

# COBBLESTONE VILLAGE

270 CYPRESS EDGE DRIVE, PALM COAST, FL 32164



## ▶ PROPERTY DETAILS

Total Square Footage: 96,891 SF

## ▶ PROPERTY DESCRIPTION

Cobblestone Village is located in Palm Coast Florida, the most populous city in Flagler County. The center is less than a quarter mile from the I-95 interchange and positioned along Palm Coast's main corridor, Palm Coast Parkway, with over 35,000 vehicles per day.

The property features national tenants Belk and Anytime Fitness and is contiguous to Lowe's and Walmart.

## ▶ DEMOGRAPHICS

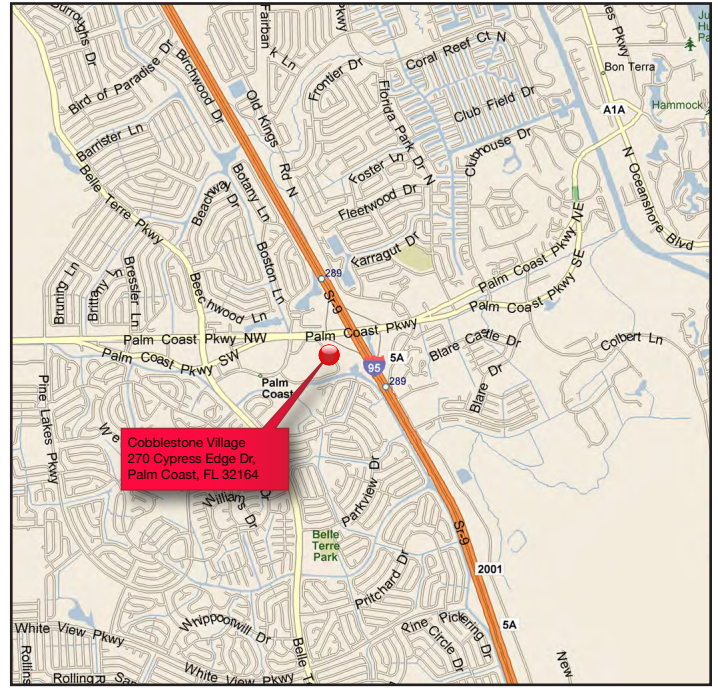
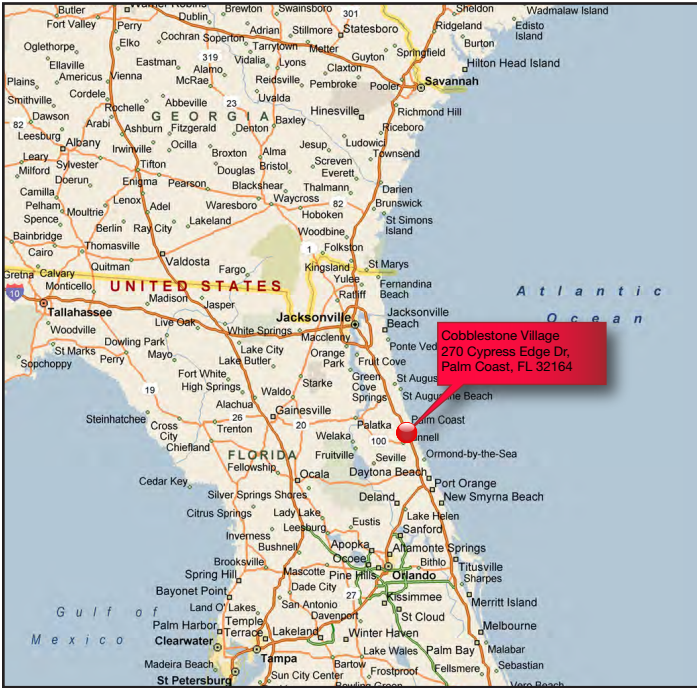
	3 Miles	5 Miles	10 Miles
Total Population	52,200	79,526	104,260
Average Household Income	\$59,360	\$65,802	\$65,393
Race:	White	80.0%	81.0%
	Black	12.9%	11.6%
	Other	8.1%	7.3%

## ▶ TENANTS



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- LEASED
- AVAILABLE
- NOT OWNED

TENANT ROSTER		
SUITE	TENANT	SIZE
270	Belk	74,015 SF
260-115	Hot Spot Tanning	1,400 SF
260-114	Japanese Steakhouse	5,055 SF
260-111	Golf USA	3,078 SF
260-106	Anytime Fitness	6,343 SF
260-105	Luxury Nails	1,400 SF
260-104	Don Luigi's Gourmet Kitchen	1,400 SF
260-102	Mattress Firm	4,200 SF
<b>TOTAL</b>		<b>96,891 SF</b>