



# THE SHOPPES AT GRAND HAVEN

**Community:** Palm Coast, Flagler County, FL  
Great exposure and visibility

**Square Feet:** Total Building: 59,000 Sq. Ft.  
Restaurant: 5,000 to 10,000 Sq. Ft.  
Retail: 1,250 Sq. Ft. to 5,000 Sq. Ft.  
Medical acceptable

**Price:** \$4,100,000.00  
Reduced to \$1,500,000.00

**Parking:** 360 Spaces

**Electric:** Florida Power and Light Phase 3

**Zoning:** CG-Commercial General

**Sewer/Water:** Palm Coast Utility

**Population:** Flagler County at 95,000  
City of Palm Coast is 75,000



**For more information contact:**  
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Shoppes at Grand Haven

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Designed and engineered for 59,000 sq. ft. of Boutique Retail/ Restaurant and office space. Property sale includes Plans and Specifications, Engineering, Development Order, St. John's Water Management and the Army Corps of Engineer's approval. Development impact fees already paid.

The Shoppes at Grand Haven is located in one of the fastest growing areas in Flagler County. The property is located on Colbert Lane which is on the east side of I-95 and at the front of the main entrance to the Grand Haven Golf Community, a Jack Nicklaus design course with 1200 residential homes in the community.

The Development is surrounded by a preserve, and future residential areas have been approved on Colbert Lane that will create an additional 1500 single family homes, condominiums and town homes. This rapid development is creating a new corridor for many other projects in the future. Additional retail development is occurring along Route 100 east of I-95 making this area a magnet for growth.

The Shoppes at Grand Haven will include units from 1200 Sq. Ft. of contiguous space. The building will front Colbert Lane and provide excellent retail exposure to the street.

Originally developed by ITT Corporation, the City of Palm Coast was a master planned community started in the early 1970's and has grown into a community of 75,000 with 95,000 in Flagler County. The area continues to grow with premiere developments such as The Club at Hammock Beach, Hammock Dunes, Grand Haven and Saw Mill Creek. Palm Coast continues to attract people from around the world who have marveled at the natural beauty of Flagler County's wide beaches, tree lined neighborhoods and pristine rivers.

