

SALE

West Granada Retail Site-0.80 Acres

1641 W GRANADA BLVD

Ormond Beach, FL 32174

PRESENTED BY:

MITAL SARAIYA **CARL W. LENTZ IV, MBA, CCIM**

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FL #BK3068067

AADT 34,500

Granada Blvd



PROPERTY SUMMARY

OFFERING SUMMARY

SALE PRICE:	\$1,200,000
LOT SIZE:	0.8 Acres
PRICE / ACRE:	\$1,500,000
ZONING:	Ormond Beach B-7
MARKET:	Daytona Beach
TRAFFIC COUNT:	35,000
APN:	4125-00-00-0085

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PROPERTY OVERVIEW

Over 200' of Frontage on West Granada adjacent to I-95 with a traffic count of 35,000. This parcel is zoned B-7 in the City of Ormond Beach.

PROPERTY HIGHLIGHTS

- Over 200' of West Granada Frontage
- 35,000 Square Feet, 0.80 Acres of Retail Land
- Possibility to Add Additional Land in Back
- Great Exposure on Granada and Access to I-95
- Right In, Right Out Only
- Zoned B-7 in the City of Ormond Beach-Retail Sales & Service

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ADDITIONAL PHOTOS



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ADDITIONAL PHOTOS

Sec. 2-28. B-7, Highway Tourist Commercial Zoning District.

A. PURPOSE: The purpose of the B-7, Highway Tourist Commercial Zoning District is to provide for a variety of tourist facilities and tourist-related support activities in an attractive setting which will promote pedestrian activity and reinforce positive visitor experience. This district is designed for use within or in close proximity to other districts within which major transient lodging development has occurred or is permitted.																
B. DIMENSIONAL STANDARDS																
1.	2.	3.	4.	5.	6.	7.	8.	9.								
Type	Density	Maximum Building Height	Maximum Building Coverage	Maximum Impervious Lot Coverage	Minimum Lot Size	Minimum Lot Width	Minimum Lot Depth	Setbacks								
								a.	b.	c.	d.	e.				
								Front	Rear	Side	Street Side/ Corner	Waterbody				
Nonresidential Uses	36 (transient lodging)	50'	40%	75%	20,000 SF	100'	N/A	20'	20' 30' if abutting residential district; 5' additional combined side yard required for each story over 2	10' 20' when abutting a multifamily district; 25' when abutting a single-family district; 5' of additional combined yard area required for each story over 2	20'	30'				
Multifamily	10	50'	40%	75%	20,000 SF	100'	N/A	20'	20' 30' if abutting residential district	10' when abutting a multifamily district; 25' when abutting a single-family district	20'	30'				
C. PERMITTED USES			D. CONDITIONAL USES				E. SPECIAL EXCEPTION USES			F. OTHER STANDARDS						
1. Adult Day Care Center 2. Assisted Living Facility 3. Business and Professional Office 4. Business Service 5. Clubs and Fraternal Organization 6. Convenience Store, Type A 7. Financial Institution 8. Funeral Home 9. Instructional Physical Activity 10. Retail Sales and Service 11. School, Public 12. Transient Lodging 13. Veterinarian			1. Bar 2. Community Residential Home 3. Convenience Store, Type B 4. Convenience Store, Type C 5. Dwelling, Multifamily 6. Family Day Care Home 7. Golf Course, Contoured 8. Hospital 9. House of Worship 10. Nightclub 11. Parking Lot 12. Parking Garage 13. Parks and Recreation Facilities, Private 14. Parks and Recreation Facilities, Public 15. Personal Services 16. Public Facilities 17. Public Utilities 18. Recreational Facilities, Indoor 19. Restaurant, Type "A" 20. Restaurant, Type "B" 21. Restaurant, Type "C" 22. School, Private 23. Shopping Center 24. Telecommunications Towers, Camouflaged 25. Theater 26. Wind Energy System				1. Automatic Amusement Center 2. Nightclub 3. Outdoor Activity 4. Outdoor Storage 5. Recreational Facilities, Outdoor. 6. Telecommunication Tower 7. Vehicle Rental			All development must comply with the following requirements: 1. Wetlands (chapter 3, article II). 2. Special corridors and buffer requirements (chapter 3, article I). 3. See conditional and special exception regulations (chapter 2, article IV). 4. Multifamily residential dwelling units shall have the following minimum square footage per bedroom: <table><tr><td>One Bedroom = 600 SF</td><td>Three Bedrooms = 900 SF</td></tr><tr><td>Two Bedrooms = 750 SF</td><td>Each Additional Bedroom = 150 SF</td></tr></table>			One Bedroom = 600 SF	Three Bedrooms = 900 SF	Two Bedrooms = 750 SF	Each Additional Bedroom = 150 SF
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G. PERMITTED ACCESSORY USES: Accessory uses customarily associated with, dependent on and incidental to their permitted principal uses, provided that such uses conform to the regulations set forth in chapter 2, article III.																

(Ord. No. 2012-03, § 6, 2-7-2012; Ord. No. 2014-39, §§ 5, 6, 1-6-2015; Ord. No. 2015-11, § 6, 4-7-2015)

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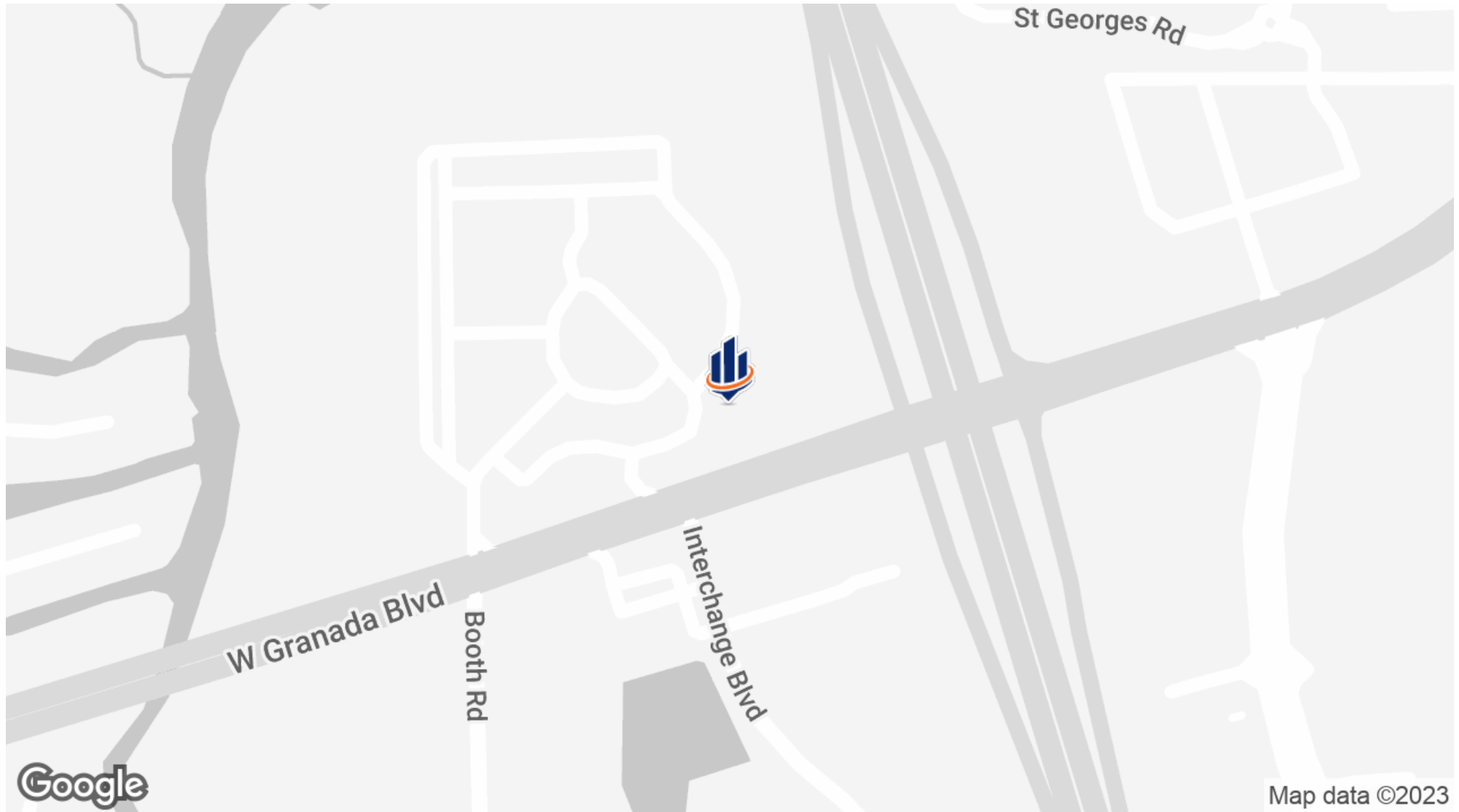
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LOCATION MAP



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DEMOGRAPHICS MAP & REPORT

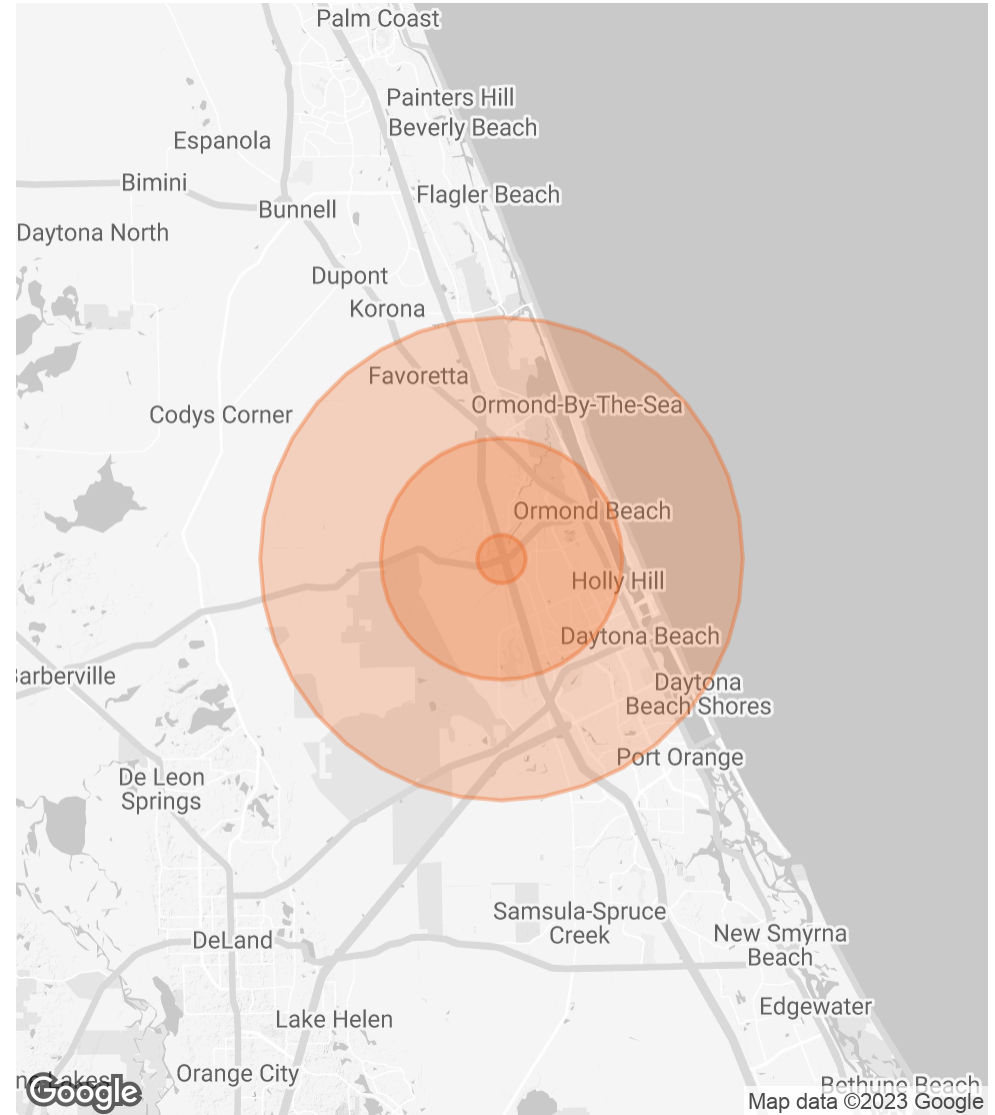
POPULATION

	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	1,850	58,258	168,551
AVERAGE AGE	50.9	44.5	42.8
AVERAGE AGE (MALE)	50.2	42.6	41.2
AVERAGE AGE (FEMALE)	49.5	45.7	44.5

HOUSEHOLDS & INCOME 1 MILE 5 MILES 10 MILES

TOTAL HOUSEHOLDS	825	24,809	70,204
# OF PERSONS PER HH	2.2	2.3	2.4
AVERAGE HH INCOME	\$77,040	\$53,375	\$53,492
AVERAGE HOUSE VALUE	\$343,884	\$211,705	\$204,499

* Demographic data derived from 2020 ACS - US Census



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