

SALE / LEASE

Granada Boulevard Development Sites

600 BLOCK OF W. GRANADA BOULEVARD

Ormond Beach, FL 32174

PRESENTED BY:

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

**UNDER
CONTRACT**

**NP 2
1.515+/- AC**

**COMING
SOON**



GRANADA BOULEVARD
(100' SW/45 MPH SPEED LIMIT)

**OP
1.5+/- AC**



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



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

**STORMWATER PARCEL
(6.713 AC)**

BENNETT LANE

TOMOKA AVENUE
(60' SW/45 MPH SPEED LIMIT)



PROPERTY DETAILS & HIGHLIGHTS

PROPERTY DESCRIPTION

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

Join WAWA and Whistle 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: Whistle 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: Culver's COMING SOON

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

JOHN W. TROST, CCIM

Principal | Senior Advisor

O: 386.301.4581 | C: 386.295.5723

john.trost@svn.com



OFFERING SUMMARY

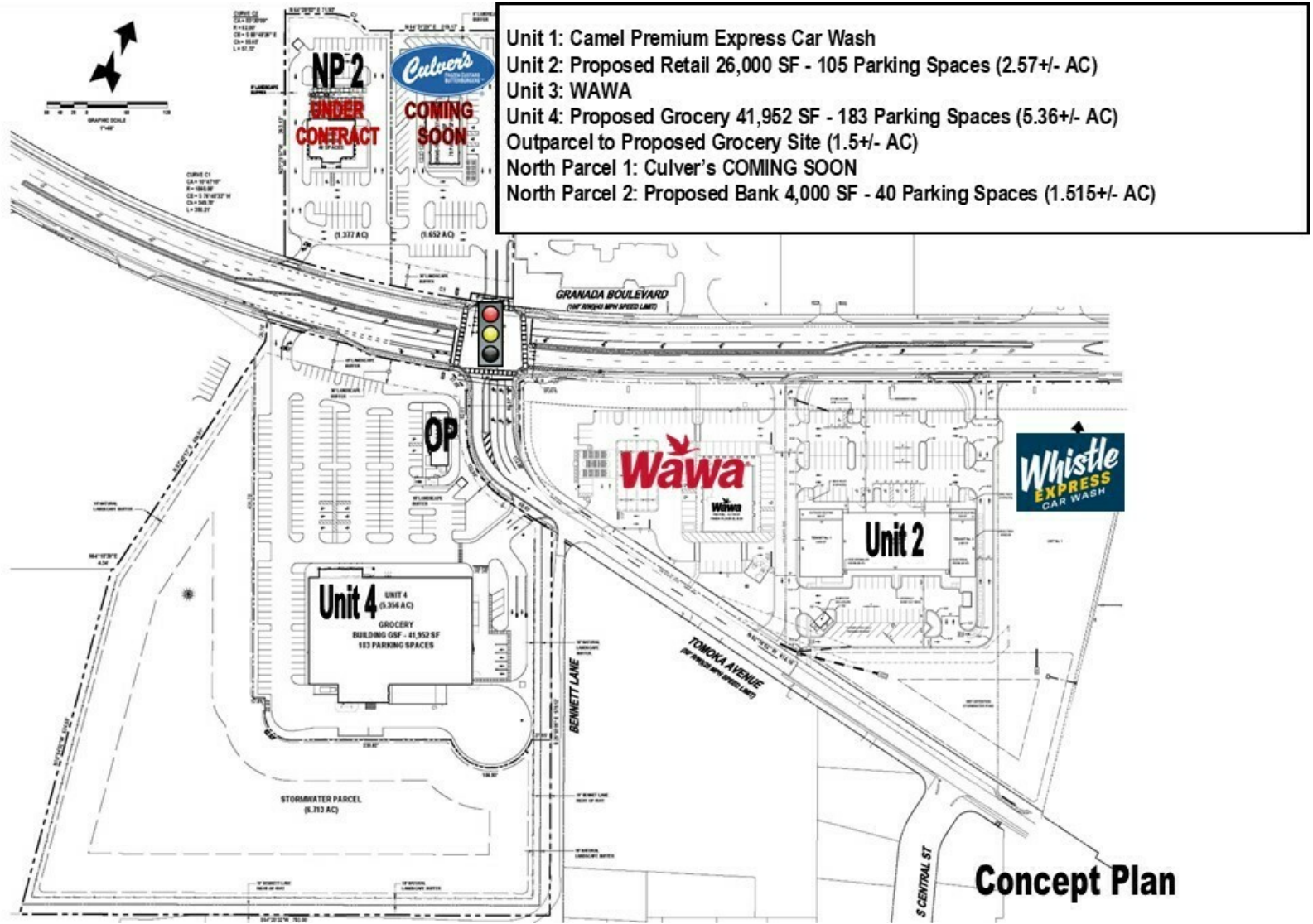
AVAILABLE:	1.5 - 11+/- Acres
GROUND LEASE:	Negotiable
LOT SIZE:	20+/- Acres
TRAFFIC COUNT:	34,000 AADT
TRADE AREA:	Population 100,482 Average HHI \$79,219 Daytime Population 109,623
ZONING:	PBD, Planned Business Development

GRANADA BOULEVARD DEVELOPMENT SITES | 600 Block Of 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.



CONCEPT PLAN



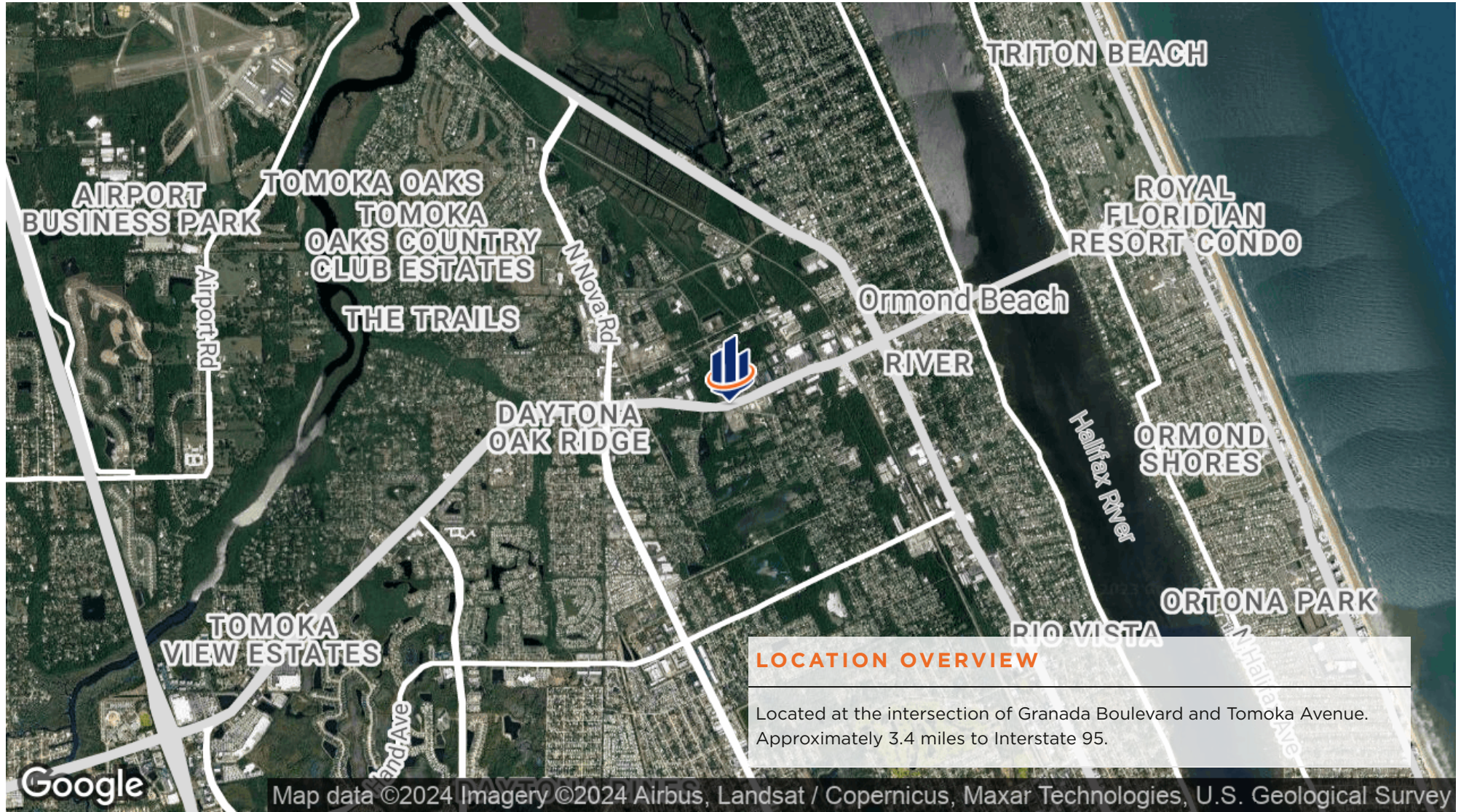
JOHN W. TROST, CCIM
 Principal | Senior Advisor
 O: 386.301.4581 | C: 386.295.5723
 john.trost@svn.com

GRANADA BOULEVARD DEVELOPMENT SITES | 600 Block Of 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 MAP



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

GRANADA BOULEVARD DEVELOPMENT SITES | 600 Block Of 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.



RETAILER MAP



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

GRANADA BOULEVARD DEVELOPMENT SITES | 600 Block Of 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.



DEMOGRAPHICS MAP & REPORT

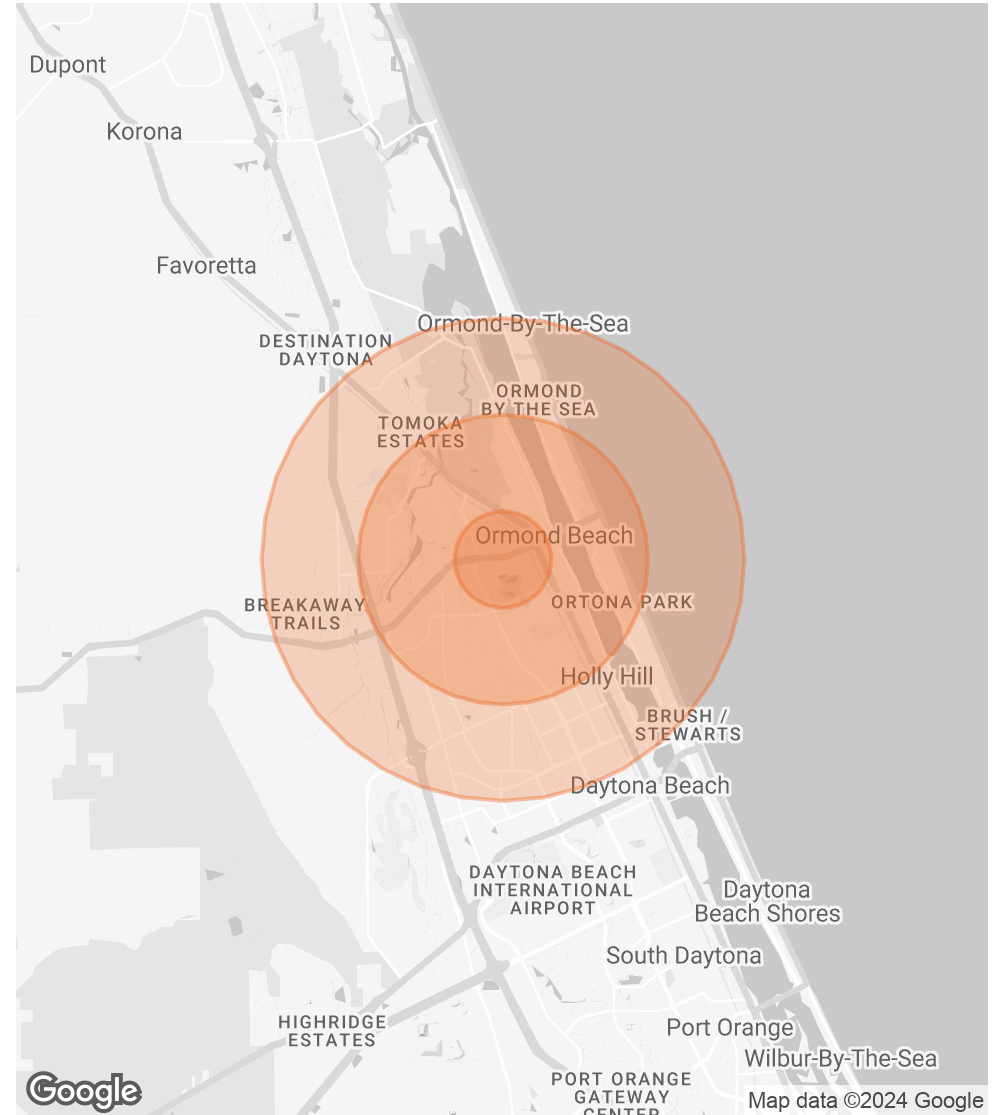
POPULATION

	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



JOHN W. TROST, CCIM

Principal | Senior Advisor

O: 386.301.4581 | C: 386.295.5723

john.trost@svn.com

GRANADA BOULEVARD DEVELOPMENT SITES | 600 Block Of 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.

