

SALE / LEASE

Granada Boulevard Development Sites

600 BLOCK OF W. GRANADA BOULEVARD

Ormond Beach, FL 32174

PRESENTED BY:

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Wawa

**CAMEL
PREMIUM EXPRESS
CAR WASH**

**UNIT 2
2.57 +/- AC
RETAIL**

**UNIT 4
5.36 +/- AC
GROCERY SITE**

STORMWATER PARCEL
(6.713 AC)

SVN
ALLIANCE
COMMERCIAL REAL ESTATE ADVISORS

PROPERTY DETAILS & HIGHLIGHTS

PROPERTY DESCRIPTION

GRANADA POINTE - Granada Boulevard "PAD READY" development sites available.

Join WAWA and Camel Premium Express Car Wash at this high traffic, signalized Granada Boulevard location with great visibility.

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

Daytime Population 109,623 within a 5 mile radius.

Approximately 3.4 miles to Interstate 95.

Great location for Grocery, Discount Store, Fast Food, Restaurant, Financial Services, Offices, Pharmacy, Bowling Center, Recreational Facility (indoor), Garden Center and Nursery, Retail, Insurance, and Medical Offices.

798+/- feet of frontage on Granada Boulevard. Offsite stormwater for all parcels.

PARCELS AVAILABLE FOR SALE OR GROUND LEASE 1.5 - 11+/- ACRES:

Unit 1: Camel Premium Express Car Wash

Unit 2: (2.57+/- AC) Proposed Retail 26,000 SF - 105 Parking Spaces - WILL CONSIDER GROUND LEASE

Unit 3: WAWA

Unit 4: (5.36+/- AC) Proposed Grocery 41,952 SF - 183 Parking Spaces - GROUND LEASE

Outparcel to Proposed Grocery Site: (1.5+/- AC) - GROUND LEASE

North Parcel 1: (1.65+/- AC) Proposed Drive-Thru Restaurant 4,500 SF - 79 Parking Spaces - UNDER CONTRACT

North Parcel 2: (1.515+/- AC) Proposed Bank 4,000 SF - 40 Parking Spaces - UNDER CONTRACT

HIGHLIGHTS

- "PAD READY" sites cleared, graded, compacted, filled with stubbed out water, sewer, and electric
- TRAFFIC SIGNAL installed, all Granada Boulevard and Tomoka Avenue driveway entrances installed, and DECORATIVE street lighting installed
- OFF-SITE STORMWATER RETENTION provided with FOUNTAINS or the storm ponds installed, including storm inlets at property boundaries

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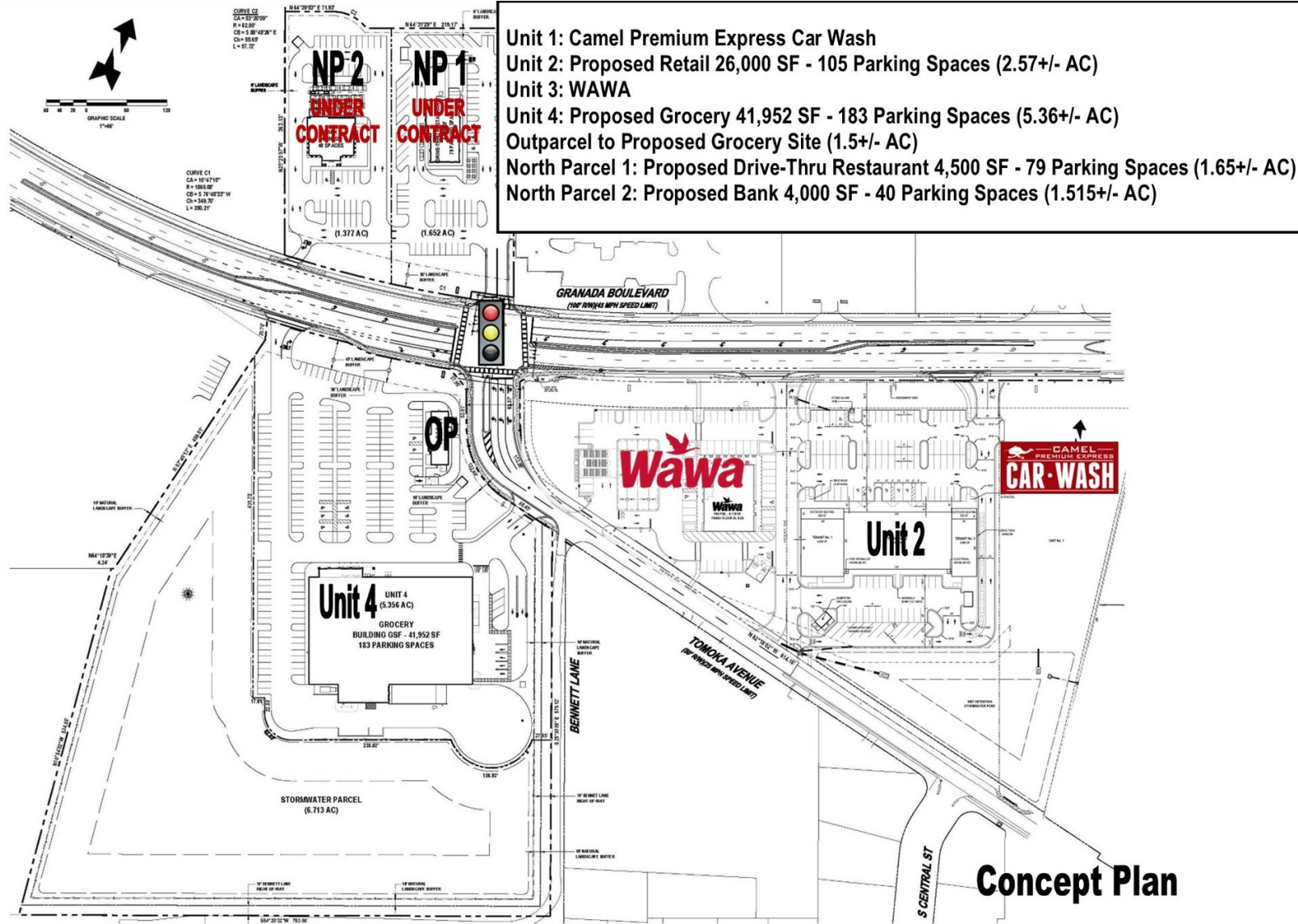
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OFFERING SUMMARY

AVAILABLE:	1.5 - 11+/- Acres
GROUND LEASE:	Negotiable
LOT SIZE:	20+/- Acres
TRAFFIC COUNT:	34,000 AADT
TRADE AREA:	Population 100,482 Average HHI \$79,219 Daytime Population 109,623
ZONING:	PBD, Planned Business Development

CONCEPT PLAN



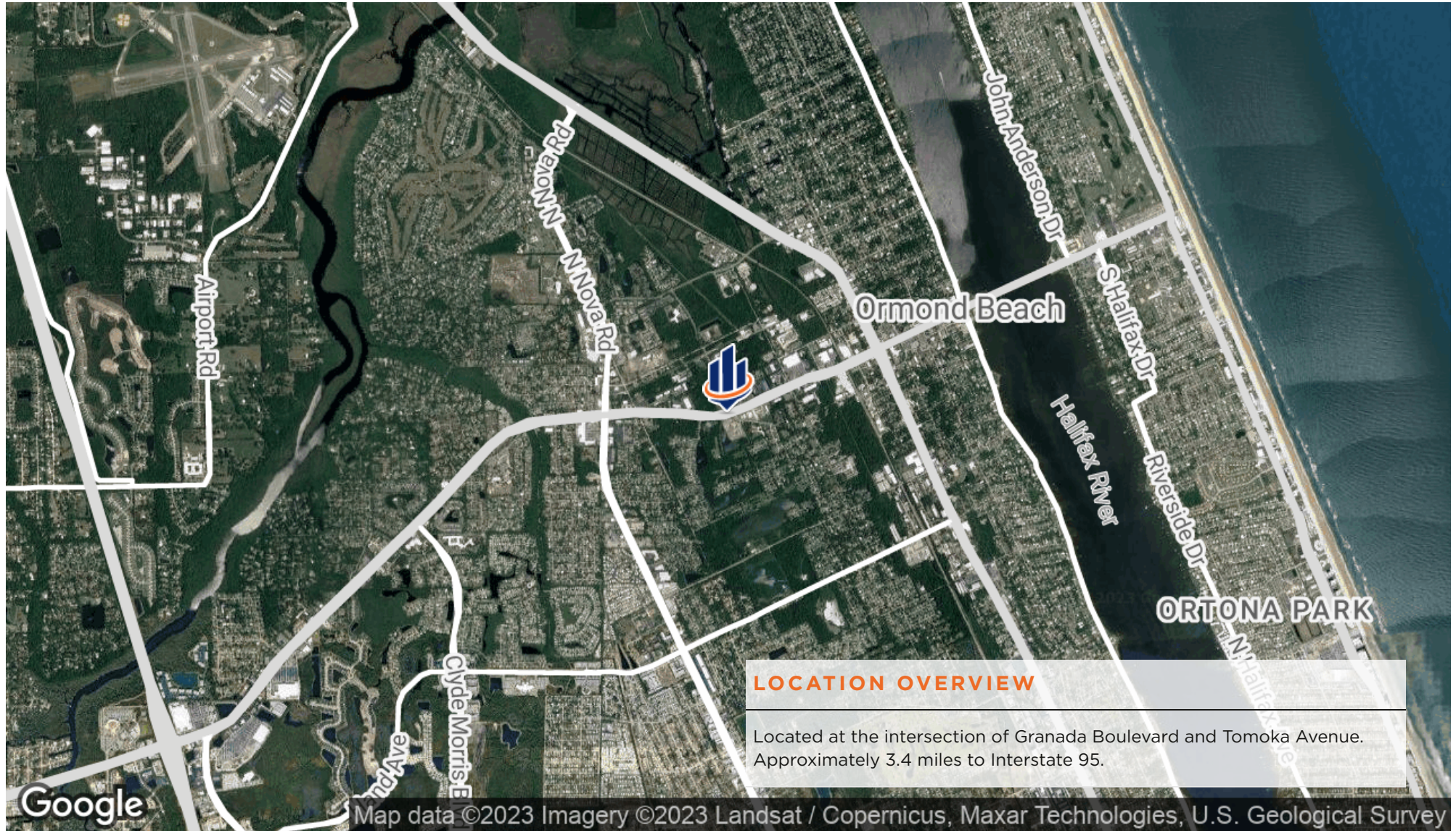
Concept Plan

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LOCATION MAP



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RETAILER MAP



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DEMOGRAPHICS MAP & REPORT

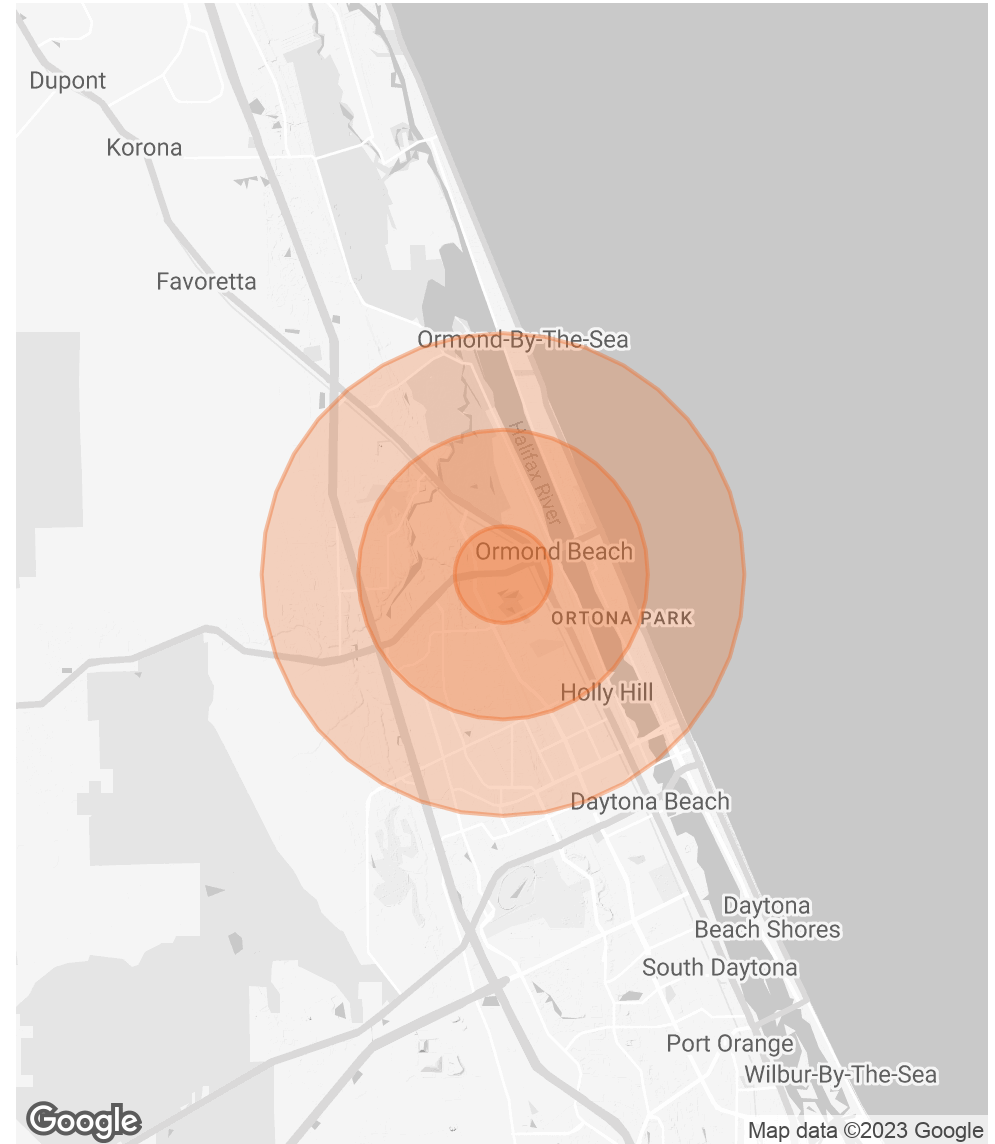
POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	6,793	51,207	100,482
AVERAGE AGE	47.2	50.4	47.6
AVERAGE AGE (MALE)	43.1	49.2	46.9
AVERAGE AGE (FEMALE)	55.4	52.2	48.9

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,127	23,335	45,293
# OF PERSONS PER HH	1.9	1.9	1.9
AVERAGE HH INCOME	\$71,764	\$81,277	\$79,219
AVERAGE HOUSE VALUE	\$140,445	\$174,174	\$184,643

* Demographic data derived from 2020 ACS - US Census



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