

SALE / LEASE

Ormond Central - Granada Boulevard Pad Ready Sites

756-764 W. GRANADA BOULEVARD

Ormond Beach, FL 32174

PRESENTED BY:

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SOLD

**COMING SOON
106,140 SF
3-STORY
SELF STORAGE**

**UNIT 2 - RESTAURANT
(1.066 Acres)
4,316 SF
53 PARKING SPACES**

**CELL
TOWER**

**UNIT 3 - RESTAURANT
(1.47 Acres)
4,600 SF
64 PARKING SPACES**

**UNIT 4 - RESTAURANT
(0.80 Acres)
1,839 SF
28 PARKING SPC**

**STORMWATER PARCEL
(1.914 ACRES)**

PROPERTY DETAILS

PROPERTY DESCRIPTION

Ormond Central - Granada Boulevard sites available For Sale or Ground Lease.

Pad Ready Sites with Offsite Retention and Utilities completed.

Located at the SEC of Granada Boulevard and Old Kings Road.

Great visibility and exposure on Ormond Beach's busy business corridor.

A few of the last remaining sites available on Granada Boulevard.

102,610 Total Daytime Population within a 5 mile radius.

Approximately 3.4 miles to Interstate 95.

Great location for Grocery, Discount Store, Fast Food, Restaurant, Financial Services, Offices, Retail, Insurance, and Medical Offices.

Near a Publix anchored center, Walgreens, and CVS.

689+/- feet of frontage on Granada Boulevard.

Westbound turn lane to be installed.

Cell tower area not included included with Unit 2.

PARCELS AVAILABLE FOR SALE OR GROUND LEASE:

- Unit 1:** (2.74+/- Acres) - SOLD - Coming Soon 106,140 SF 3-Story Self Storage
- Unit 2:** (1.066+/- Acres) Proposed Restaurant 4,316 SF - For Sale \$1,279,200 or Ground Lease \$95,940 Annually
- Unit 3:** (1.47+/- Acres) Proposed Restaurant/Bank 4,600 SF - For Sale \$1,764,000 or Ground Lease \$132,300 Annually
- Unit 4:** (0.80+/- Acres) Proposed Restaurant 1,839 SF - For Sale \$1,100,000 or Ground Lease \$82,500 Annually

LOCATION ADDRESS

756-764 W. Granada Boulevard
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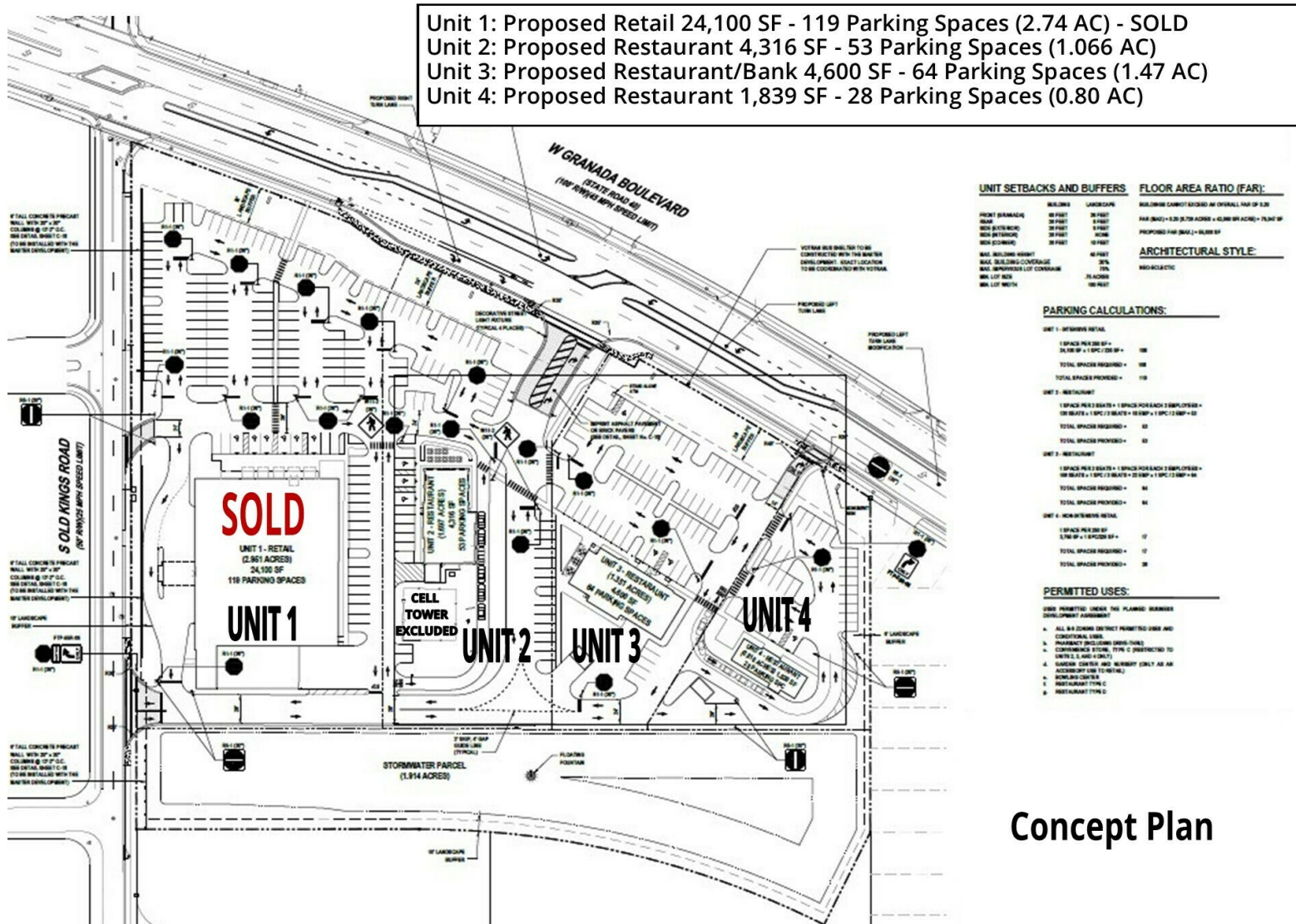


OFFERING SUMMARY

SALE PRICE:	\$1,100,000 - \$1,764,000
GROUND LEASE:	\$82,500 - \$132,300 Annually
LOT SIZE:	0.80 - 3.34+/- Acres
TRAFFIC COUNT:	34,000 AADT
TRADE AREA:	Population 96,928 Average HHI \$81,189 Daytime Population 105,030
ZONING:	PBD, Planned Business Development



CONCEPT PLAN



Concept Plan

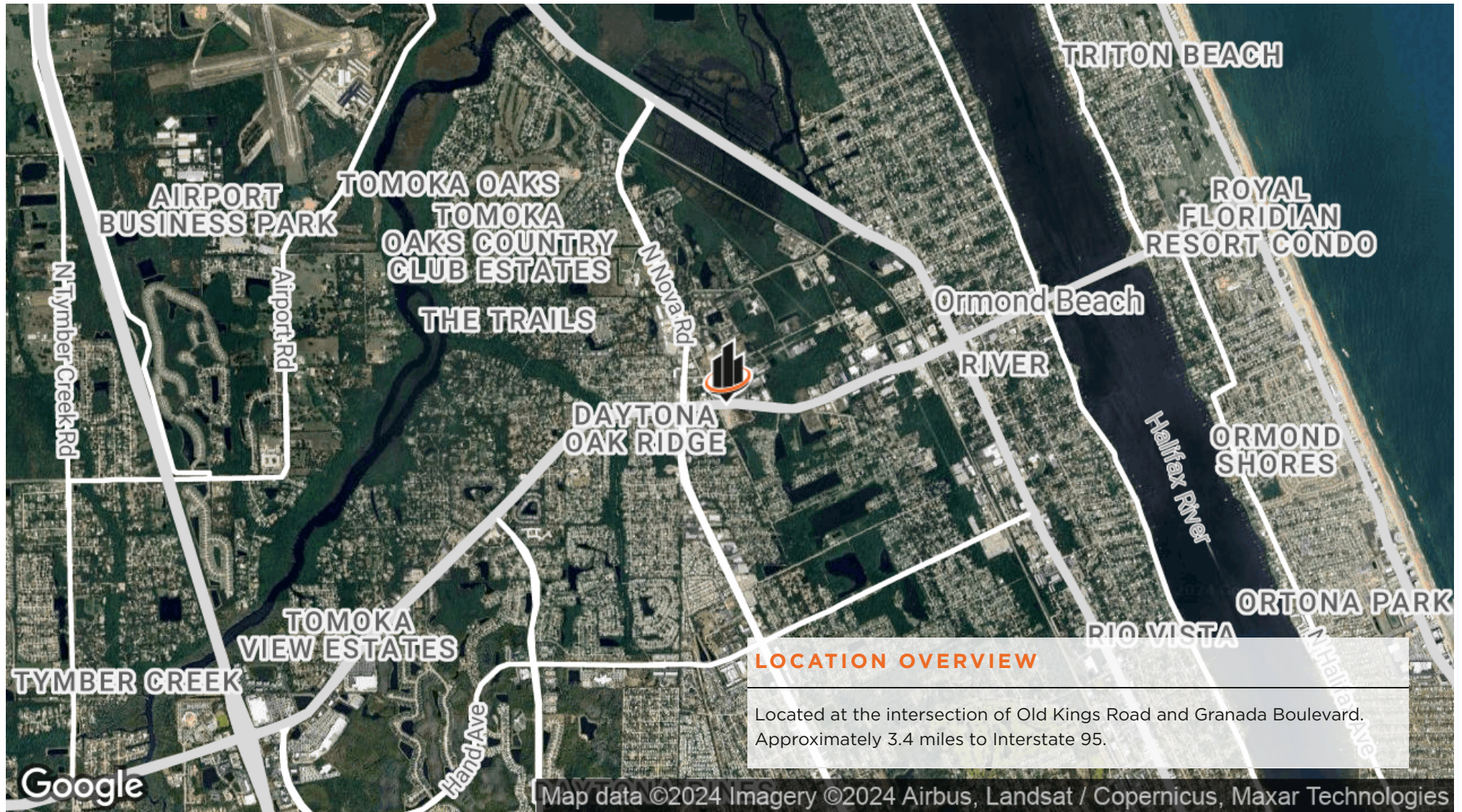
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LOCATION MAP



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RETAILER MAP



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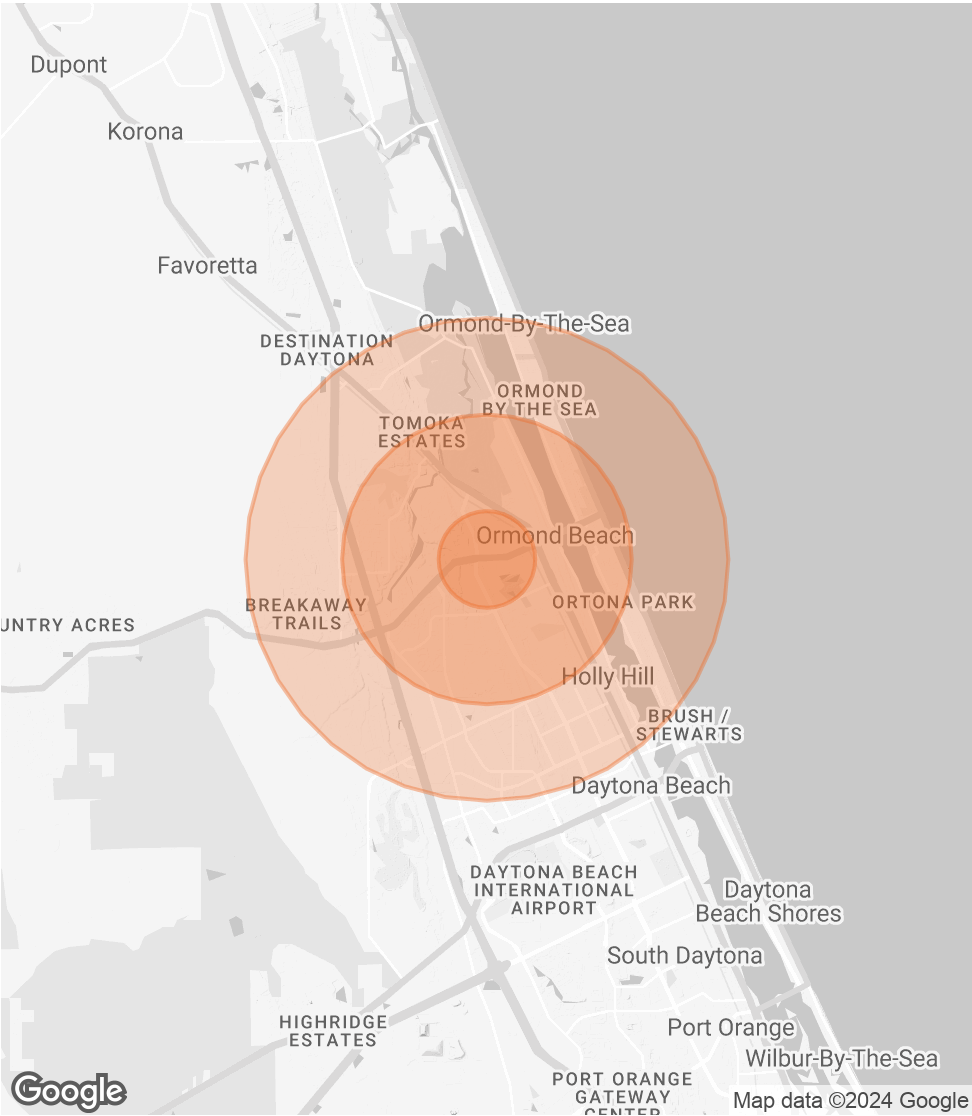


DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	8,932	51,117	96,928
AVERAGE AGE	46.1	48.3	45.8
AVERAGE AGE (MALE)	45.8	46.1	44.0
AVERAGE AGE (FEMALE)	46.5	49.6	47.0

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	4,205	23,189	43,529
# OF PERSONS PER HH	2.4	2.2	2.3
AVERAGE HH INCOME	\$69,195	\$83,492	\$81,189
AVERAGE HOUSE VALUE	\$215,069	\$198,005	\$190,247

* Demographic data derived from 2020 ACS - US Census



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