

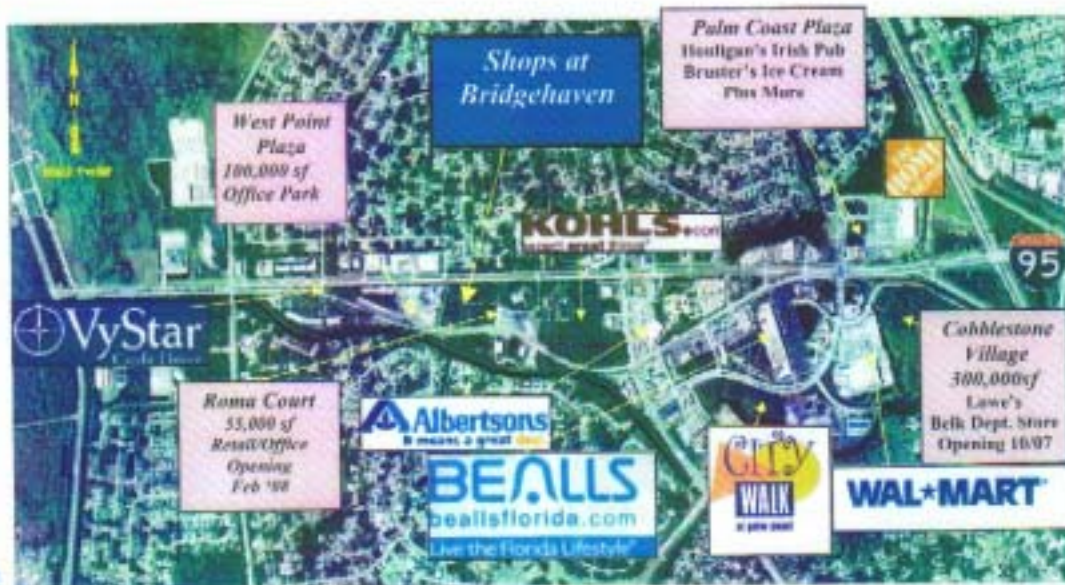
## Shops at Bridgehaven

PALM COAST PARKWAY at Bridgehaven  
PALM COAST FLORIDA 32137

THE NEWEST IN SHOPPING EXPERIENCE  
IN PALM COAST

### Development Summary

- Location:** 1 1/2 miles from I-95 in the center of Palm Coast Parkway at Bridgehaven Drive, Palm Coast, FL. Palm Coast is equidistant between St. Augustine and Daytona Beach, FL.
- Size:** 11 acres with 80,000 sf for retail development with two out parcel located in the center median of Palm Coast's busiest commercial corridor.
- Leasing:** Five buildings divisible into smaller tenant space for custom development or larger occupancy (see site plan)
- Traffic Counts:** Belle Terre Parkway (location of new Kohl's and Roma Court) 44,358 AADT
- Population:** City of Palm Coast 73,170  
Flagler County 93,170



## COMMUNITY SNAPSHOT

Located in the heart of Palm Coast's Commercial corridor, the Shops at Bridgehaven will be the central retail area of Palm Coast. Building Features include a total of 80,000 sq ft. The site is convenient from both the west and eastbound lanes of the Parkway.

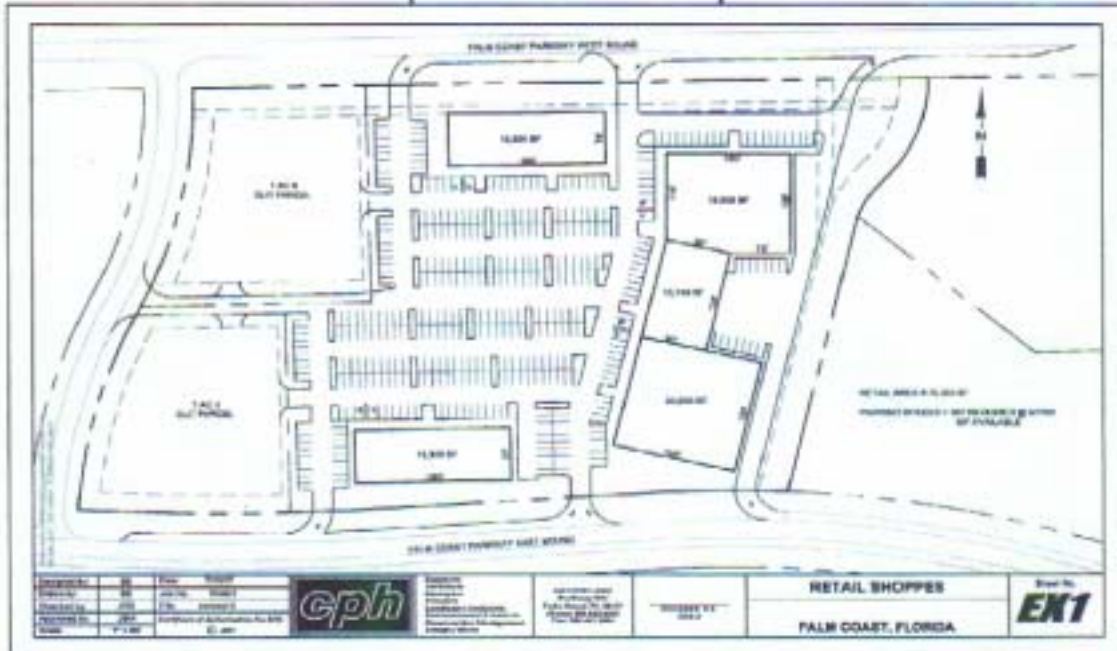
Shopping Center Retail Traffic Magazine reported May, 2007

Palm Coast is the best small town for retail development

\*Palm Coast owns the distinction of being the fastest-growing town in the United States and is a big reason why Flagler County, where it's located, is the fastest-growing county.\*

w/s 1 yr 002.

### SITE PLAN



**Flagler County**  
Join The Fastest Growing  
County in the United States

2007 Population	93,170
2015 Projected Population	187,715
Population Growth (1990-2006 in 5 mile ring)	179.01%
Median Household Income	\$41,834
Average Household Income	\$62,472