

PROPOSED SHOPPES AT GRANADA POINTE



PROPERTY DESCRIPTION

Proposed 19,981 SF Shoppes at Granada Pointe.
Target completion date Summer/Fall of 2024.
Retail center with a drive-thru endcap unit and inline units available 1,537 - 19,981 SF.
Join WAWA, Whistle Express Car Wash, Culver's, and IHOP (COMING SOON) at this high traffic, signalized Granada Boulevard location with great visibility.
Daytime Population 109,623 within a 5 mile radius.
Approximately 3.4 miles to Interstate 95.
Great location for Fast Food, Restaurant, Financial Services, Offices, Pharmacy, Retail, Insurance, and Medical Offices.
Estimated CAM, Real Estate Taxes, and Insurance \$6.50 per SF.

LOCATION DESCRIPTION

Located at the intersection of Granada Boulevard and Tomoka Avenue.

LOCATION ADDRESS

550 W. Granada Boulevard
Ormond Beach, FL 32174

JOHN W. TROST, CCIM
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OFFERING SUMMARY

LEASE RATE:	\$27.00 - \$37.00 NNN
AVAILABLE SF:	1,537 - 19,981 SF
YEAR BUILT:	Proposed
TRAFFIC COUNT:	34,000 AADT
ZONING:	PBD, Planned Business Development

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,887	26,279	49,169
TOTAL POPULATION	5,690	50,105	95,595
AVERAGE HH INCOME	\$48,088	\$56,000	\$56,583
DAYTIME POPULATION	9,293	50,871	109,623

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LEASE SPACES

LEASE INFORMATION

LEASE TYPE:	NNN	LEASE TERM:	Negotiable
TOTAL SPACE:	1,537 - 19,981 SF	LEASE RATE:	\$27.00 - \$37.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Unit 1	Available	2,800 SF	NNN	\$37.00 SF/yr	Endcap with Drive-Thru
Unit 2	Available	1,667 SF	NNN	\$27.00 SF/yr	Inline
Unit 3	Available	1,640 SF	NNN	\$27.00 SF/yr	Inline
Unit 4	Available	2,160 SF	NNN	\$28.50 SF/yr	Inline
Unit 5	Available	1,537 SF	NNN	\$27.00 SF/yr	Inline
Unit 6	Available	2,162 SF	NNN	\$28.50 SF/yr	Inline
Unit 7	Available	1,560 SF	NNN	\$27.00 SF/yr	Inline
Unit 8	Available	1,674 SF	NNN	\$27.00 SF/yr	Inline
Unit 9	Available	4,781 SF	NNN	\$31.00 SF/yr	Endcap

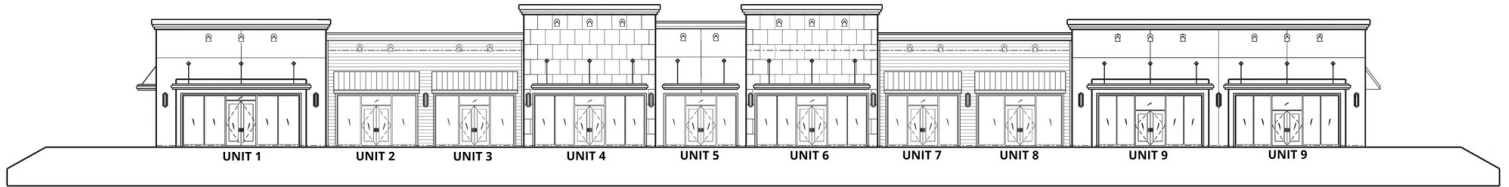
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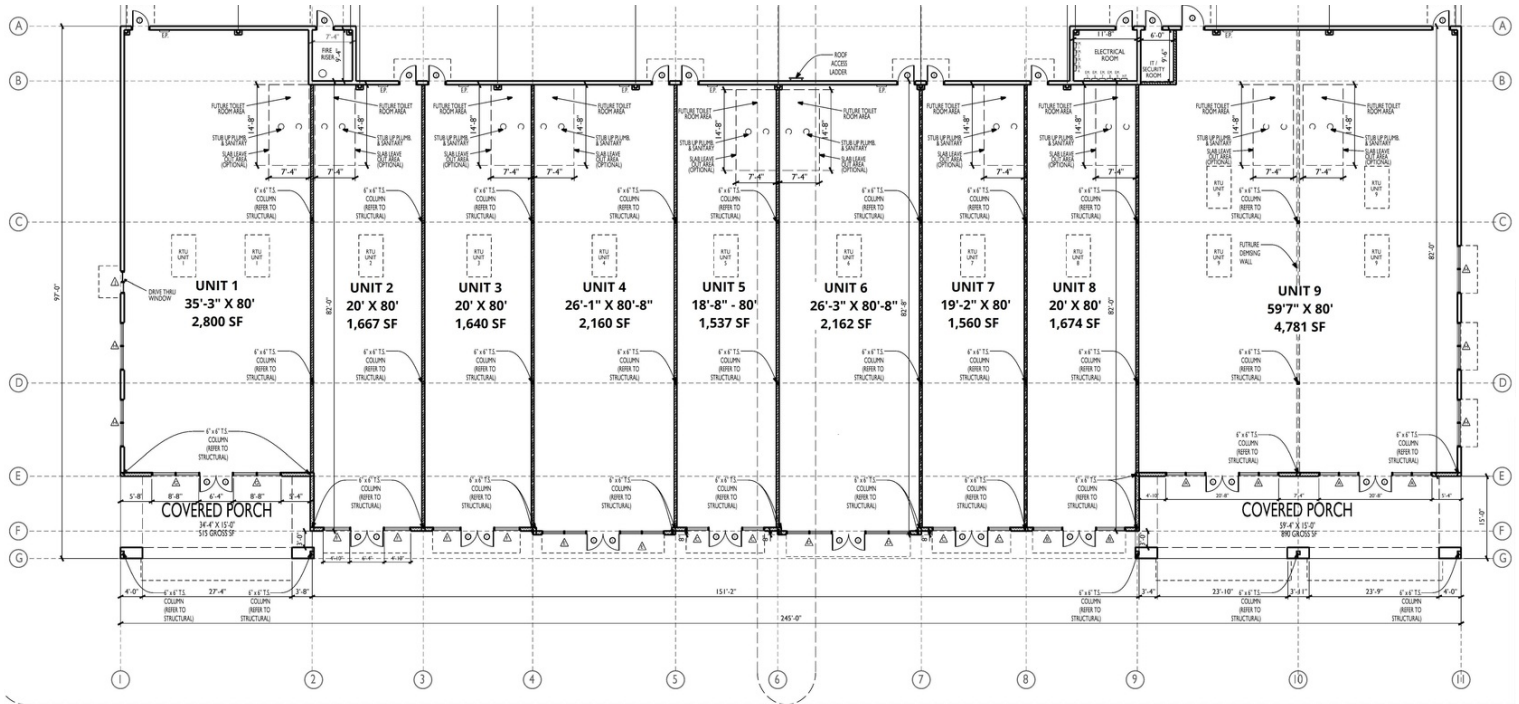


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PROPOSED ELEVATION & FLOOR PLAN



BUILDING ELEVATION
NORTH FACADE SCALE: 1/12"=1'-0"



FRONT OF BUILDING FACING GRANADA BOULEVARD

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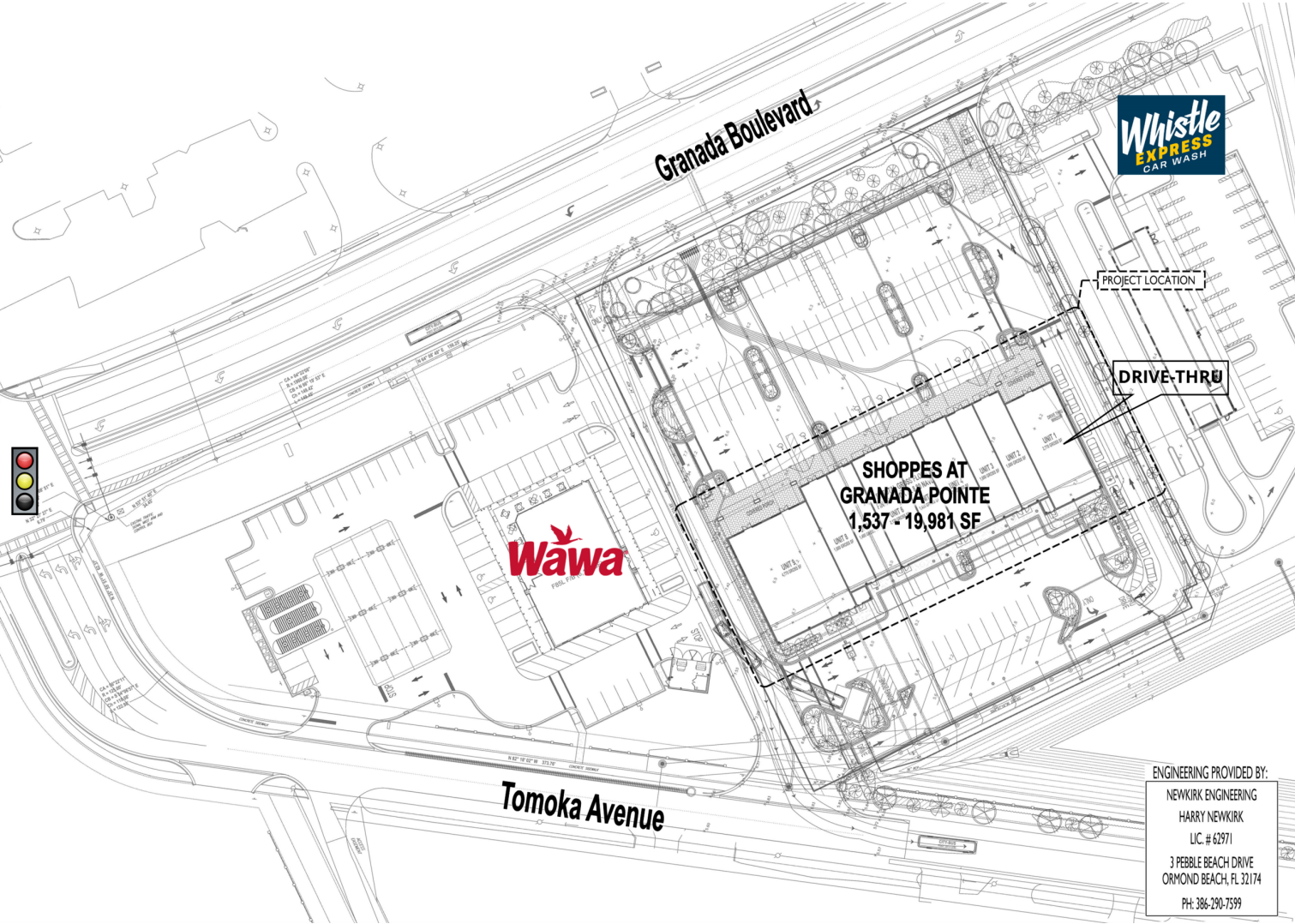
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SITE PLAN



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LOCATION MAPS



Map data ©2024 Imagery ©2024 Airbus, Maxar Technologies, U.S. Geological Survey

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