PROPERTY SUMMARY

Airport Shoppes
Palm Coast, FL 32164



Property Summary

Total Square Footage	23,870 SQFT
Minimum Divisible	±1,500-4,007 SQFT
Lot Size	4 Acres
Property Type	Shopping Center

Property Overview

Airport Shoppes is the extension of the success of Airport Commons with tenants like Planet Fitness, Great Clips, Smoothie King, Bronx House Pizza and more... Located in one of the fastest growing corridors in Palm Coast, next to the new Walmart and BJ's shopping centers, joined by other strong national retailers such as Longhorn Steak House, Millers Ale House, Aldi, Target, Michael's, Ross, T.J. Maxx, Tractor Supply, and Florida Hospital Flagler.

Location Overview

Airport Shoppes is located on the southeast corner of E Moody Blvd (HWY 100) and Airport Road a signalized intersection with direct frontage on E Moody Blvd.

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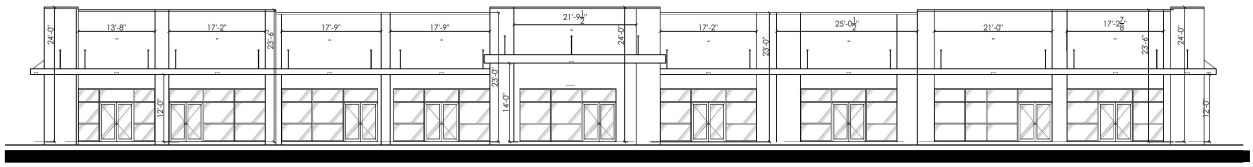
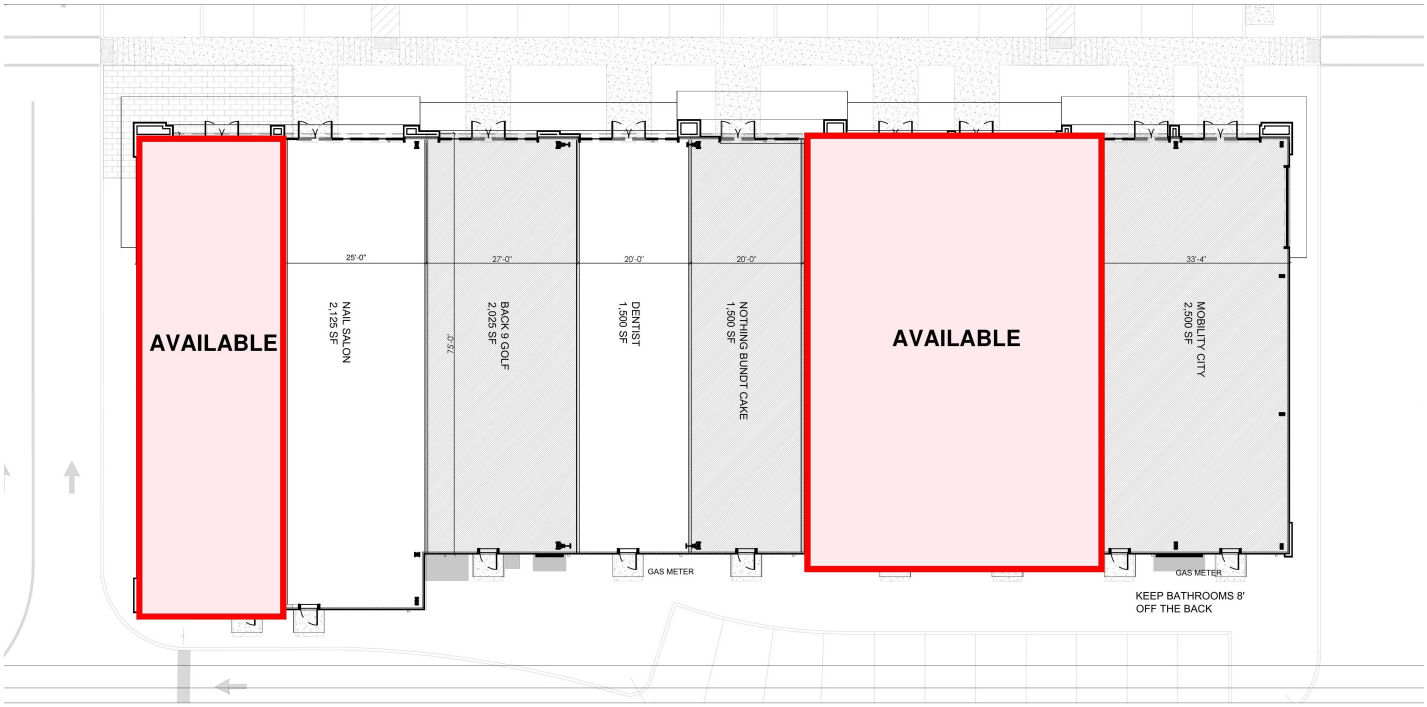
TENANT LAYOUT

Airport Shoppes
Palm Coast, FL 32164





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BUSINESS MAP

Airport Shoppes
Palm Coast, FL 32164



Executive Summary

5621 State Highway 100 E, Palm Coast, Florida, 32164
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 29.47485
Longitude: -81.20478

	1 mile	3 miles	5 miles
Population			
2010 Population	772	16,905	46,712
2020 Population	1,400	21,500	57,472
2025 Population	1,842	25,661	66,769
2030 Population	3,890	30,984	77,262
2010-2020 Annual Rate	6.13%	2.43%	2.09%
2020-2025 Annual Rate	5.37%	3.43%	2.90%
2025-2030 Annual Rate	16.13%	3.84%	2.96%
2020 Male Population	41.9%	47.5%	47.8%
2020 Female Population	58.1%	52.5%	52.2%
2020 Median Age	47.7	48.4	50.7
2025 Male Population	41.6%	48.1%	48.5%
2025 Female Population	58.4%	51.9%	51.5%
2025 Median Age	49.3	48.9	51.0

In the identified area, the current year population is 66,769. In 2020, the Census count in the area was 57,472. The rate of change since 2020 was 2.90% annually. The five-year projection for the population in the area is 77,262 representing a change of 2.96% annually from 2025 to 2030. Currently, the population is 48.5% male and 51.5% female.

Median Age

The median age in this area is 51.0, compared to U.S. median age of 39.6.

Race and Ethnicity			
2025 White Alone	61.0%	70.9%	72.4%
2025 Black Alone	19.9%	12.3%	11.2%
2025 American Indian/Alaska Native Alone	0.0%	0.3%	0.4%
2025 Asian Alone	2.2%	2.4%	2.3%
2025 Pacific Islander Alone	0.0%	0.0%	0.1%
2025 Other Race	3.5%	3.6%	3.5%
2025 Two or More Races	13.5%	10.3%	10.1%
2025 Hispanic Origin (Any Race)	17.4%	13.5%	12.8%

Persons of Hispanic origin represent 12.8% of the population in the identified area compared to 19.7% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 57.4 in the identified area, compared to 72.7 for the U.S. as a whole.

Households			
2025 Wealth Index	33	84	104
2010 Households	339	6,492	18,539
2020 Households	734	8,691	23,546
2025 Households	996	10,795	28,223
2030 Households	2,191	13,587	33,504
2010-2020 Annual Rate	8.03%	2.96%	2.42%
2020-2025 Annual Rate	5.99%	4.22%	3.51%
2025-2030 Annual Rate	17.08%	4.71%	3.49%
2025 Average Household Size	1.85	2.36	2.35

The household count in this area has changed from 23,546 in 2020 to 28,223 in the current year, a change of 3.51% annually. The five-year projection of households is 33,504, a change of 3.49% annually from the current year total. Average household size is currently 2.35, compared to 2.42 in the year 2020. The number of families in the current year is 19,760 in the specified area.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units. The Gini index measures the extent to which the distribution of income or consumption among individuals or households within an economy deviates from a perfectly equal distribution. A Gini index of 0 represents perfect equality, while an index of 100 implies perfect inequality.
Source: U.S. Census Bureau. Esri forecasts for 2025 and 2030. Esri converted Census 2010 into 2020 geography and Census 2020 data.

August 14, 2025

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Mortgage Income			
2025 Percent of Income for Mortgage	64.4%	33.4%	29.4%
Median Household Income			
2025 Median Household Income	$34,051	$67,717	$77,038
2030 Median Household Income	$49,474	$79,366	$86,438
2025-2030 Annual Rate	7.76%	3.23%	2.33%
Average Household Income			
2025 Average Household Income	$49,002	$90,819	$101,151
2030 Average Household Income	$74,412	$102,474	$113,725
2025-2030 Annual Rate	8.71%	2.44%	2.37%
Per Capita Income			
2025 Per Capita Income	$24,950	$38,360	$42,798
2030 Per Capita Income	$41,684	$45,108	$49,348
2025-2030 Annual Rate	10.81%	3.29%	2.89%
GINI Index			
2025 Gini Index	50.3	43.4	43.6

Households by Income

Current median household income is $77,038 in the area, compared to $81,624 for all U.S. households. Median household income is projected to be $86,438 in five years, compared to $92,476 all U.S. households.

Current average household income is $101,151 in this area, compared to $116,179 for all U.S. households. Average household income is projected to be $113,725 in five years, compared to $128,612 for all U.S. households.

Current per capita income is $42,798 in the area, compared to the U.S. per capita income of $45,360. The per capita income is projected to be $49,348 in five years, compared to $50,744 for all U.S. households.

Housing			
2025 Housing Affordability Index	36	70	80
2010 Total Housing Units	372	7,614	22,103
2010 Owner Occupied Housing Units	109	4,329	13,470
2010 Renter Occupied Housing Units	230	2,163	5,069
2010 Vacant Housing Units	33	1,122	3,564
2020 Total Housing Units	783	9,352	25,947
2020 Owner Occupied Housing Units	166	6,014	17,603
2020 Renter Occupied Housing Units	568	2,677	5,943
2020 Vacant Housing Units	66	682	2,404
2025 Total Housing Units	1,078	11,557	30,993
2025 Owner Occupied Housing Units	295	7,845	21,788
2025 Renter Occupied Housing Units	701	2,950	6,435
2025 Vacant Housing Units	82	762	2,770
2030 Total Housing Units	2,408	14,563	36,630
2030 Owner Occupied Housing Units	1,281	10,421	26,724
2030 Renter Occupied Housing Units	910	3,166	6,780
2030 Vacant Housing Units	217	976	3,126
Socioeconomic Status Index			
2025 Socioeconomic Status Index	42.3	52.3	54.4

Currently, 70.3% of the 30,993 housing units in the area are owner occupied; 20.8%, renter occupied; and 8.9% are vacant. Currently, in the U.S., 57.9% of the housing units in the area are owner occupied; 32.3% are renter occupied; and 9.8% are vacant. In 2020, there were 25,947 housing units in the area and 9.3% vacant housing units. The annual rate of change in housing units since 2020 is 3.44%. Median home value in the area is $361,918, compared to a median home value of $370,578 for the U.S. In five years, median value is projected to change by 3.41% annually to $427,996.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units. The Gini index measures the extent to which the distribution of income or consumption among individuals or households within an economy deviates from a perfectly equal distribution. A Gini index of 0 represents perfect equality, while an index of 100 implies perfect inequality.
Source: U.S. Census Bureau. Esri forecasts for 2025 and 2030. Esri converted Census 2010 into 2020 geography and Census 2020 data.

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Traffic Count Map

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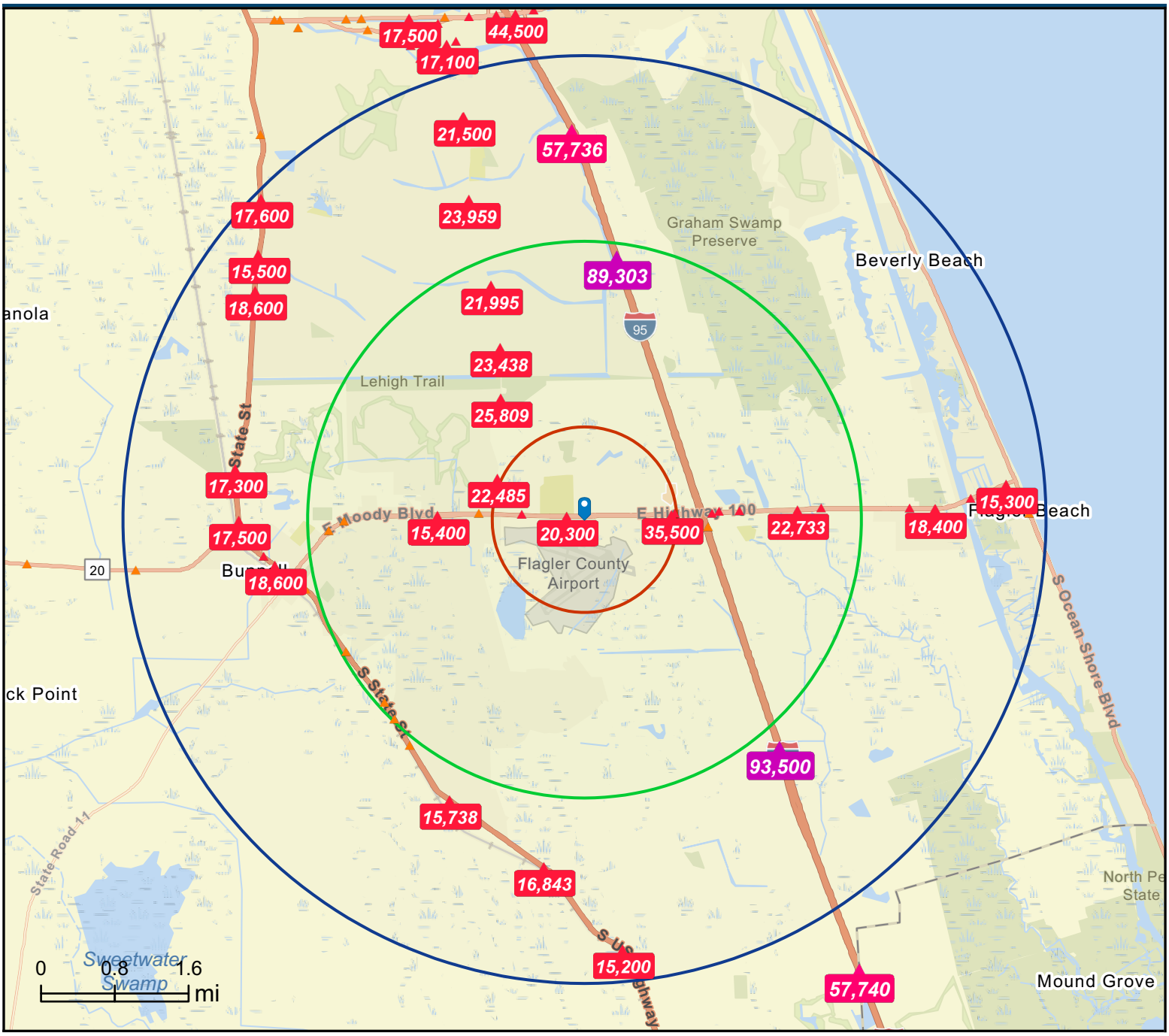
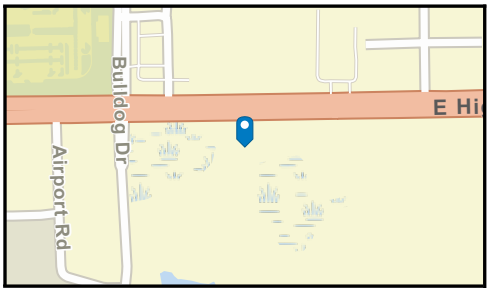
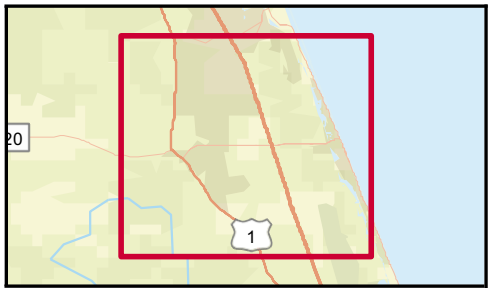




Average Daily Traffic Volume

- ***Up to 6,000 vehicles per day***
- ***6,001 - 15,000***
- ***15,001 - 30,000***
- ***30,001 - 50,000***
- ***50,001 - 100,000***
- ***More than 100,000 per day***



Source: ©2025 Kalibrate Technologies (Q1 2025).

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