

GRAND PRESERVE | LPGA BLVD OFFICE/RETAIL PADS FOR SALE



PROPERTY DESCRIPTION

Grand Preserve | LPGA Boulevard Corridor. Office/Retail Building Pads For Sale with offsite retention, utilities stubbed, and parking area landscaping and parking area completed.

Building plans available.

Ready to pull permits.

Building Pad 1: 11,392 SF

Building Pad 2: 6,690 SF

Easy access to Ormond Beach, Interstate 95, AdventHealth Daytona Beach Hospital, Twin Lakes Medical Center, Tanger Outlets, and Tomoka Town Center.

Zoning permitted uses include: medical office, professional office, restaurant without drive-thru, retail sales, etc.

A condo association has been formed.

LOCATION DESCRIPTION

Located at the northeast corner of LPGA Boulevard and Grand Preserve Way just east of Clyde Morris Boulevard. Approximately 3.8 miles to Granada Boulevard, 1.9 miles to Interstate 95, and 2.3 miles to AdventHealth Daytona Beach Hospital.

JOHN W. TROST, CCIM

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OFFERING SUMMARY

SALE PRICE: BLDG PAD 1: \$2,107,520
BLDG PAD 2: \$1,237,650

PAD SIZES: BLDG PAD 1: 11,392 SF
BLDG PAD 2: 6,690 SF

TRAFFIC COUNT: 26,500 AADT

ZONING: PD-G

DEMOGRAPHICS 1 MILE 3 MILES 5 MILES

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,494	28,618	57,699
TOTAL POPULATION	8,940	59,603	114,329
AVERAGE HH INCOME	\$53,689	\$46,003	\$49,459

LOCATION ADDRESS

107 & 111 Grand Preserve Way, Daytona Beach, FL 32117

ADDITIONAL PHOTOS



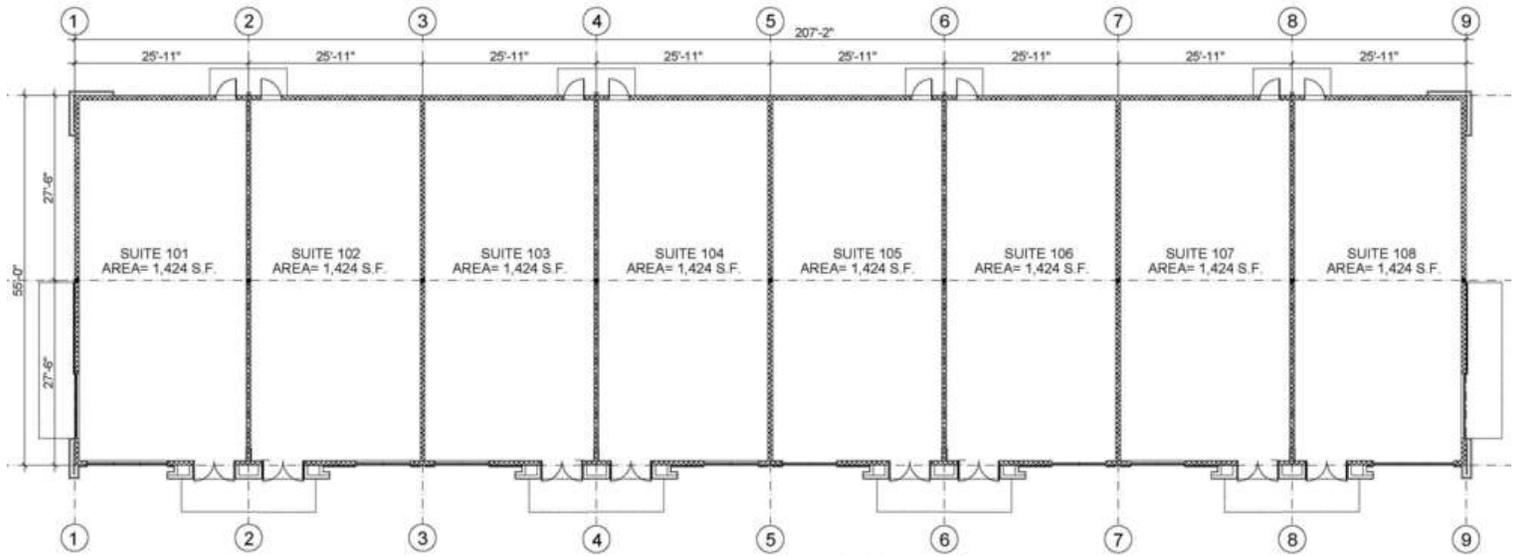
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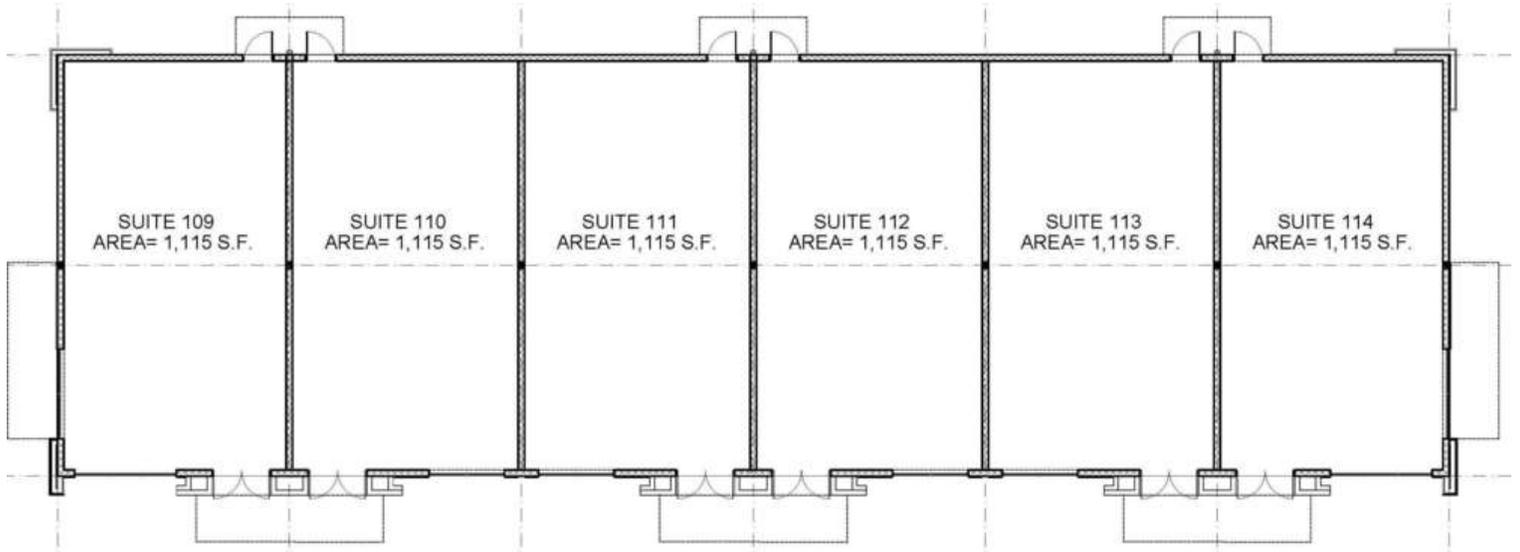
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PROPOSED BUILDING PAD FLOOR PLANS



BUILDING 1: 1,424 SF - 11,392 SF



BUILDING 2: 1,115 SF - 6,690 SF

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CONCEPTUAL SITE PLAN



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LOCATION MAPS



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