

RETAIL SPACE FOR LEASE



PROPERTY DESCRIPTION

Shadow Center to Winn Dixie.
1,260 SF retail space available for lease.
Unit 351 is a former retail store.
Great visibility and signage on Granada Boulevard.
Inline unit with plenty of parking.
Join Winn Dixie, Taco Bell, Domino's Pizza, La Gourmandise French Bakery & Pastry, Nails Time, Best Wishes Flowers & Gifts, Hot Wok, Moe's Southwest Grill, and Stoked Poke.
Ready for immediate occupancy.
Estimated CAM and Real Estate Taxes \$5.96 per SF.

LOCATION DESCRIPTION

Located on Granada Boulevard at the northeast corner of Granada Boulevard and Orchard Street in the Winn Dixie shopping center. Approximately 3.8 miles to Interstate 95.

LOCATION ADDRESS

351 W. Granada Boulevard
Ormond Beach, FL 32174

JOHN W. TROST, CCIM

Principal | Senior Advisor
O: 386.301.4581 | C: 386.295.5723
john.trost@svn.com

OFFERING SUMMARY

LEASE RATE:	\$20.00 NNN
AVAILABLE SF:	Unit 351: 1,260 SF
YEAR BUILT:	1984
TRAFFIC COUNT:	31,000 AADT
ZONING:	B-4, Central Business

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,604	26,100	48,553
TOTAL POPULATION	5,548	48,615	93,813
AVERAGE HH INCOME	\$48,462	\$55,079	\$57,181

ADDITIONAL PHOTOS



JOHN W. TROST, CCIM

Principal | Senior Advisor

O: 386.301.4581 | C: 386.295.5723

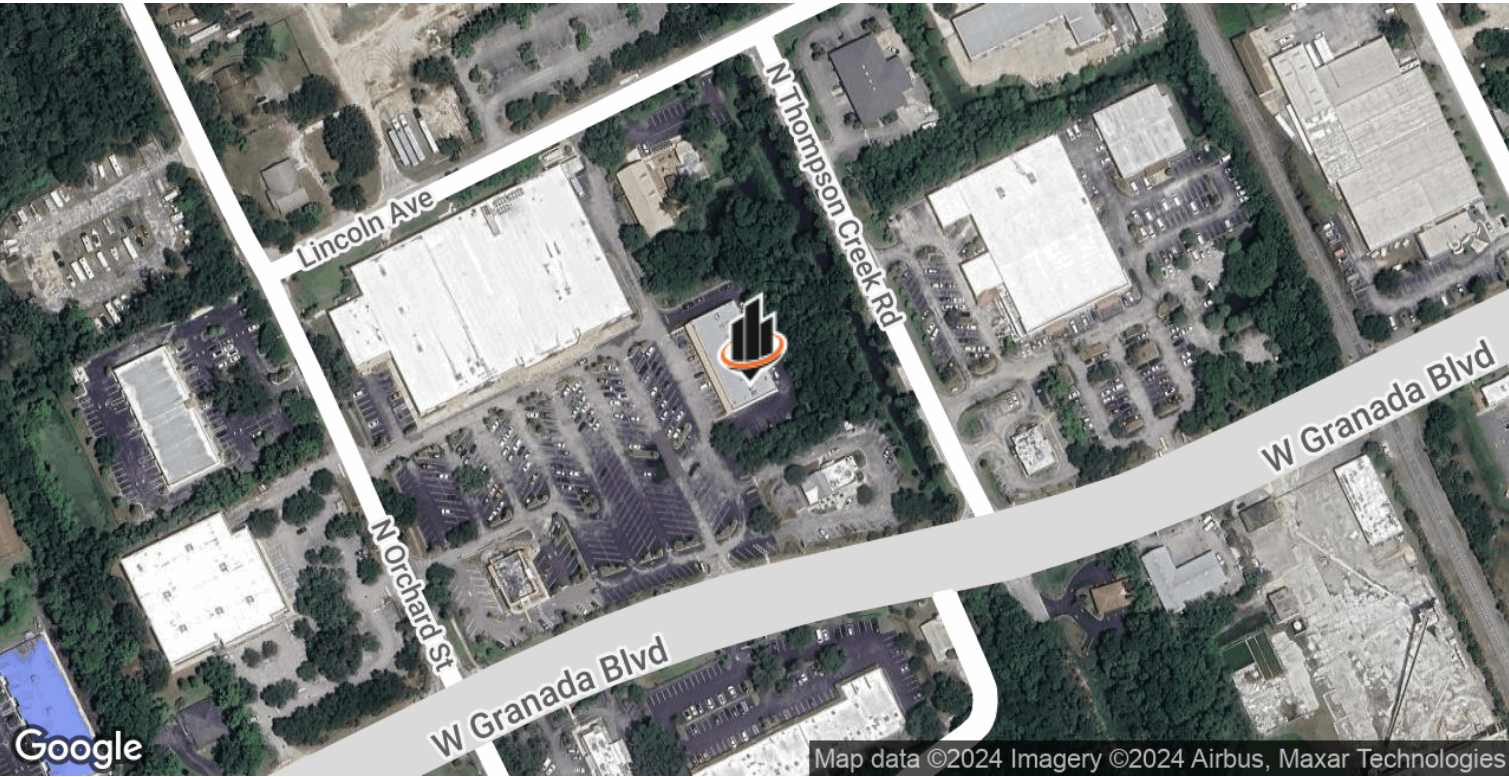
john.trost@svn.com

RETAIL SPACE FOR LEASE | 351 W. Granada Boulevard Ormond Beach, FL 32174

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction. All SVN offices are independently owned and operated.



LOCATION MAPS



JOHN W. TROST, CCIM
Principal | Senior Advisor
O: 386.301.4581 | C: 386.295.5723
john.trost@svn.com

RETAIL SPACE FOR LEASE | 351 W. Granada Boulevard Ormond Beach, FL 32174

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction. All SVN offices are independently owned and operated.

