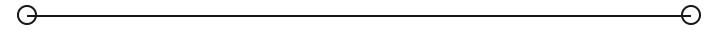


SALE / LEASE

Ormond Central - Granada Boulevard Development Site

700 BLOCK OF W. GRANADA BOULEVARD

Ormond Beach, FL 32174



PRESENTED BY:

JOHN W. TROST, CCIM
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PROPERTY DETAILS

PROPERTY DESCRIPTION

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

Proposed Net Usable Sites with Offsite Retention and Utilities Stubbed. 8.94+/- Acre Site located at the southeast corner of Granada Boulevard and Old Kings Road.

Cell tower area not included included with Unit 2.

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

One of the few remaining parcels on Granada Boulevard to be developed.

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.

Full set of civil drawings available.

Westbound turn lane to be installed.

Site should be ready for delivery in Summer 2023.

PARCELS AVAILABLE FOR SALE OR GROUND LEASE:

Unit 1: (2.95+/- Acres) Proposed Retail 24,100 SF - UNDER CONTRACT

Unit 2: (1.68+/- Acres) Proposed Restaurant 4,316 SF - For Sale \$1,550,000 or Ground Lease \$100,000 Annually

Unit 3: (1.35+/- Acres) Proposed Restaurant/Bank 4,600 SF - For Sale \$1,485,000 or Ground Lease \$118,800 Annually

Unit 4: (0.82+/- Acres) Proposed Restaurant 1,839 SF - For Sale \$902,000 or Ground Lease \$72,160 Annually



OFFERING SUMMARY

SALE PRICE:	\$902,000 - \$1,550,000
GROUND LEASE:	\$72,160 - \$118,800 Annually
LOT SIZE:	0.82 - 3.85+/- Acres
TRAFFIC COUNT:	34,000 AADT
TRADE AREA:	Population 96,928 Average HHI \$81,189 Daytime Population 102,610
ZONING:	PBD, Planned Business Development

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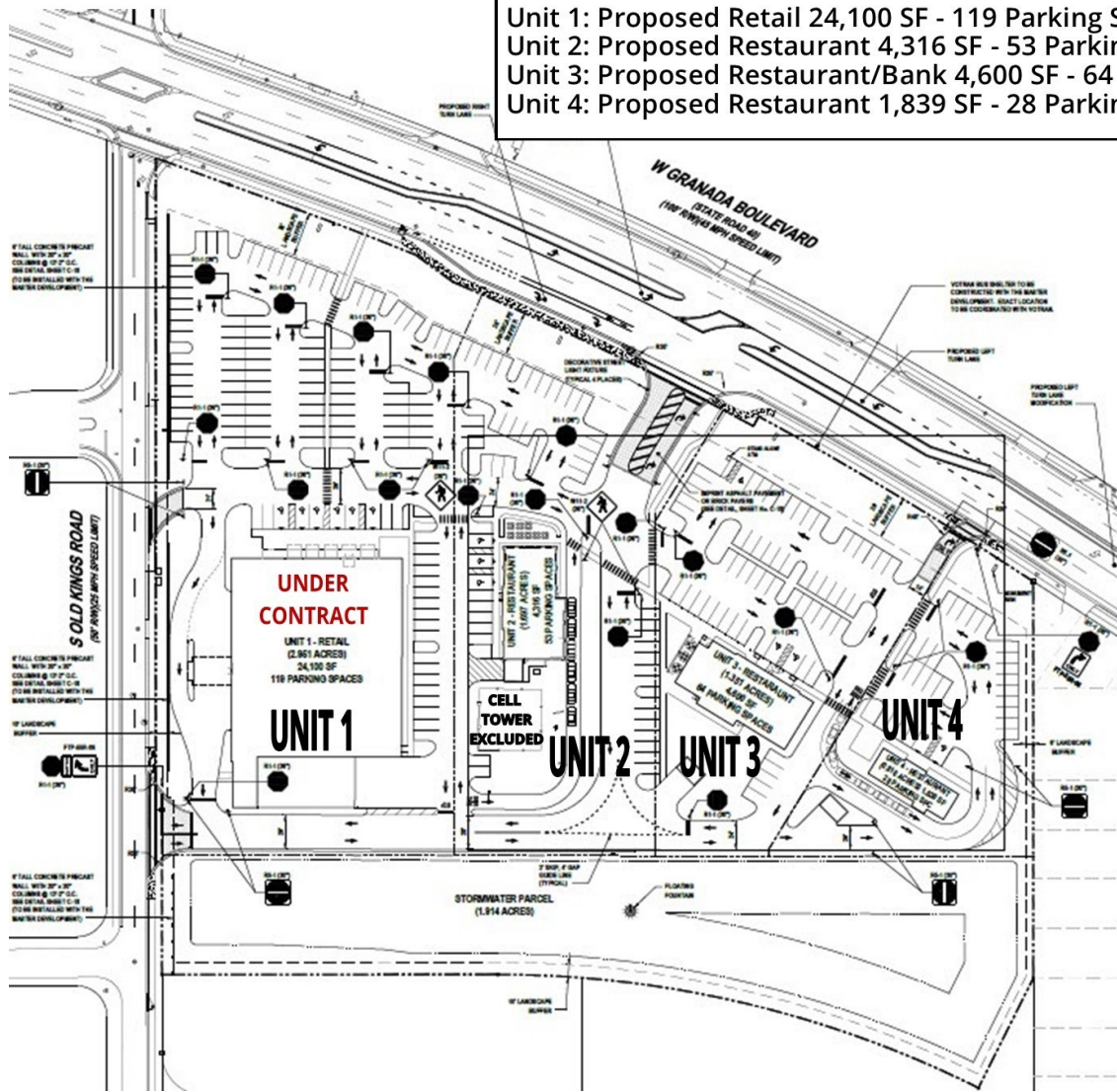
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CONCEPT PLAN

Unit 1: Proposed Retail 24,100 SF - 119 Parking Spaces (2.95 AC) - Under Contract
 Unit 2: Proposed Restaurant 4,316 SF - 53 Parking Spaces (1.68 AC)
 Unit 3: Proposed Restaurant/Bank 4,600 SF - 64 Parking Spaces (1.35 AC)
 Unit 4: Proposed Restaurant 1,839 SF - 28 Parking Spaces (0.82 AC)



UNIT SETBACKS AND BUFFERS			FLOOR AREA RATIO (FAR):	
FRONT SETBACK	30 FEET	LANDSCAPE	BUILDINGS CANNOT EXCEED AN OVERALL FAR OF 0.20	
REAR SETBACK	30 FEET	LANDSCAPE	FAR (MAX) = 0.20 (2.75 ACRES + 42,000 SF ACRES) = 0.20 X 47	
SIDE (INTERIOR) SETBACK	30 FEET	LANDSCAPE	PROPOSED FAR (MAX.) = 0.20 X 47	
SIDE (CORNER) SETBACK	30 FEET	LANDSCAPE		
MAX. BUILDING HEIGHT	40 FEET	ARCHITECTURAL STYLE:	MODERNISTIC	
MAX. BUILDING COVERAGE	30%			
MAX. IMPAVED LOT COVERAGE	75%			
MIN. LOT SIZE	31,400 SF			
MIN. LOT WIDTH	100 FEET			

PARKING CALCULATIONS:

UNIT 1 - RETAIL	1 SPACES PER 200 SF + 1 SPACES PER 1,000 SF	119
UNIT 2 - RESTAURANT	1 SPACES PER 200 SF + 1 SPACES PER 1,000 SF	53
UNIT 3 - RESTAURANT/BANK	1 SPACES PER 200 SF + 1 SPACES PER 1,000 SF	64
UNIT 4 - RESTAURANT	1 SPACES PER 200 SF + 1 SPACES PER 1,000 SF	28
TOTAL		264

PERMITTED USES:

- USE PERMITTED UNDER THE PLANNED BUSINESS DEVELOPMENT ZONING
- ALL USES SHALL BE SUBJECT TO THE CITY OF ORMOND BEACH ZONING ORDINANCE
- PERMITTED USES INCLUDE:
- RESTAURANT
- RESTAURANT/BANK
- RESTAURANT/CAFETERIA
- RESTAURANT/ICE CREAM PARLOR
- RESTAURANT/PIZZERIA
- RESTAURANT/THEATRE
- RESTAURANT/TYNDAL
- RESTAURANT/TYNDAL

Concept Plan

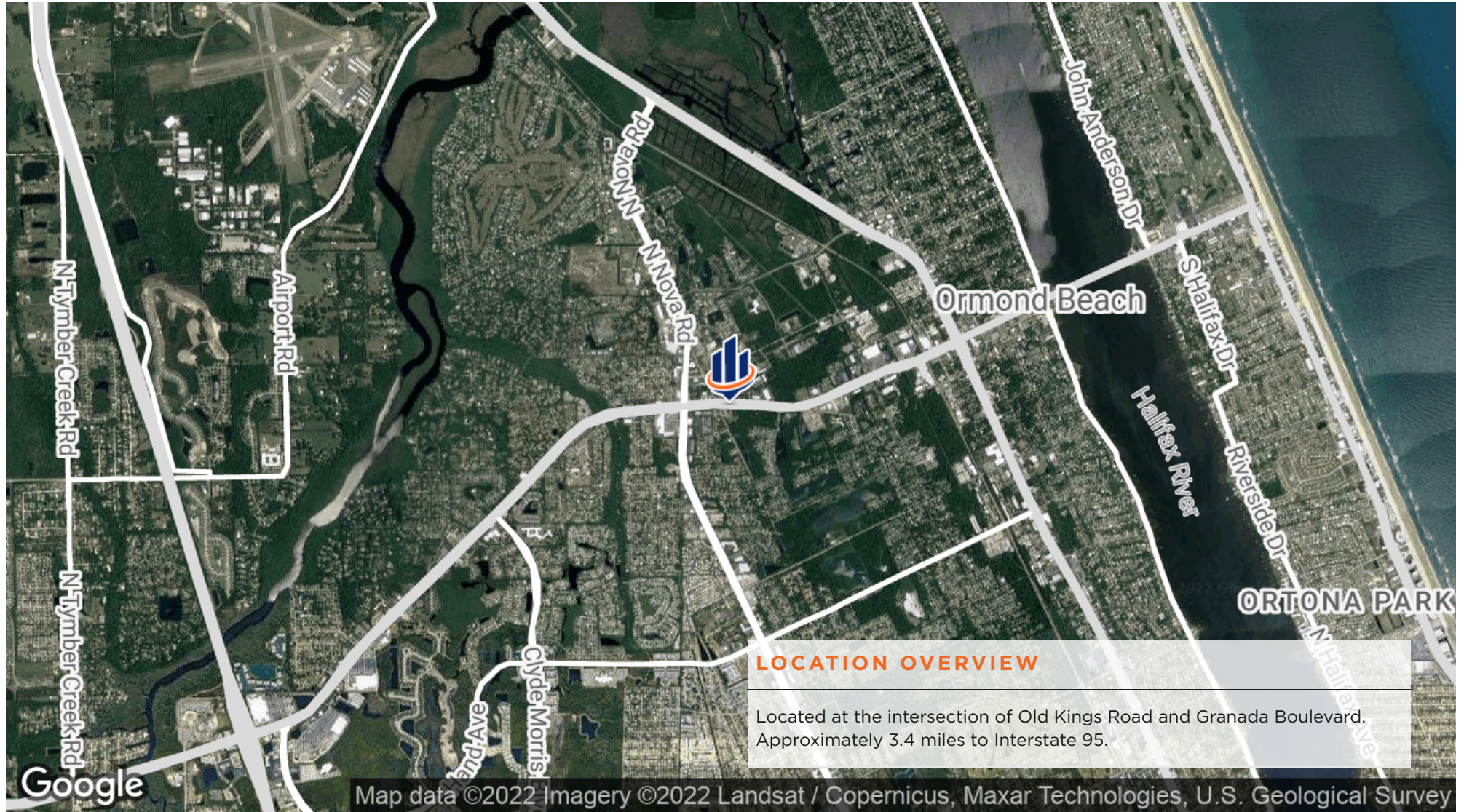
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LOCATION MAP



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RETAILER MAP



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DEMOGRAPHICS MAP & REPORT

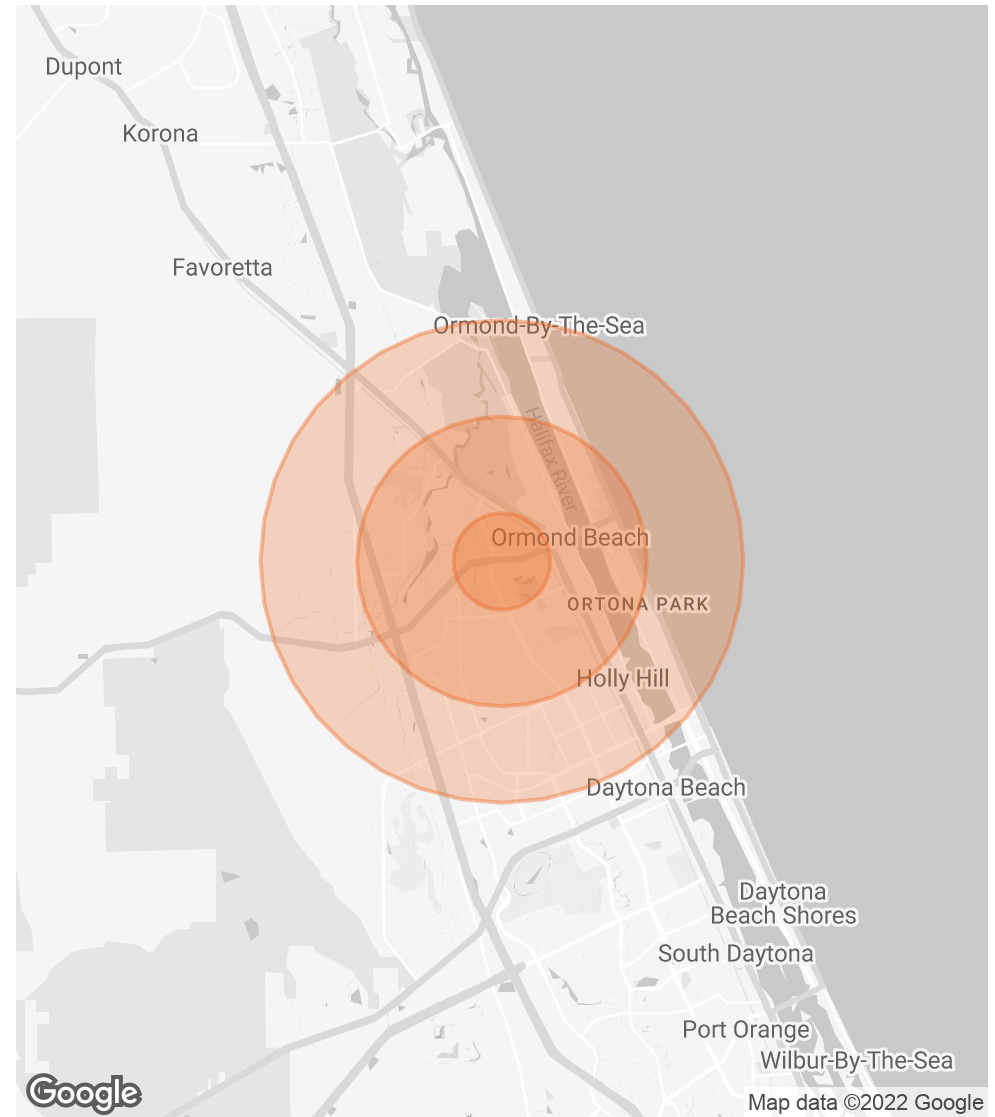
POPULATION

	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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