



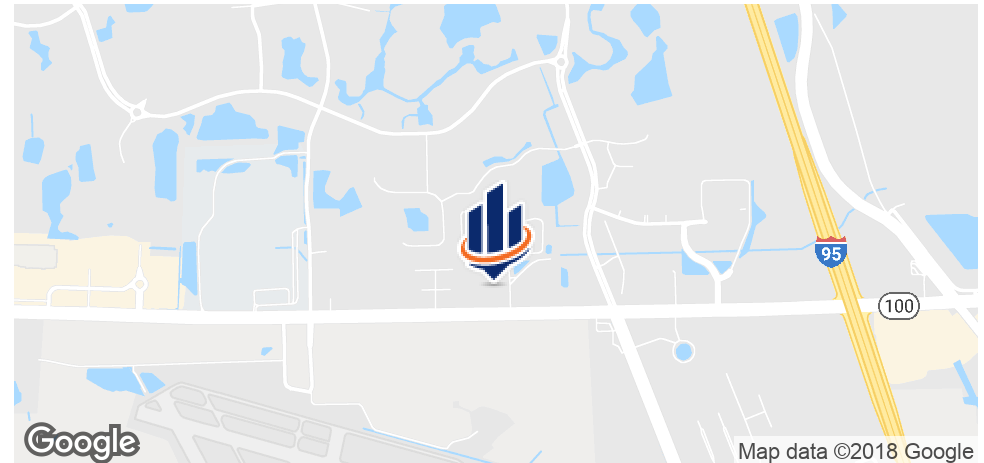
# STATE ROAD 100 PALM COAST- 2.62 ACRES CORNER PARCEL

0 MCCORMICK DR  
PALM COAST, FL 32164

Carl W. Lentz IV, MBA, CCIM  
Managing Director  
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Flagler County  
Airport - FIN

# Property Summary



## OFFERING SUMMARY

Sale Price:	\$1,250,000
Lot Size:	2.62 Acres
Zoning:	Com 2 - General Commercial & Shopping Center

Traffic Count: 20,100

Price / SF: \$10.95

## PROPERTY OVERVIEW

This corner parcel has 312 feet of frontage on State Road 100 in Palm Coast. It is less than 1/2 mile to I-95 and is situated in the heart of multiple developments. It is within close proximity to the Target Mall, Municipal Airport, the Hospital and Local Schools. COM 2 zoning in the City of Palm Coast allows for a variety of uses including Retail Sales, ALF, Auto Service, Bars, Day Care, Offices, Restaurants and Laundry/Dry Cleaning.

The Army Corps of Engineers has provided a wetlands mitigation permit for the 0.91 acres of impacted area at an estimated mitigation credit cost of \$50,000.

For further information please visit <https://svn.com/find-properties/?propertyId=McCormick-SR100>

## PROPERTY HIGHLIGHTS

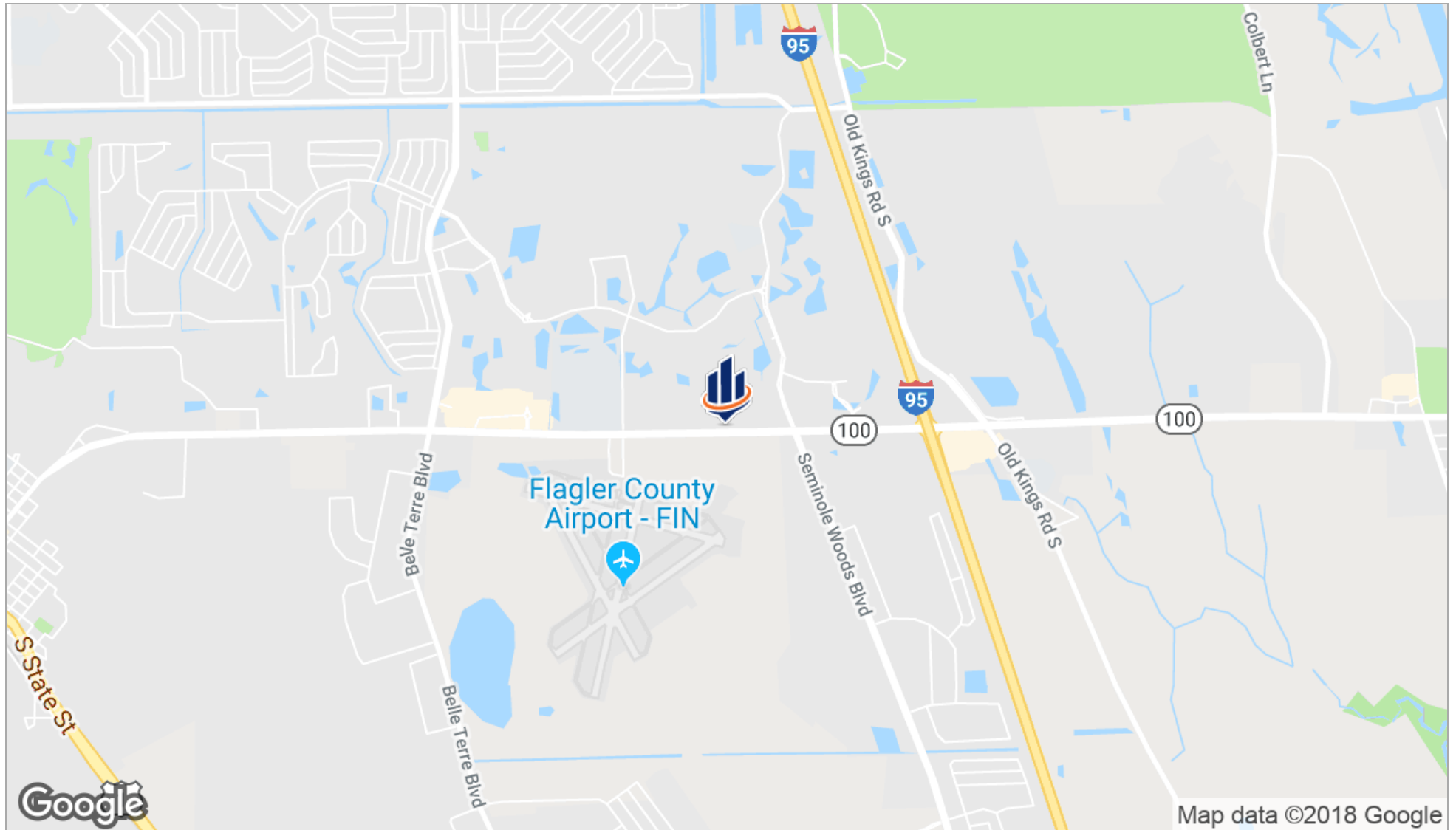
- 2.62 Acres with 312 Feet of Frontage on SR 100
- Corner Property with Access From the East and West
- Within 1/2 mile of I-95
- Close to Target Mall, Municipal Airport, Hospital and Schools
- COM 2 Zoning in Palm Coast Allows for Multiple Uses



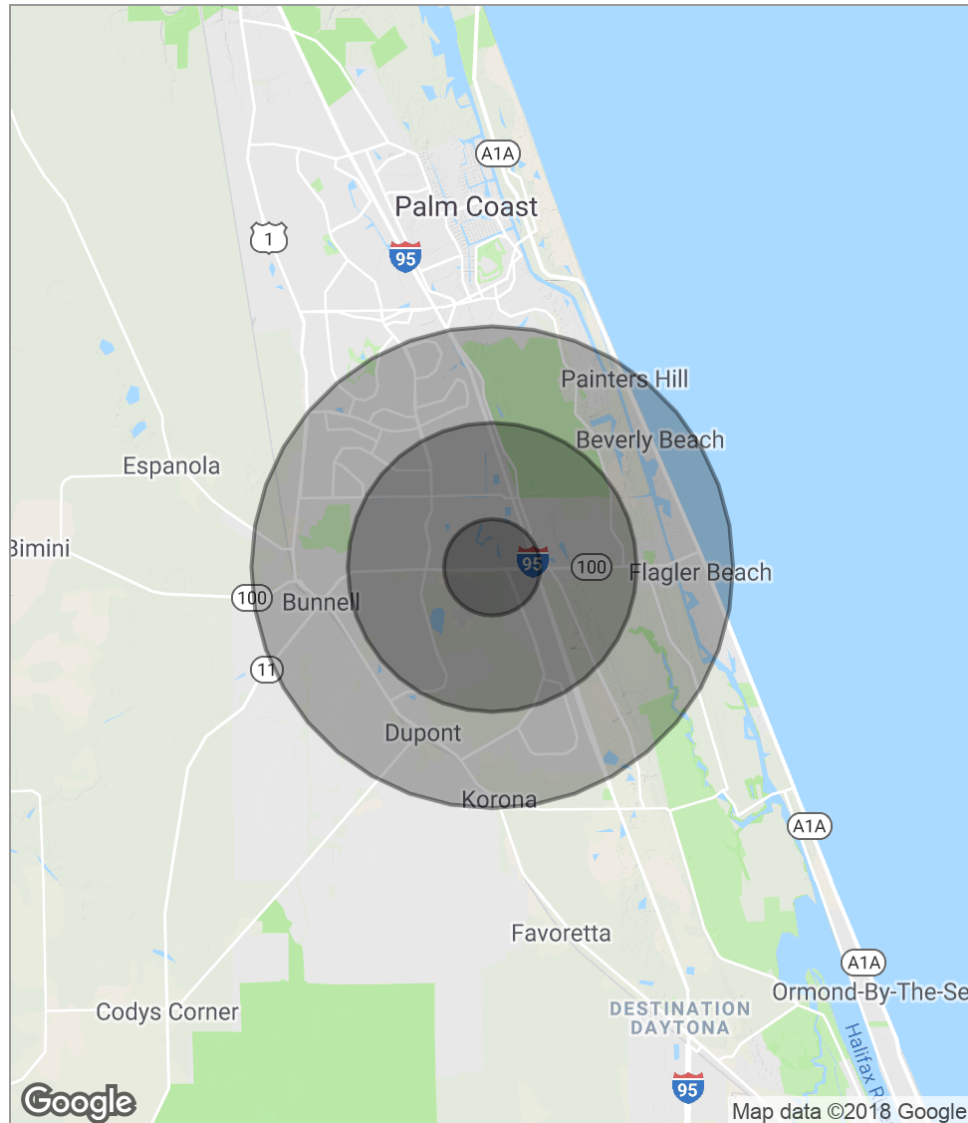
# Site Plan



# Location Maps



# Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
Total population	2,446	15,984	45,053
Median age	33.8	38.8	43.0
Median age [Male]	31.5	37.8	42.5
Median age [Female]	35.0	39.1	42.9
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	761	5,556	16,707
# of persons per HH	3.2	2.9	2.7
Average HH income	\$50,676	\$57,144	\$59,665
Average house value	\$193,073	\$195,901	\$240,528

*\* Demographic data derived from 2010 US Census*

# Advisor Bio

## CARL W. LENTZ IV, MBA, CCIM

Managing Director



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## PROFESSIONAL BACKGROUND

Carl W. Lentz IV, MBA, CCIM is the Managing Director at SVN | Alliance with over 15 years of experience. He is a highly regarded and well-known advisor in the burgeoning Volusia/Flagler counties market and booming Jacksonville market. He has a long history of success in assisting clients in the sale, lease or acquisition of commercial real estate across Central Florida. For the past 15 years, he has represented local, regional and national clients for their retail, office, industrial and investment needs.

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 & AFFILIATIONS

CCIM- Certified Commercial Investment Member  
ICSC- International Council of Shopping Centers  
CFCAR- Central Florida Commercial Association of Realtors