



**SALE / LEASE**

# Ormond Central - Granada Boulevard Pad Ready Sites

**756-764 W. GRANADA BOULEVARD**

Ormond Beach, FL 32174

**PRESENTED BY:**

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**SOLD**  
COMING SOON  
106,140 SF  
3-STORY  
SELF STORAGE

**UNIT 2 - RESTAURANT**  
(1.066 Acres)  
4,316 SF  
53 PARKING SPACES

**CELL TOWER**

**UNIT 3 - RESTAURANT**  
(1.47 Acres)  
4,600 SF  
64 PARKING SPACES

**UNIT 4 - RESTAURANT**  
(0.80 Acres)  
1,839 SF  
29 PARKING SPC

**STORMWATER PARCEL**  
(1.914 ACRES)





# PROPERTY DETAILS

## PROPERTY DESCRIPTION

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

Pad Ready Sites with Offsite Retention and Utilities completed.

Located at the SEC of Granada Boulevard and Old Kings Road.

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

A few of the last remaining sites available on Granada Boulevard.

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.

Westbound turn lane to be installed.

Cell tower area not included included with Unit 2.

## PARCELS AVAILABLE FOR SALE OR GROUND LEASE:

**Unit 1:** (2.74+/- Acres) - SOLD - Coming Soon 106,140 SF 3-Story Self Storage

**Unit 2:** (1.066+/- Acres) Proposed Restaurant 4,316 SF - For Sale \$1,279,200 or Ground Lease \$95,940 Annually

**Unit 3:** (1.47+/- Acres) Proposed Restaurant/Bank 4,600 SF - For Sale \$1,764,000 or Ground Lease \$132,300 Annually

**Unit 4:** (0.80+/- Acres) Proposed Restaurant 1,839 SF - For Sale \$1,100,000 or Ground Lease \$82,500 Annually

## LOCATION ADDRESS

756-764 W. Granada Boulevard

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## OFFERING SUMMARY

**SALE PRICE:** \$1,100,000 - \$1,764,000

**GROUND LEASE:** \$82,500 - \$132,300 Annually

**LOT SIZE:** 0.80 - 3.34+/- Acres

**TRAFFIC COUNT:** 34,000 AADT

**TRADE AREA:** Population 96,928  
Average HHI \$81,189  
Daytime Population 105,030

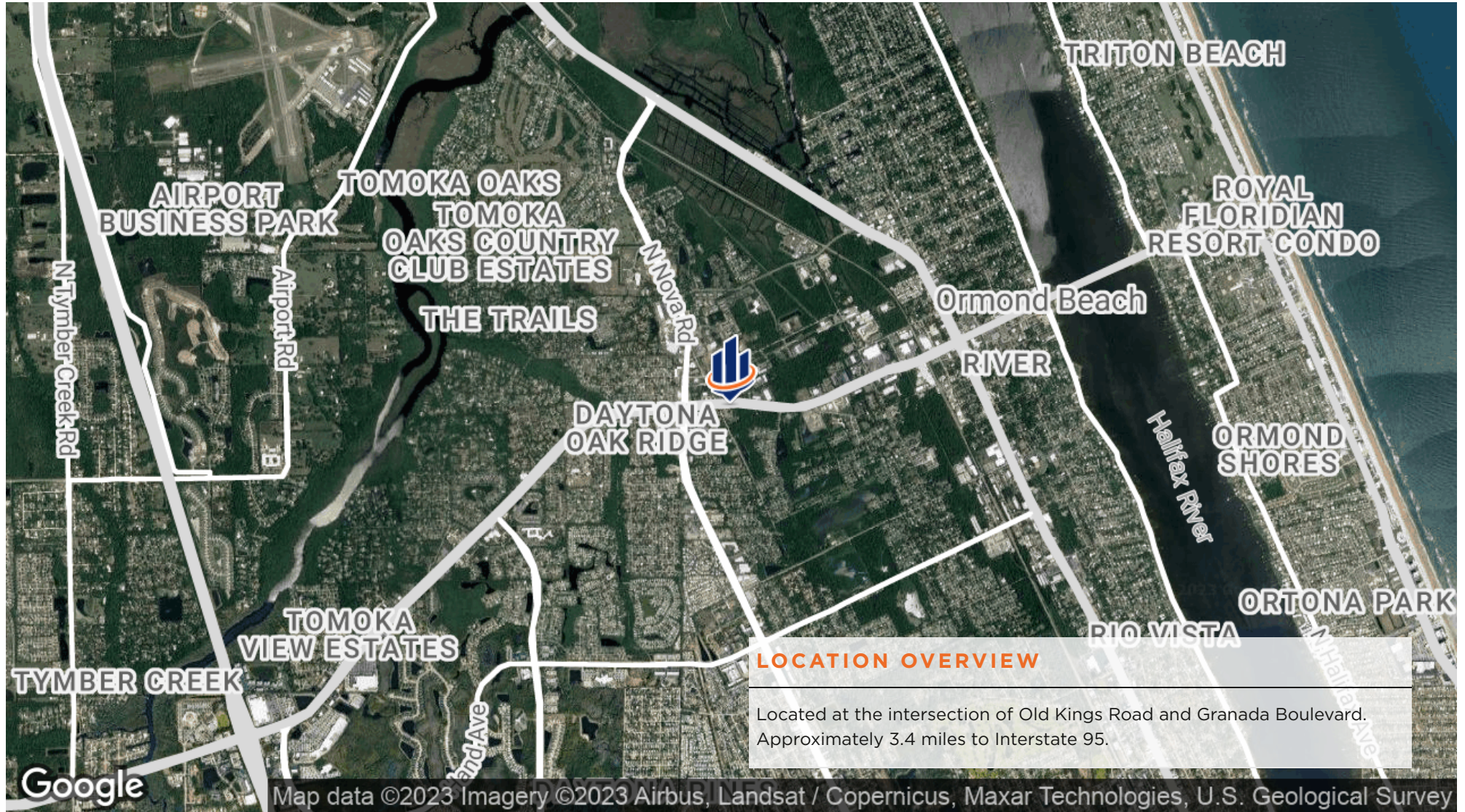
**ZONING:** PBD, Planned Business Development







# LOCATION MAP



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# RETAILER MAP



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# DEMOGRAPHICS MAP & REPORT

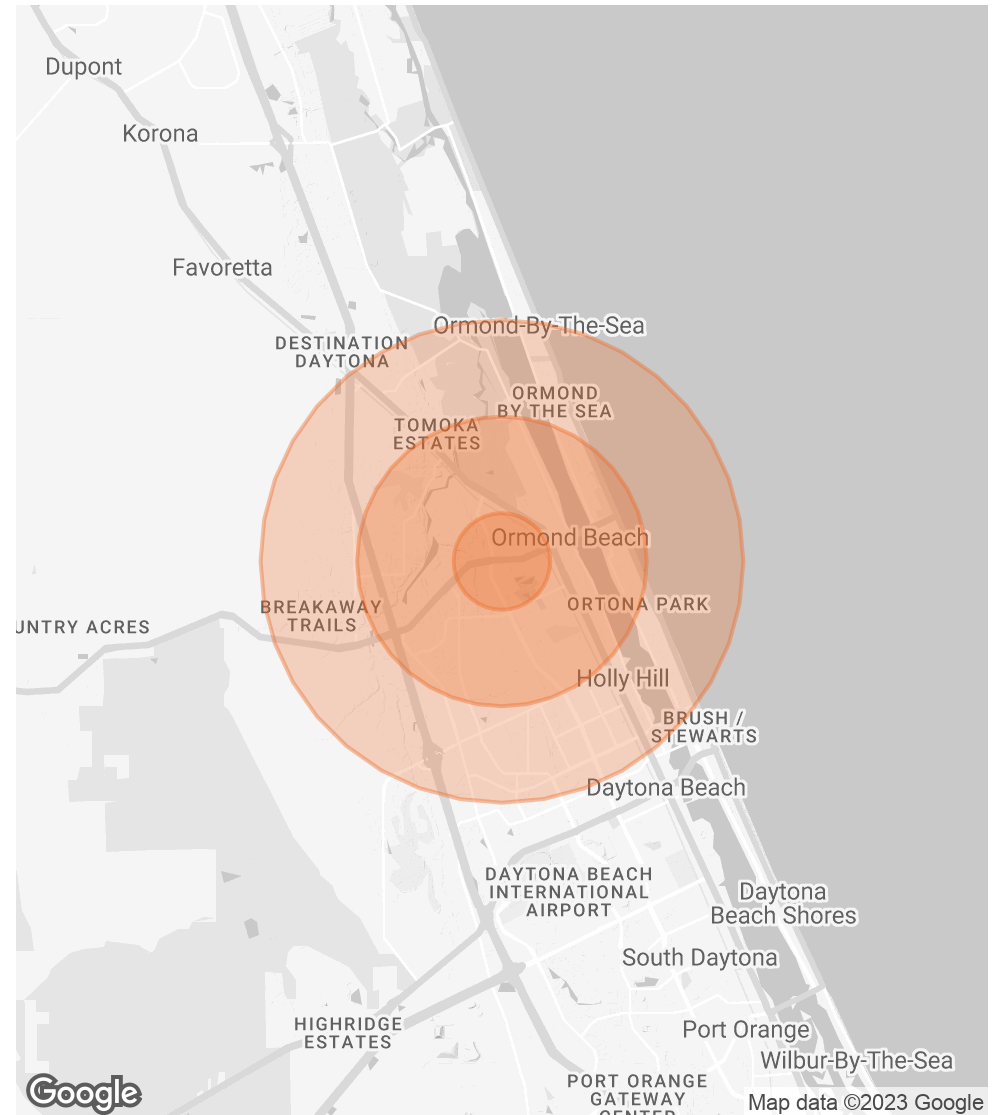
## POPULATION

	1 MILE	3 MILES	5 MILES
<b>TOTAL POPULATION</b>	8,932	51,117	96,928
<b>AVERAGE AGE</b>	46.1	48.3	45.8
<b>AVERAGE AGE (MALE)</b>	45.8	46.1	44.0
<b>AVERAGE AGE (FEMALE)</b>	46.5	49.6	47.0

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
<b>TOTAL HOUSEHOLDS</b>	4,205	23,189	43,529
<b># OF PERSONS PER HH</b>	2.4	2.2	2.3
<b>AVERAGE HH INCOME</b>	\$69,195	\$83,492	\$81,189
<b>AVERAGE HOUSE VALUE</b>	\$215,069	\$198,005	\$190,247

\* Demographic data derived from 2020 ACS - US Census



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