

PALM COAST HEALTH CLUB-REHAB FACILITY

250 OLD KINGS ROAD S
PALM COAST, FL 32136

Carl W. Lentz IV, MBA, CCIM
Managing Director
386.566.3726
carl.lentz@svn.com



Property Summary



OFFERING SUMMARY

Sale Price:	\$2,800,000
Lease Price:	\$14 NNN
Lot Size:	7.31 Acres
Year Built:	2006
Building Size:	16,441 SF
Renovated:	2006
Zoning:	C-2 City of Palm Coast
Market:	Palm Coast
Submarket:	Flagler County
Traffic Count:	3,100
Price / SF:	\$170.31

PROPERTY OVERVIEW

Located in Palm Coast, FL, this property is a built-to-suit Fitness One health club facility with 16,441 square feet of gross leasable area. Built in 2006, the property consists of two parcels totaling 7.31 acres, of which 2 acres are useable. There is a pond on the larger parcel with a dock and jogging trail around the pond to accommodate gym members. The building features a swimming pool [16'x80'], administrative and personal trainer offices, aerobics facility, exercise equipment areas, locker rooms, daycare area, sauna, steam room, a large cafe eating area and an outside workout area. The purchase of the equipment is an option for interested buyers. Parking is adequate with 79 spaces. The building may be divided to accommodate multiple users. A brand new HVAC system is currently being installed. A recent appraisal for the subject property has recently been completed with a valuation at asking price.

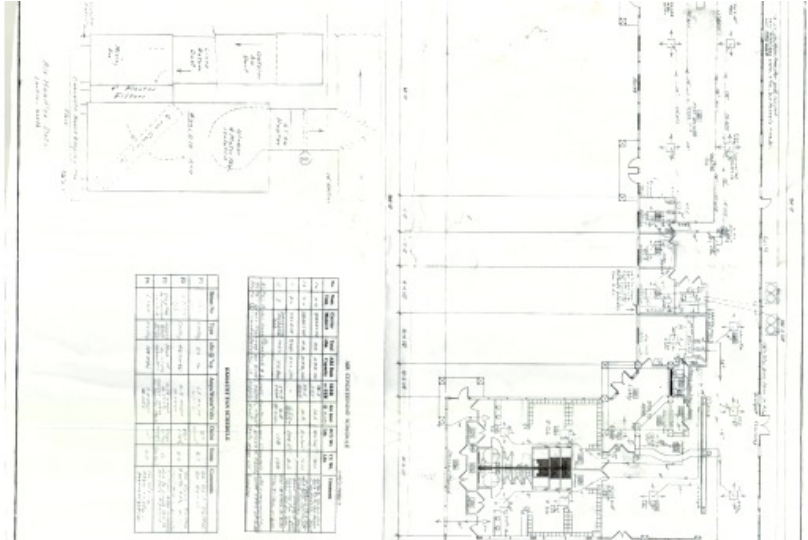
PROPERTY HIGHLIGHTS

- Health Club Facility-16,441 Square Feet
- Swimming Pool[16'x80'] and Lake with Jogging Trail
- Palm Coast, Florida-Just South of SR 100
- 7.31 Total Acres-2 Useable
- Possible Conversion to Office or Retail Use
- 79 Parking Spaces

Aerial



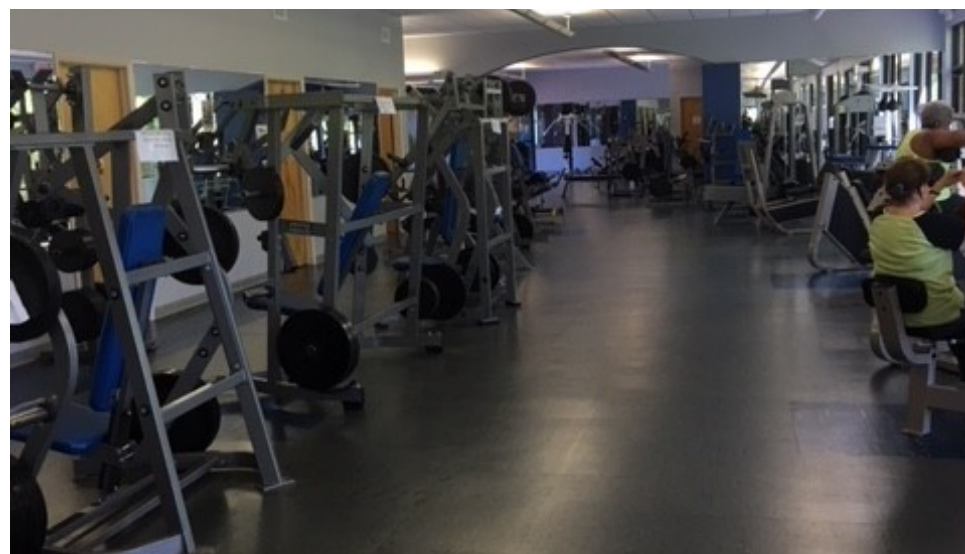
Exterior Photos



Exterior Photo



Additional Photos



Demographics

DEMOGRAPHICS

Drive Times **5 Minutes** - **10 Minutes** - **15 Minutes**

MAP



Carl W. Lentz IV, MBA, CCIM
 386-566-3726
carl.lentz@svn.com
svnalliance.com

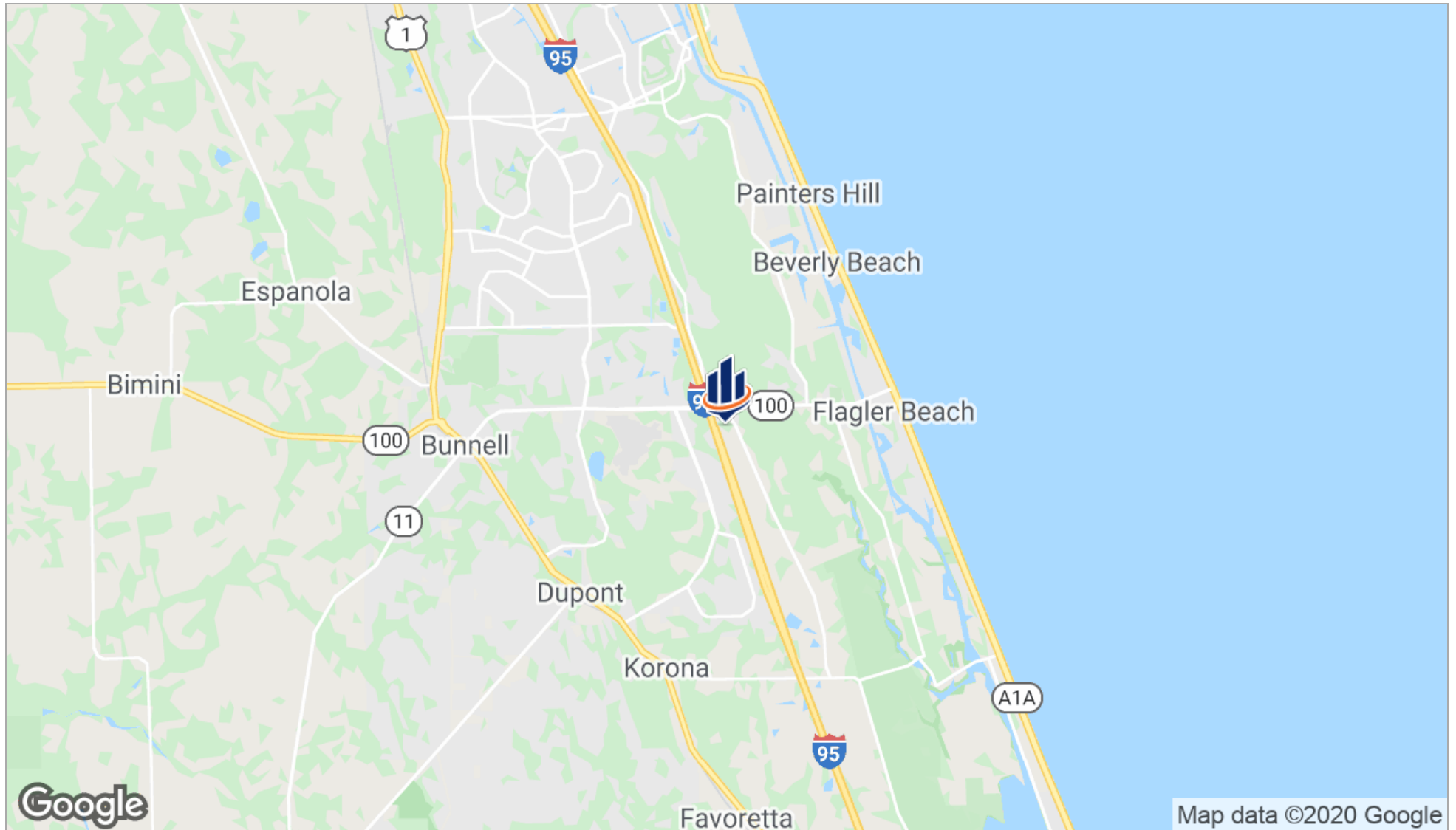
INFOGRAPHIC - 5 MINUTE DRIVE TIME



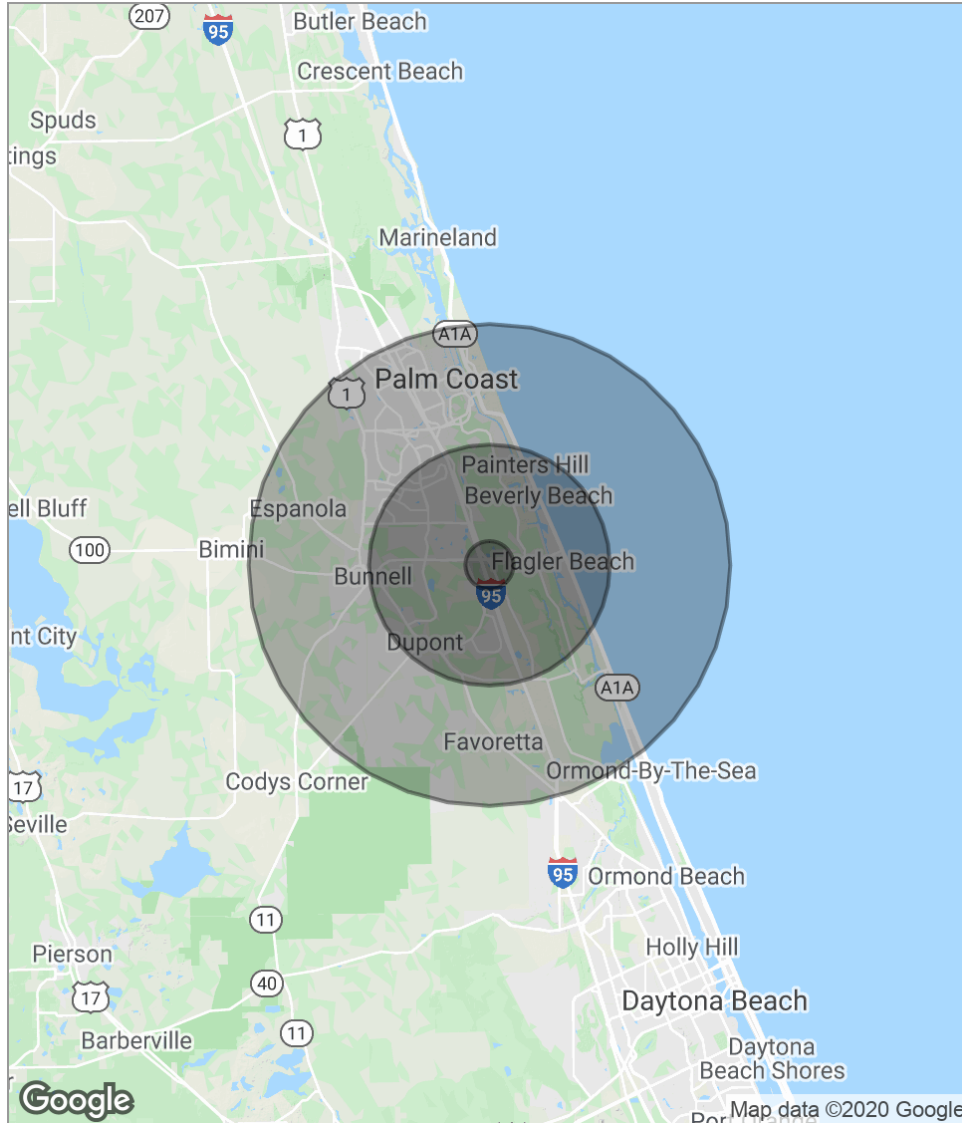
INFOGRAPHIC - 10 MINUTE DRIVE TIME



Location Maps



Demographics Map



POPULATION	1 MILE	5 MILES	10 MILES
Total population	957	33,909	93,557
Median age	47.5	43.5	48.1
Median age (Male)	47.2	43.0	47.6
Median age (Female)	47.6	43.5	48.2
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	385	12,888	37,580
# of persons per HH	2.5	2.6	2.5
Average HH income	\$64,246	\$62,191	\$62,373
Average house value	\$193,669	\$255,194	\$304,442

* Demographic data derived from 2010 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 15 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