coast, FL 32164



OFFERING SUMMARY

Sale Price: \$3,500,000

Price / SF: \$314.44

Lot Size: 2.56 Acres

Year Built: 2008

Building Size: 11,131 SF

APN#: 18-11-31-1230-00000-0041

PROPERTY OVERVIEW

Incredible outparcel to Lowe's Home Improvement and other national tenants to include Wal-Mart, Zaxby's and many others.

Located off highly desirable Palm Coast Pkwy.

Second generation restaurant that could be converted to retail or other uses.

LOCATION OVERVIEW

In the busy retail section off Palm Coast Pkwy and I-95

JEFFERY T. ROBISON, CCIM

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Lightle Beckner Robison, Inc.

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70 W. Hibiscus Blvd.,
Melbourne, FL 32901

Information contained herein has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy. A purchaser or lessee is expected to verify all information to his/her own satisfaction. Zoning information subject to change and not warranted. Always confirm current requirements with local governing agencies.

PHOTOS

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ADDITIONAL PHOTOS

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RETAIL MAP

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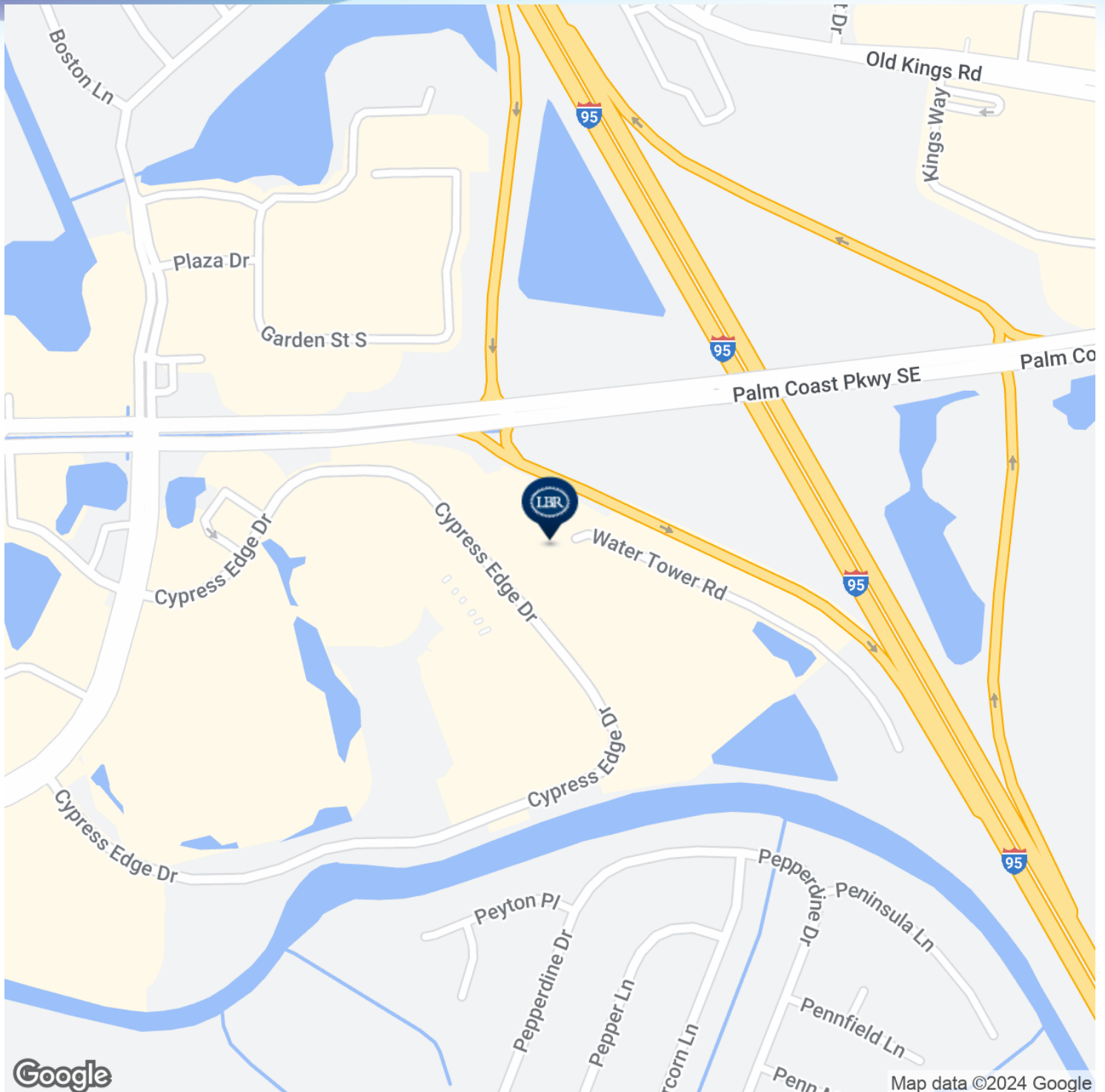
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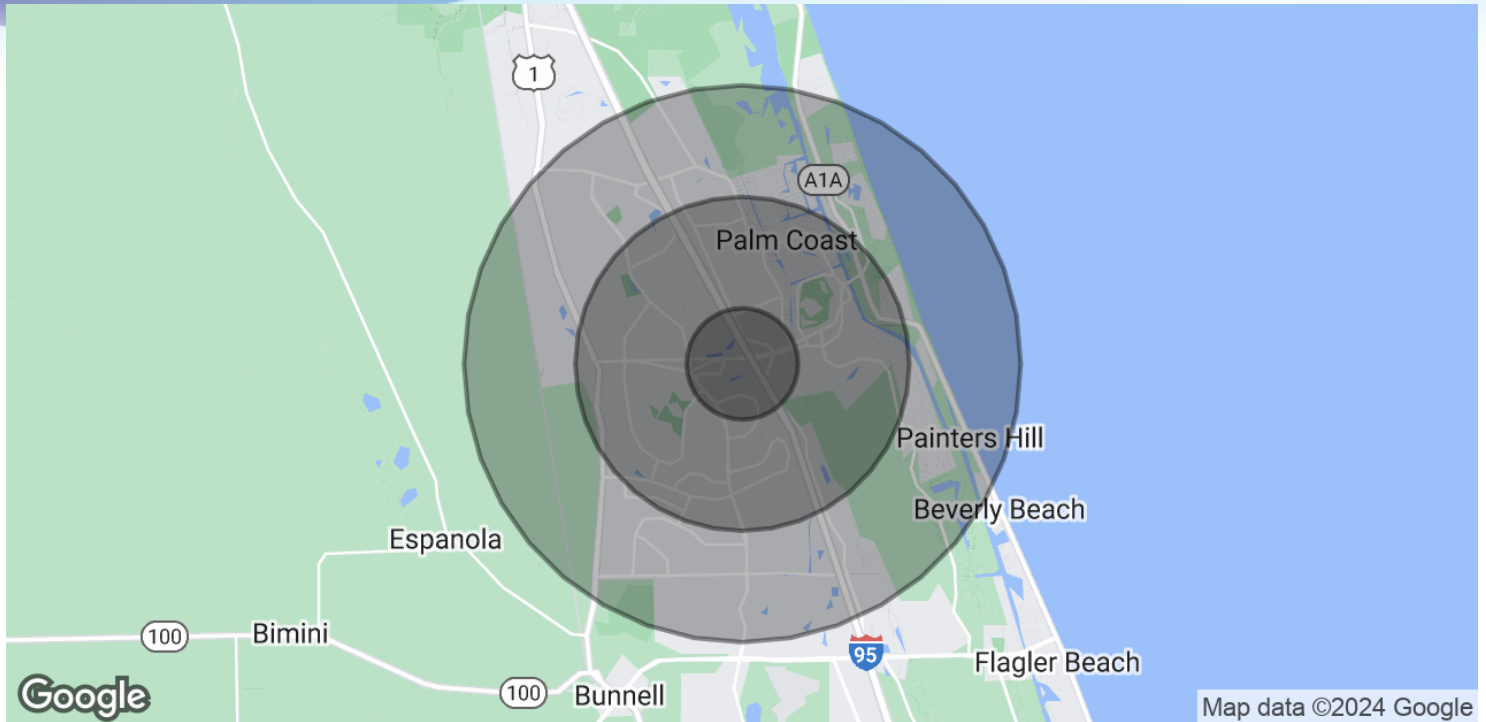
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DEMOGRAPHICS MAP & REPORT

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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	5,374	39,156	66,341
Average Age	46.5	49.6	47.2
Average Age (Male)	43.9	48.3	46.1
Average Age (Female)	47.8	50.2	47.8

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	2,128	15,833	25,960
# of Persons per HH	2.5	2.5	2.6
Average HH Income	\$50,336	\$55,317	\$58,817
Average House Value	\$224,583	\$288,539	\$323,822

* Demographic data derived from 2020 ACS - US Census

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